

**CITY OF LONG BEACH****ORD-29**

DEPARTMENT OF PLANNING &amp; BUILDING

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802

(562) 570-665  
FAX (562) 570-675  
TDD (562) 570-679

February 17, 2005

CHAIR AND CITY PLANNING COMMISSION  
City of Long Beach  
California**SUBJECT: HISTORIC LANDMARK DESIGNATION**  
The Delker House, 153 East 12<sup>th</sup> Street  
Constructed 1909**RECOMMENDATION:**

That the City Planning Commission recommend that the City Council adopt an ordinance designating the Delker House at 153 East 12<sup>th</sup> Street as a Long Beach Historic Landmark.

**BASIS FOR RECOMMENDATION**

The Cultural Heritage Commission has reviewed the nomination and found it to be consistent with the criteria for landmark designation. The Redevelopment Agency has also reviewed the application for nomination and supports this request.

**BACKGROUND**

The current property owner, Lidia Gonzales, proposed the nomination. She understands and appreciates the historic value of her home, and would like to see that it is preserved for posterity. This area of Long Beach has had considerable development and change over the years, so that the survival of one of the original homes is significant as a link to the past and a public benefit.

The Cultural Heritage Commission voted unanimously on November 17, 2004, to recommend the Delker House for Historic Landmark designation, based upon the following criteria in the Municipal Code 2.63.050:

**A. It possesses a significant character, interest or value attributable to the development, heritage or cultural characteristics of the city, the southern California region, the state or the nation.**

This house is one of the most monumental single-family Craftsman homes constructed in the residential area surrounding the central business district. It was built during the period of Long Beach's largest population growth, the first decade of this century, as

CHAIR AND CITY PLANNING COMMISSION

February 6, 2003

Page 2

part of the original residential development that later became the City of Long Beach. It was built just outside the boundaries of Willmore City, but was part of the first phase of residential settlement in Long Beach. It is prominently sited at the intersection of Locust and 12<sup>th</sup> Street, in a neighborhood that today retains very little of its original character. It shows the pattern of residential development which existed in Long Beach during its early years, and the wealth of some of its pioneer residents.

**D. It portrays the environment in an era of history characterized by a distinctive architectural style.**

This house is a fine example of Craftsman architecture. Typical features are the broad proportions, the prominent gables, the extended and notched rafter ends, a wide open porch extending into a pergola, the articulated structural elements, the extensive use of wood, the wide window and door frames, and the multi-paned transoms and front door. The house is intact and unaltered in the exterior.

**H. It is part of or related to a distinctive area and should be developed or preserved according to a specific historical, cultural or architectural motif.**

This house is one of the last survivors in its neighborhood of large scale, grand homes developed on the urban fringe of the Long Beach central business district. It is one of the most elaborate and intact Craftsman houses in the area, and it is unaltered. It recalls the early appearance of the neighborhood, which today contains many altered older homes, later buildings and apartments. It is related to the adjacent Willmore City Historic District.

**I. It represents an established and familiar visual feature of a neighborhood or community due to its unique location or specific distinguishing characteristics.**

The scale of the building and its prominent siting at the intersection of Locust with 12<sup>th</sup> Street makes it a prominent and familiar visual feature of its neighborhood.

There is no public controversy regarding this designation.

CHAIR AND CITY PLANNING COMMISSION

February 6, 2003

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**REQUIRED REVIEW**

Per section 2.63.050(B) of the Municipal Code, the Director of Planning and Building has been advised of this nomination. He is supportive; his report is attached.

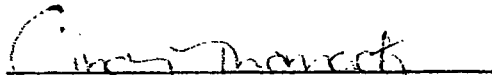
**ENVIRONMENTAL REVIEW**

It has been determined that this nomination will not adversely affect the environment and therefore Categorical Exemption CEP 49-05 has been issued.

Respectfully submitted,

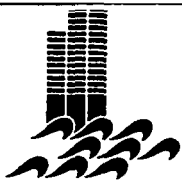
Layne Johnson  
Chair, Cultural Heritage Commission

By:



Cindy Thomack  
Neighborhood and Historic Preservation Officer

Attachments



Date: January 28, 2005  
To: Cindy Thomack, Historic Preservation Officer  
From: Fady Mattar, Acting Director of Planning and Building  
Subject: Nomination of the Delker House at 153 East 12<sup>th</sup> Street

This is in response to your request for my review of the subject nomination.

Staff of this department has reviewed the nomination, and finds that it is consistent with the General Plan and with the requirements of the Cultural Heritage ordinance.

We are supportive of the nomination.



