

ORDINANCE NO. C-7051

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF LONG BEACH DESIGNATING THE HELLMAN STREET
CRAFTSMAN 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 and with the
recommendation of the Planning Commission, the City Council of
the City of Long Beach hereby designates the area containing the
properties as itemized in Exhibit "A" attached hereto and
incorporated herein in the Hellman Street Craftsman Historic
Landmark District as said District is more precisely shown on
Exhibit "B" attached hereto and incorporated herein.

A. The Hellman Street Craftsman Historic Landmark
District:

Location and Description. The boundaries of the
Hellman Street Craftsman Historic Landmark District are set forth
in Exhibit "B". It indicates all properties itemized in Exhibit
"A."

The Hellman Street Craftsman Historic Landmark District
is situated on land that was formerly part of Rancho Los
Alamitos. A tract map for this area, created by the Alamitos
Land Company for the Alamitos Beach Townsite, Villa and Farm

1 Lots, is dated April, 1888. It shows Hellman Street, Tenth
2 Street, Walnut and Orange. The first recorded tract map in this
3 neighborhood, the Alamitos Tract, dated December 17, 1898, is
4 similar in configuration but not identical to the 1888 map. The
5 Sanborn Fire Insurance map of 1902 shows the San Pedro, Los
6 Angeles and Salt Lake Railroad running along Ocean Park (now
7 Ocean) and diagonally along Alamitos Avenue, then north on
8 California (now Martin Luther King). Hellman Street, Orange and
9 Walnut appear as streets, but there were no houses or other
10 improvements indicated in the area.

11 Hellman Street was named after one of the partners of
12 the Alamitos Land Company, Isaias W. Hellman. Hellman was a
13 German immigrant who came to Los Angeles in 1859 and got a job in
14 a dry goods store. Several years later he opened his own store,
15 and grew into a very prominent and successful businessman and
16 financier. He organized the Farmers and Merchants Bank in 1871
17 in Los Angeles, and served as its president until his death in
18 1920. He purchased Rancho Los Alamitos in Long Beach with
19 members of the Bixby family in 1881, and had extensive real
20 estate holdings both in Long Beach and Los Angeles. In 1902, he
21 helped to establish the Long Beach Savings Bank and served on its
22 Board of Directors.

23 Several tracts in this area were subdivided from the
24 Alamitos Tract in 1904 and 1905. The Bridge Tract between 7th
25 and Hellman was recorded September 24, 1904 and the Hoffman Tract
26 September 6, 1905. Hoffman Street lies in the middle of this
27 tract. The 1905 Sanborn maps show a few scattered small-scale
28 dwellings in this area, although it was still outside City

1 limits.

2 The pace of subdivision picked up between 1911 and
3 1919, by which time almost the entire area was divided into
4 different tracts. This coincides with an acceleration of
5 residential construction appearing on the Sanborn maps. The 1914
6 Sanborns show approximately one-third of the area with dwellings.
7 Tax assessment records show construction dates predominantly from
8 the 'teens to the early 'twenties.

9 A profile of area residents obtained from the 1920 City
10 Directories shows occupants in various trades, several as
11 carpenters. Occupations listed also include actor, plasterer,
12 decorative artist, electrician, bookkeeper, advertising manager,
13 post office carrier, ship worker, meat cutter, cement molder and
14 clerk. (Source: 1920 City Directory, Hellman Street).

15 The area today still contains most of the original
16 construction, and still serves a working-class population.

17 This district contains a high concentration of original
18 Craftsman bungalows from the first development of this
19 residential neighborhood in the early years of the twentieth
20 century. The neighborhood is visually cohesive and largely
21 intact, with the scale and character of an early Long Beach
22 middle-class residential tract. Construction of these homes took
23 place primarily from c. 1911 - 1920, with the earliest one built
24 in 1902 (1333 Hellman), and the last historic homes in 1928. The
25 period of historic significance is 1902 - 1928. Although there
26 are some larger and newer multifamily buildings and some altered
27 single family homes, the neighborhood retains a remarkable degree
28 of its original historic character.

1 The Craftsman architectural style was current in
2 California vernacular architecture from c. 1905 - 1920. Its
3 philosophy was based upon an admiration for natural materials:
4 simple, straightforward design; and open spatial qualities.
5 Typically, the post-and-beam structure is made visible in the
6 roof area, the porch and in the framing of major building
7 components. Roofs are low or medium pitched, with projecting
8 roof rafters and beam ends and open vents under gables. Exterior
9 cladding is wood clapboard or shingles. Broad open porches
10 generally have masonry foundations and piers of massive, heavy
11 dimensions. Windows are often subdivided into geometric
12 sections.

