



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 WEST OCEAN BOULEVARD

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SEPTEMBER 19, 2011

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness request to remove, repair and reinstall the roof of the Adelaide Tichenor House, a designated historic landmark, located at 852 E. Ocean Boulevard. (District 2)

APPLICANT: Keith R. Jamieson
852 E. Ocean Boulevard
Long Beach, CA 90802
(Application No.: HP11-0238)

DISCUSSION

The subject site, 852 E. Ocean Boulevard, is located on the south side of Ocean Boulevard west of 1st Place (Exhibit A – Location Map). The property has a zoning designation of PD-5 (Ocean Boulevard Planned Development District) and is improved with a craftsman bungalow known as the Adelaide Tichenor House, which was designated a local historic landmark in June 1989.

The Tichenor House was designed by internationally renowned architects Charles and Henry Greene and is considered to be one of their masterpieces. Built in 1904, this structure is one of three Greene and Greene designed homes built in Long Beach and the first house for which they designed all of the interior furnishings (most of which were removed in a 1953 remodeling), creating a totally integrated work of art.

The “u”-shaped plan for the house features a two-story central base facing the ocean and two low-pitched, one-story wings that extend north toward Ocean Boulevard from each side of the central base, forming a terrace. A second story addition was added to the west wing in 1998. Japanese design principles were an important part of Greene and Greene’s style, and the Tichenor House was their most “Japanese” work. Oriental decorative tiles, clay roof tiles, and a respect for the natural quality of the building materials remains today.

Besides being architecturally significant, the house is culturally and historically significant as well. It was one of the City's first major residential structures on the bluff, commissioned by one of the pioneer civic leaders of the community, Adelaide Tichenor. Mrs. Tichenor helped establish the Long Beach City Library and a day nursery, and founded a children's orthopedic clinic which bore her name. The Ebell Club was also founded in her home.

The applicant is seeking to remove the existing roof tiles, replace the weatherproofing underlayment, and reinstall the original clay s-shaped roof tiles on the north, west, and east sides of the main two-story house (Exhibit B – Plans & Photographs). As there are not enough of the original green S-tiles to cover the roof, the applicant is also proposing to remove original green tiles from an awning covering a pond in the terrace area and installing those tiles on the roof of the main house. The awning would be refinished in red-tile to match the awnings projecting from other areas of the house. The roof on the south side of the two-story house, which currently features flat clay tiles painted green, will be replaced in kind with flat tiles. In addition, the applicant will be replacing an original copper cover on one of the roof vents that has been missing. There are no plans to replace the roof on the two wings of the house, which are covered in a rolled roofing material.


Staff has reviewed the revised plans and elevations and supports the new proposal, subject to conditions (Exhibit C – Conditions) as it complies with Section 2.63.070 of the City of Long Beach Municipal Code (Cultural Heritage Commission), the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, the Historic Landmark Designation ordinance (Ordinance No. C-6614), and the Zoning Code.

PUBLIC HEARING NOTICE

Public notices are not required to reinstall existing roofing on a building, per Section 2.63 of the Long Beach Municipal Code.

Respectfully submitted,


JILL GRIFFITHS, AICP
PLANNING OFFICER


ROBERT M. ZUR SCHMEEDE, AICP
DEPUTY DIRECTOR

RMZS:JG:AZ

Attachments: Exhibit A – Location Map
Exhibit B – Plans & Photographs
Exhibit C – Conditions of Approval