CITY OF  
LONG  
BEACH

Categorical Exemption CEP- 49-05

### NOTICE OF EXEMPTION

To: \_\_\_\_\_ Office of Planning & Research  
1400 Tenth street, Room 121  
Sacramento, CA 95814

From: Department of Planning & Building  
333 W. Ocean Blvd., 5th Floor  
Long Beach, CA 90802

L. A. County Clerk  
Environmental Filings  
12400 E. Imperial Hwy. 2nd Floor, Rm. 2001  
Norwalk, CA 90650

Project Title: Historic Landmark Designation

Project Location - Specific: 153 East 10th Street

Project - City: Long Beach Project Location - County: Los Angeles

Activity Description: Declare building to be an historic landmark

Name of Public Agency Approving Project: City of Long Beach

Name of Person or Agency Carrying Out Project: Cindy Thomack  
(Printed Name)

Planning Building 333 W. Ocean Blvd, 5th Floor, Long Beach, CA 90802  
(Mailing Address)

562-570-6261 Cindy Thomack  
(Telephone) (Signature)

#### LONG BEACH CITY PLANNING COMMISSION

The above project has been found to be exempt from CEQA in accordance with the State Guidelines Section

15331

Statement of Support for this finding: Historic Resource

Lead Agency  
Contact Person: \_\_\_\_\_ Area Code/Telephone: (562) 570 6357

Signature: [Signature] Date: 3/2/05 Title: Environmental Officer

Signed by Lead Agency

\_\_\_\_ Signed by Applicant

Charge Point: \_\_\_\_\_

DATE: November 17, 2004  
TO: Cultural Heritage Commission  
FROM: Staff  
SUBJECT: City of Long Beach Historic Landmark Building Nomination  
The Delker House, 153 East 12<sup>th</sup> Street

The owners of the Delker House, located at 153 East 12<sup>th</sup> Street, have submitted a nomination application requesting designation as a City of Long Beach Historic Landmark Building. Not long ago, this home was slated to be demolished to make way for a new development project, *The American Heritage Square*. However, Lidia Gonzales, the home owner, appreciated the architectural craftsmanship and quality of her home. Through her determination and perseverance to save her home, she was able to convince the City's Redevelopment Agency to reconsider the fate of 153 East 12<sup>th</sup> Street and incorporate it into their project.

Constructed in 1909, The Delker House is a fine example of Craftsman architecture. It is one of the most monumental single-family Craftsman homes constructed in the residential area surrounding the central business district. It was built during the period of Long Beach's largest population growth and is one of the last survivors in its neighborhood of large scale, grand homes developed on the urban fringe of the City's central business district.

Typical features of the home are its broad proportions, the prominent gables, the extended and notched rafter ends, a wide open porch extending into a pergola, the articulated structural elements, the extensive use of wood, the wide window and door frames, and the multi-paned transoms and front door. The house is intact and unaltered on the exterior.

It is recommended that the Commission support and approve the nomination application of the Delker House as a City of Long Beach Historic Landmark Building.

P1. Other Identifier: \_\_\_\_\_  
\*P2. Location:  Not for Publication  Unrestricted \_\_\_\_\_ \*a. Country \_\_\_\_\_  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5 Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ : R \_\_\_\_\_ : 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ;  
c. Address 153 E. 12th Street City Long Beach Zip 908  
e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, etc., as appropriate)  
parcel # 7273003001 cross-corridor Locust and 12th Street

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size settings and boundar  
This three story craftsman home was constructed in 1909 as a single family residence. it was converted into units sometime after 1930, but has been returned to primarily a single family home by the present owner with two units on the second floor in the re  
There is an offset cross-gable roof of medium pitch, with a second floor gable in the center, all with extended barge boards and notched end rafter tails. The gables are supported by large double ogee brackets. The primary entrance is set in the center in a recessed porch with an extended pergola on the right side. It is in good condition.

\*P3b. Resource Attributes: (List attributes and codes) \_\_\_\_\_  
\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, e



P5b. Description of Photo: (View, Date, accession #) looking N on 12th Street on 10-C

\*P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
1909

\*P7. Owner and Address: Lidia Gonzales  
153 E. 12th Street  
Long Beach, CA 90813

\*P8. Recorded by: (Name, Affiliation, and address) \_\_\_\_\_

\*P9. Date Recorded: October  
\*P10. Survey Type (Describe) intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") \_\_\_\_\_

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List) \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page \_\_\_\_\_ of \_\_\_\_\_

\*NAHP Status Code \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) Delker/Gonzales House