13 This is a distinctive area that was part of the
14 original Alamitos Beach Townsite, planned in 1888. Construction
15 of improvements took place between c. 1902 - 1928, and represents
16 a remarkably cohesive neighborhood of small scale Craftsman
17 bungalow homes. Most are single-family homes but multi-family
18 examples also appear. A sub-theme of a later architectural
19 style, Spanish Colonial Revival, appeared in the late 'twenties.
20 The repetition of gabled roofs, open porches and other Craftsman
21 bungalow features creates visual harmony and consistency.

22 B. General Guidelines and Standards for Any Changes

23 1. The Secretary of the Interior's Standards for
24 Rehabilitation and Guidelines for Rehabilitating Historic
25 Buildings are incorporated by reference, and shall serve as
26 standards and guidelines for future exterior changes to
27 improvements in the district. Additional guidelines have been
28 formulated for the Hellman Street Craftsman District to ensure

1 that future exterior changes in the district preserve and enhance
2 the integrity and continuity of the district. The guidelines are
3 intended to be the standards which the Cultural Heritage
4 Commission shall apply when making decisions about Certificates
5 of Appropriateness as required by the City of Long Beach Cultural
6 Heritage ordinance.

7 2. Additional standards and guidelines:

8 Windows: original wood sash windows shall be preserved. If
9 deteriorated, repairs shall be made with original
10 materials. Substitute materials may be accepted if
11 they are identical in visual appearance with the
12 original with regard to design, texture, mass, color
13 and pattern.

14 Fences: Wood, wrought iron, stucco or masonry are acceptable
15 materials. Chain link fences shall not be acceptable,
16 unless covered by vines or similar landscaping, or
17 invisible from the public right-of-way.

18 Driveways and walkways: Any changes in materials must be
19 suitable for the period of construction
20 of the house.

21 Painting: Painting shall be exempt from the provisions of this
22 ordinance.

23 3. Ordinary maintenance and repair which restores or
24 replaces original materials with the identical materials is
25 exempt from the provisions of this ordinance.

26
27 Sec. 2. The City Clerk shall certify to the passage
28 of this ordinance by the City Council and cause it to be posted

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1 in three conspicuous places in the City of Long Beach, and it
2 shall take effect on the thirty-first day after it is approved by
3 the Mayor.

4 I hereby certify that the foregoing ordinance was
5 adopted by the City Council of the City of Long Beach at its
6 meeting of October 27, 1992, by the following
7 vote:

8 Ayes: Councilmembers: Braude, Lowenthal, Drummond,
9 Clark, Robbins, Topsy-Elvord,
10 Grabinski, Kellogg, Harwood.

11 Noes: Councilmembers: None.

12 Absent: Councilmembers: None.

13
14 
15 City Clerk

16 Approved: 10-30-92
17 (Date)

18
19 
20 Mayor

21
22
23
24
25
26 WHK/amp
27 9/17/92
28 9/18/92
9/23/92
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Hellman Street/Craftsman Historic District

<u>Hellman Street</u>	<u>Style</u>	<u>Contributing/ Non-Contributing</u>	<u>Date</u>
1214	Modern	N/C	1962
1215	Craftsman	C	1910
1219	Craftsman	C	1922
1221	Craftsman	C	1919
1233	Craftsman	C (A)	1921
1243	Craftsman	C	1919
1305	Craftsman	C	1920
1306	Mission Revival	C	1922
1312	Spanish Colonial Revival	C	1928
1315	Mission Revival	C	1923
1322	Craftsman	C	1909
1324	Modern	N/C	1980
1327	Altered	N/C	1920
1333	Victorian	C	1902
1336	Modern	N/C	1958
1340	Craftsman	C	Unlisted
1341	Craftsman	C	1919
1350	Craftsman	C	1905
1351	Craftsman	C	1912
1386	Modern	N/C	1967
1400	Craftsman	C	1912
1405	Craftsman	C	1918
1411	Altered	N/C	1919
1419	Craftsman	C	1918
1422	Modern	N/C	1964
1425	Modern	N/C	1963
1432	Craftsman	C	1923
1433	Altered	N/C	1926
1438	Modern	N/C	1968
1443	Craftsman	C	1919
1444-46	Spanish Colonial Revival	C	1928
1449	Craftsman	C	1918
1504	Craftsman	C	1920
1505	Craftsman	C	1908
1511	Modern	N/C	1950
1514	Modern	N/C	1989
1518-20	Craftsman	C	1921
1524	Craftsman	C	1921
1533-35	Modern	N/C	1962
1537	Spanish Colonial	C	1928
1538	Craftsman	C	1921
1545-47	Mission Revival	C (A)	1922

