

ORDINANCE NO. C-7702

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING AND RESTATING THE
CALIFORNIA HEIGHTS HISTORIC LANDMARK DISTRICT

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

Section 1. Designation of an Historic Landmark District. Pursuant to the provisions of Section 2.63.010 et seq., of the Long Beach Municipal Code (Ordinance No. C-5364) and with the recommendation of the Planning Commission, the City Council of the City of Long Beach hereby designates the area between the east side of Gaviota Avenue, the west side of Lime Avenue, south of Bixby Road and the alley north of Wardlow Road as the California Heights Historic Landmark District.

I. California Heights Historic Landmark District:

Location and Description. The boundaries of the California Heights Historic Landmark District are set forth in Exhibit "A" which is attached hereto and incorporated by reference.

California Heights is a typical subdivision of the 1920's, developed during a time of tremendous economic growth in the City, which has retained remarkable consistency of housing type and the integrity of its original "period" architecture. The neighborhood was subdivided between 1920-1929, moving from west to east. Most of the houses existing today were built between 1920-1950, and are predominantly Spanish Colonial Revival single-family houses, intermixed with other period revival styles such as Tudor Revival, Norman Revival and Neo-Traditional (1938-1949). Earlier housing types, California Bungalows, were moved into the area, relocated from other neighborhoods undergoing substantial redevelopment. War-time tract houses, Neo-Traditional in style, contribute to the district's architectural coherence, and represent continuity in residential

1 development over three decades. Similarities in scale, setback, massing and materials
2 relate the different architectural styles as a coherent, visually unified district. There has
3 been relatively little physical alteration of the older houses, and relatively few
4 noncontributing structures, so that the neighborhood has a high degree of visual harmony
5 and period charm.

6 The neighborhood reflects the economic development of Long Beach and the
7 creation of new housing subdivisions to serve expanding employment opportunities during
8 the 1920's, such as the discovery of oil on nearby Signal Hill. Indeed, some of the earlier
9 California bungalows in the district were probably moved in from Signal Hill and from the
10 airport expansion area. The large number of relocated houses to make for new project
11 developments reflects a pragmatic approach to the conservation of housing stock which
12 still exists today in Long Beach.

13 The architectural types reflect the popular taste of the 1920's and 1930's for
14 romantic and picturesque homes in the Spanish Colonial Revival and medieval revival
15 styles. The variety of designs demonstrates the versatility of the Spanish Colonial Revival
16 design vocabulary. In the 1940's, a Neo-Traditional style emerged, reflecting modernism
17 mixed with American Colonial Revival themes. There have been relatively few remodels,
18 additions or demolitions so that the streetscapes retain their aura of the past.

19 California Heights is a distinctive area featuring single-family, modest middle-
20 class homes showing the housing styles popular in the 1920's, 1930's and 1940's. The
21 district has unity and cohesion, based on similarity of housing types with consistent scale
22 and setbacks, and a gracious streetscape with magnificent street trees and vintage street
23 lights. The neighborhood represents a typical housing subdivision of the second quarter
24 of the twentieth century, demonstrating the growth of residential neighborhoods in Long
25 Beach during a "boom" period. The individuality of each house represents small-scale
26 construction methods, predating mass produced subdivisions.

27 II. General Guidelines and Standards for Any Changes.

28 The "Standards for Rehabilitation and Guidelines for Rehabilitating Historic

Buildings" prepared by the Secretary of the Interior (Revised, 1990), as amended, are hereby incorporated by reference. The following guidelines have been formulated to ensure that construction in the district preserves and enhances its architectural continuity. The guidelines are an aid to public and private property owners, and others, formulating plans for new construction, for rehabilitation or alteration of existing structures, and for site development. The guidelines pertain to buildings of all occupancy and construction types, sizes and materials, and pertain to construction on the exterior of existing buildings as well as to new, attached or adjacent construction.

The guidelines are also designed to be standards which the Cultural Heritage Commission shall apply when making decisions about Certificates of Appropriateness as required by the City of Long Beach Cultural Heritage Ordinance.

"General Standards and Guidelines for Historic Landmarks and Historic Districts for the City of Long Beach" shall also apply a follows:

A. Existing Structures:

1. Architecture

- a. Addition or alteration of architectural elements of roof.
- b. Substitution of roof materials.
- c. Alteration or addition to exterior.
- d. All additions.
- e. Alteration or changes to windows. Substitute materials which maintain the original design shall be permitted.
- f. Alteration of exterior color or exterior materials.

2. Landscape Features.

- a. Alterations and/or relocation of walkways and driveways.
- b. Alteration or addition to fencing and exterior patio walls.

B. New Construction.

1. The style of architecture, massing and use of materials shall not be uncharacteristically different from the existing styles of the district.

1 2. The architectural detailing of new structures shall be consistent with
2 the architectural styles of the district.

3 3. Driveways and garage entrances shall conform to the existing
4 standard in the district.

5 C. General Rules.

6 1. Landscaping and general repairs or maintenance shall not be
7 regulated under this ordinance.

8 2. All applicable building and safety health codes shall be observed.

9 3. All project review shall be performed in accordance with the City of
10 Long Beach Cultural Heritage Ordinance.

11
12 Sec. 2. The City Clerk shall certify to the passage of this ordinance by the
13 City Council and cause it to be posted in three conspicuous places in the City of Long
14 Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

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Long Beach, California 90802-4664
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I hereby certify that the foregoing ordinance was adopted by the City Council of the
City of Long Beach at its meeting of August 29, 2000, by the following vote:

Ayes: Councilmembers: Oropeza, Colonna, Carroll, Kell,

Richardson-Batts, Grabinski, Webb,


Shultz.

Noes: Councilmembers: None.

Absent: Councilmembers: Baker.


City Clerk

Approved: 8-30-00


Mayor

MJM:kjm
7/24/00; 7/31/00
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EXHIBIT A