- B1. Historic Name: Delker House
- B2. Common Name: \_\_\_\_\_
- B3. Original Use: Single Family Residence
- B4. Present Use: \_\_\_\_\_
- B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations):  
**Constructed in 1909, interior alterations after 1930. Exterior alteration consists of iron railing surrounding flat roof surfaces to meet safety code, and loss of brick chimney on east side of house, probably during earthquake of 1933.**

- \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_
- \*B8. Related Features: \_\_\_\_\_

- B9a. Architect: unknown
- b. Builder: unknown
- \*B10. Significance: Theme residential development Area Long Beach

Period of Significance 1900-1933 Property Type residential Applicable Criteria A, D, H, I  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

**This Craftsman "mansion" of more than 5,000 sq. ft. represents the largest of this architectural type in the original city of Long Beach. It occupies the head of Locust and originally had a vista of the ocean. Both sides of Locust were lined with homes of prominent citizens. In this prominent position one must assume that the original owner was a very wealthy person.**

**In 1921, Mrs. Julia W. Delker was living alone at the house, with no husband or children listed, and no business or profession. In 1930, the home was occupied by George Cannon and his wife Julia (assumed to be the widow Delker). He was a New York Life insurance agent.**

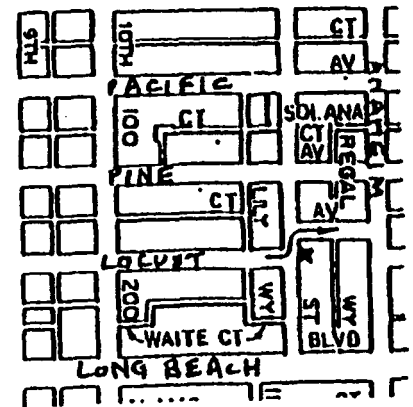
**The architectural integrity and quality of this building is high, both inside and out despite the conversion into apartments by the 1960's which represented the residential trends.**

- B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_
- \*B12. References: \_\_\_\_\_

- B13. Remarks:  
**The home recently was purchased by the new owner who wishes to maintain and restore the property.**
- \*B14. Evaluator: Stanley E. Poe

\*Date of Evaluation: October 2004

(This space reserved for official comments.)





## CRITERIA FOR DESIGNATION

153 E. 12th Street

- A. It possesses a significant character, interest or value attributable to the development, heritage or cultural characteristics of the City, the southern California region, the state or the nation.**

This house is one of the most monumental single-family Craftsman homes constructed in the residential area surrounding the central business district. It was built during the period of Long Beach's largest population growth, the first decade of this century, as part of the original residential development that later became the City of Long Beach. It was built just outside the boundaries of Willmore City, but was part of the first phase of residential settlement in Long Beach. It is prominently sited at the intersection of Locust and 12th Street, in a neighborhood that today retains very little of its original character. It must have been built by a person of wealth and position. It shows the pattern of residential development which existed in Long Beach during its early years, and the wealth of some of its pioneer residents.

- D. It portrays the environment in an era of history characterized by a distinctive architectural style.**

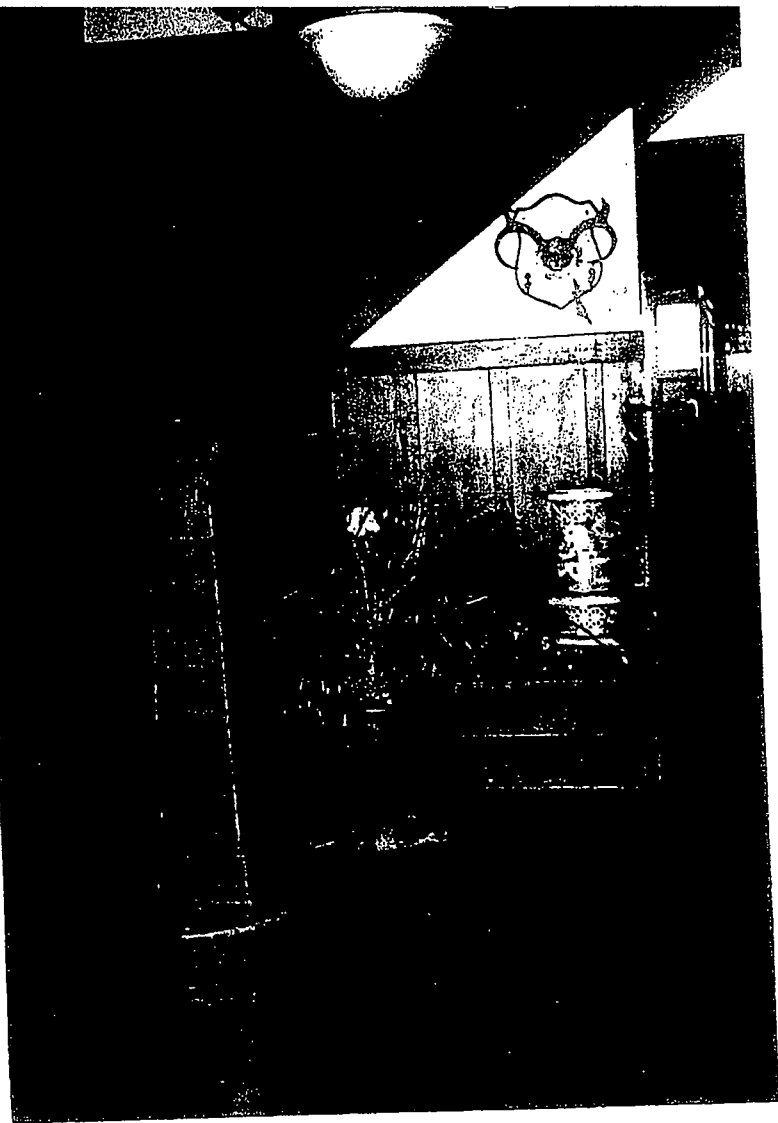
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- H. It is part of or related to a distinctive area and should be developed or preserved according to a specific historical, cultural or architectural motif.**