Hellman Street/Craftsman Historic District

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<u>East Eighth Street</u>	<u>Style</u>	<u>Contributing/ Non-Contributing</u>	<u>Date</u>
1203	Craftsman	C	1918
1213	Craftsman	C	1913
1214-16	Craftsman	C	1919
1217	Craftsman	C	1913
1222	Craftsman	C	1919
1225	Craftsman	C	1914
1230	Craftsman	C	1913
1240	Craftsman	C	1913
1241	Craftsman	C (A)	1913
1245	Craftsman	C	1914
1306	Craftsman	C	1919
1307	Craftsman	C	1918
1312	Craftsman	C	1921
1315	Craftsman	C (A)	1919
1320	Craftsman	C	1916
1321	Craftsman	C (A)	1913
1325	Craftsman	C	1913
1329-33	Craftsman	C	1913
1330	Craftsman	C	1920
1335	Craftsman	C	1920
1336	Craftsman	C	1921
1339	Craftsman	C (A)	1913
1349	Craftsman	C (A)	1917
1350	Craftsman	C	1921
1403	Altered	N/C	1913
1404	Craftsman	C (A)	1918
1408	Craftsman	C (A)	1919
1409	Craftsman	C	1916
1412	Craftsman	C	1919
1416	Craftsman	C	1920
1417	Craftsman	C (A)	1914
1425	Craftsman	C	1920
1429	Modern	N/C	1951
	rear structure	n/c	1906
1436	Altered	N/C	1918
1437	Craftsman	C	1919
1444	Craftsman	C	1918
1447	Craftsman	C	1918
1450	Craftsman	C	1918
1502	Craftsman	C (A)	1912
1503	Craftsman	C	1919
1505	Craftsman	C	1921
1512	Craftsman	C	1916
1520	Craftsman	C	1919
1523	Craftsman	C (A)	1923
1524	Craftsman	C	1920
1532	Craftsman	C	1920

Hellman Street/Craftsman Historic District

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<u>East Ninth Street</u>	<u>Style</u>	<u>Contributing/ Non-Contributing</u>	<u>Date</u>
1184/86	Spanish Colonial Revival	C	1923
1201	Craftsman	C	1912
1204-06	Craftsman/Mission Revival	C	1919
1208-10	Craftsman/Mission Revival	C	1919
1211-13	Craftsman	C	1919
1212-14	Craftsman/Mission Revival	C	1919
1217	Craftsman	C	1913
1222-24	Craftsman	C (A)	1912
1225	Craftsman	C	1918
1229	Craftsman	C	1913
1234	Craftsman	C	1912
1238-40	Modern	N/C	1922
1244-46	Craftsman	C	1920
1245	Craftsman	C	1912
1304	Craftsman	C	1920
1305	Craftsman	C	1919
1312	Craftsman	C	1918
1315	Craftsman	C	1919
1320	Craftsman	C (A)	1908
1321	Craftsman	C	1919
1325	Altered	N/C	1914
1328	Altered	N/C	1923
1334	Craftsman	C	1920
1335	Craftsman	C	1920
1342	Craftsman	C	1920
1345	Craftsman	C	1913
1350	Craftsman	C (A)	1921
1351	Craftsman	C	1920
1400	Craftsman	C (A)	1917
1403	Craftsman	C	1920
1410	Craftsman	C	1921
1411	Craftsman	C	1919
1417	Craftsman	C	1922
1418	Craftsman	C	1913
1423	Craftsman	C	1920
1426	Craftsman	C	1911
1432	Craftsman	C	1905
1433	Craftsman	C	1920
1435	Spanish Colonial Revival/ hybrid	C	1920
1438	Altered	N/C	1911
1445	Craftsman	C	1918
1501-05	Craftsman	C	1911
1515	Craftsman	C	1941
1516	Altered	N/C	1912
1521-25	Spanish Colonial Revival	C	unlisted
1526-28	Modern	N/C	1944

Hellman Street/Craftsman Historic District

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<u>Hoffman Street</u>	<u>Style</u>	<u>Contributing/ Non-Contributing</u>	<u>Date</u>
804	Craftsman	C	1923
819	Craftsman	C	1912
820	Spanish Colonial Revival	C	1928
824	Craftsman	C	1903/1920
827	Altered	N/C	1920
837	Craftsman	C	1921
906	Spanish Colonial Revival	C	1926
918	Craftsman/Mission Revival		C1921