This house is one of the last survivors in its neighborhood of largescale, grand homes developed on the urban fringe of the Long Beach central business district. It is one of the most elaborate and intact Craftsman houses in the area, and is unaltered. It recalls the early appearance of the neighborhood, which today contains many altered older homes, later buildings and apartments. It is related to the adjacent Willmore City Historic District.

- I. It represents an established and familiar visual feature of a neighborhood or community due to its unique location or specific distinguishing characteristic.**

The scale of the building and its prominent siting at the intersection of Locust with 12th Street makes it a prominent and familiar visual feature of its neighborhood.





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L. A. County Clerk  
Environmental Filings  
12400 E. Imperial Hwy. 2nd Floor, Rm. 2001  
Norwalk, CA 90650

Project Title: Historic Landmark Designation

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Project - City: Long Beach Project Location - County: Los Angeles

Activity Description: Declare building to be an historic landmark

Name of Public Agency Approving Project: City of Long Beach

Name of Person or Agency Carrying Out Project: Cindy Thomack  
(Printed Name)

Planning Building, 333 W. Ocean Blvd. 5th Floor Long Beach, CA 90802  
(Mailing Address)

702-510-0201 (Telephone) Cindy Thomack (Signature)

#### LONG BEACH CITY PLANNING COMMISSION

The above project has been found to be exempt from CEQA in accordance with the State Guidelines Section

15331

Statement of Support for this finding: Historic Resource

Lead Agency Contact Person: \_\_\_\_\_ Area Code/Telephone: (562) 5706357

Signature: [Signature] Date: 3/2/05 Title: Environmental Officer

Signed by Lead Agency

\_\_\_\_ Signed by Applicant

Charge Point: \_\_\_\_\_

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ORDINANCE NO. C-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING THE LONG BEACH MUNICIPAL CODE BY ADDING SECTION 16.52.2170 RELATING TO THE NOMINATION OF THE DELKER HOUSE LOCATED AT 153 E. TWELFTH STREET AS A HISTORIC LANDMARK; AND ADOPTING IN SECTIONS 2 AND 3 HEREOF UNCODIFIED FINDINGS AND DETERMINATIONS RELATING TO SAID LANDMARK

The City Council of the City of Long Beach ordains as follows:

Section 1. Section 16.52.2170 is added to the Long Beach Municipal Code to read as follows:

16.52.2170 Delker House

A. Pursuant to the provisions of Chapter 2.63 and with the recommendation of the Planning Commission, the City Council designates the following building as a historic landmark in the City: Delker House, located at 153 E. Twelfth Street.

B. The complete location, description and reasons for historic landmark designation are more fully contained in uncodified Section 2 of Ordinance No. C-\_\_\_\_\_.

Sec. 2. (Uncodified) Designation as a Historic Landmark

Pursuant to the provisions of Section 2.63.010, et seq., of the Long Beach Municipal Code and with the recommendation of the Planning Commission, the City Council of the City of Long Beach hereby designates the Delker House as a historic landmark.

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A. Location, description and reasons for designation.

The Delker House is located at 153 E. Twelfth (12th) Street, in the City of Long Beach, California, Los Angeles County Assessor's Parcel Number (APN) 7273-003-001. The Delker House is a three-story Craftsman mansion of more than 5,000 square feet representing the largest home of this architectural style in the original city of Long Beach. It is an outstanding example of Craftsman architecture with typical broad proportions, the prominent gables, the extended and notched rafter ends, a wide open porch extending into a pergola, with wide window and door frames, and multipaned transoms and front door. It is one of the most elaborate and intact Craftsman houses in the area, and it's exterior is unaltered.

B. Rational for Historic Landmark Designation

The City Council finds that relative to the designation of the Delker House as a historic landmark, the following criteria is manifested as set forth in Long Beach Municipal Code Section 2.63.050:

A. It possesses a significant character, interest or value attributable to the development, heritage or cultural characteristics of the city, the southern California region, the state or the nation.

This house is one of the most monumental single-family Craftsman homes constructed in the residential area surrounding the central business district. It was built during the period of Long Beach's largest population growth, the first decade of this century, as part of the original residential development that later became the City of Long Beach. It was built just outside the boundaries of Willmore City, but was part of the first phase of residential settlement in Long Beach. It is prominently sited at the intersection of Locust Avenue and 12th Street. It shows the pattern of residential development which existed in Long Beach during its early years, and the wealth of some of its pioneer residents.

D. It portrays the environment in an era of history characterized by a distinctive architectural style.

1 This house is a fine example of Craftsman architecture. Typical features are the  
2 broad proportions, the prominent gables, the extended and notched rafter ends, a wide  
3 open porch extending into a pergola, the articulated structural elements, the extensive  
4 use of wood, the wide window and door frames, and the multipaned transoms and front  
5 door. The house is intact and unaltered in the exterior.

6 H. It is part of or related to a distinctive area and should be developed or  
7 preserved according to a specific historical, cultural or architectural motif.

8 This house is one of the last survivors in its neighborhood of large scale, grand  
9 homes developed on the urban fringe of the Long Beach central business district. It is  
10 one of the most elaborate and intact Craftsman houses in the area, and it is unaltered.  
11 It recalls the early appearance of the neighborhood, which today contains many altered  
12 older homes, later buildings and apartments. It is related to the adjacent Willmore City  
13 Historic District.

14 I. It represents an established and familiar visual feature of a neighborhood or  
15 community due to its unique location or specific distinguishing characteristics.

16 The scale of the building and its prominent siting at the intersection of Locust  
17 Avenue and 12th Street makes it a prominent and familiar visual feature of its  
18 neighborhood.

19 C. General Guidelines and Standards for Any Changes. The "Standards  
20 for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" prepared by the  
21 United States Secretary of the Interior (Revised, 1991), as amended, as well as the  
22 "Procedures for Administering the Certificate of Appropriateness" found in Section  
23 2.63.070 of the Long Beach Municipal Code are incorporated herein by this reference.  
24 The guidelines are to be used as standards for the Cultural Heritage Commission in  
25 making decisions about Certificates of Appropriateness as required by Chapter 2.63 of  
26 the Long Beach Municipal Code. The guidelines are an aid to property owners and  
27 others formulating plans for new construction, for rehabilitation or alteration of an  
28 existing structure, and for site development. The goal of the Certificate of

1 Appropriateness review is to retain and preserve all original architectural materials and  
2 design features; to encourage rehabilitation which restores original historic fabric rather  
3 than remodels; and to ensure architectural compatibility between new and old.

4 D. Standards and Guidelines.

5 1. Changes requiring a Certificate of Appropriateness from the Cultural  
6 Heritage Commission are as follows:

7 (a) Alterations or additions to roof; change in roof materials.

8 (b) Additions.

9 (c) Alterations to structure including foundation.

10 (d) Alterations to windows.

11 (e) Changes to doors and doorways.

12 (f) Changes to exterior architectural materials or colors.

13 (g) Changes to exterior walkways or driveways.

14 (h) Fences.

15 2. The following guidelines shall be standards to guide property owners,  
16 architects, contractors and the Cultural Heritage Commission in reviewing proposed  
17 changes:

18 (a) Additions shall be compatible in materials and design, and shall  
19 be subordinate in scale, to the existing building.

20 (b) Important architectural features which define the character of  
21 the historic style shall not be removed or obscured. These include  
22 roofline, exterior cladding, historic windows, portico, original doors, stencil  
23 decorative painting, and other original structural and decorative features.

24  
25 Sec. 3. (Uncodified) The City Clerk shall cause this ordinance to be  
26 recorded in accordance with the provisions of Section 5029 of the California Public  
27 Resources Code and Section 27288.2 of the California Government Code.  
28