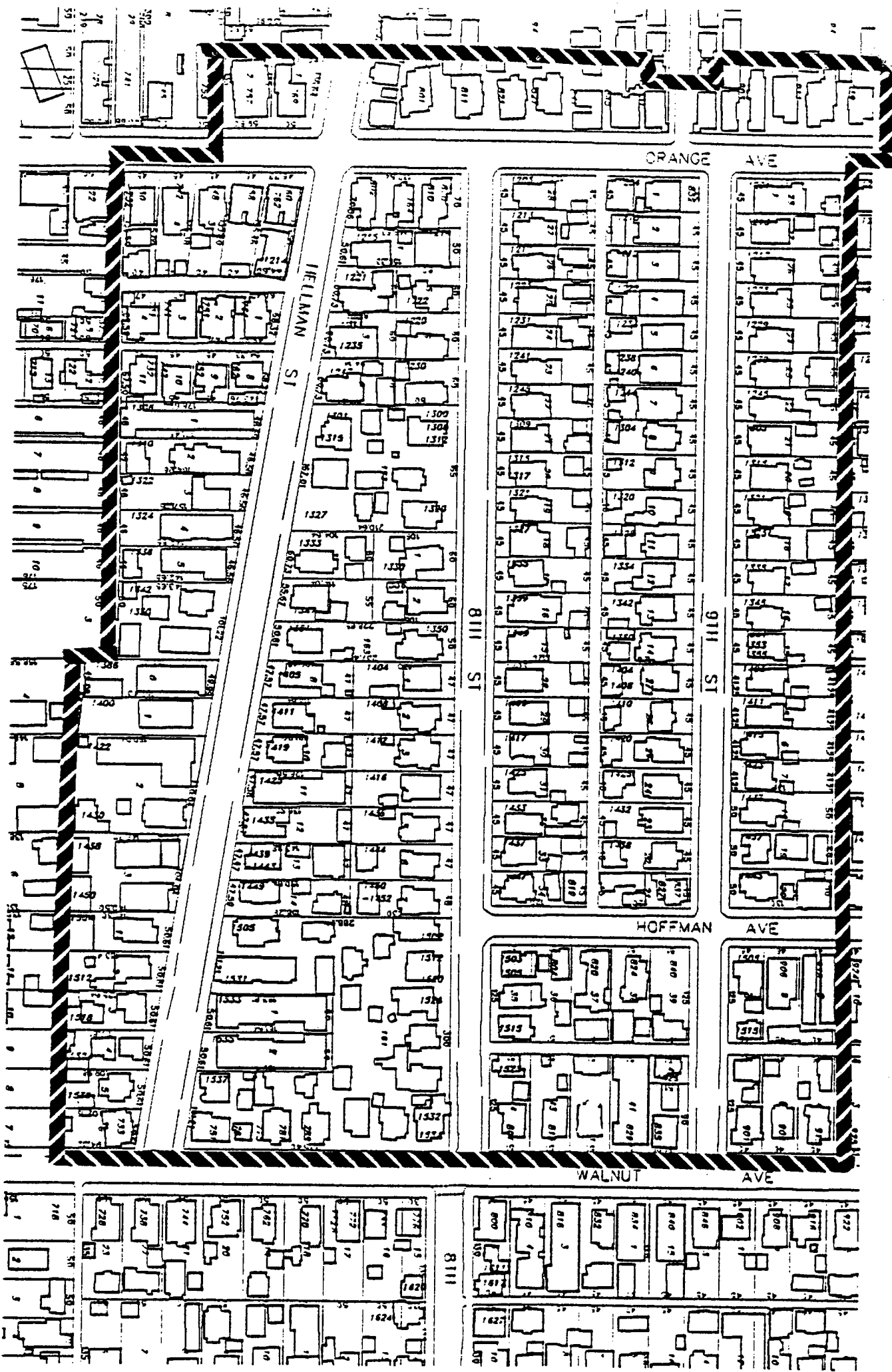
<u>Orange Avenue</u>	<u>Style</u>	<u>Contributing/ Non-Contributing</u>	<u>Date</u>
732	Craftsman	C	1913/21/24
742	Craftsman	C	1909
748	Craftsman	C	1914
752-58	Mediterranean	C	1920
755/57	Craftsman	C	1912
760-66	Mediterranean	C	unlisted
769	Victorian	C	unlisted
801	Craftsman	C	1922
802	Craftsman	C (A)	1914
809	Altered	N/C	unlisted
810	Altered	N/C	1922
820	Craftsman	C	1913
821	Craftsman	C	1921
827	Craftsman	C	1920
841	Mediterranean	C	1923
845 (849)	hybrid	N/C	1939
851	Mediterranean	C	1907
852	Craftsman/Mission Revival	C	1919
903	Modern	N/C	1952-57
911	Craftsman	C (A)	1909
919	Craftsman	C	1918
937	Craftsman	C	1913

Hellman Street/Craftsman Historic District

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<u>Walnut Avenue</u>	<u>Style</u>	<u>Contributing/ Non-Contributing</u>	<u>Date</u>
733	Craftsman	C	1920
751	Altered	N/C	1921
761	Spanish Colonial Revival	C	1924
773-77	Altered	N/C	1923
781	Craftsman	C	1919
789	Craftsman	C	1920
795	Craftsman	C (A)	1920
801	Craftsman	C	1920
815	Craftsman	C (A)	1908
819/21	Victorian	C	unlisted
829	Modern	N/C	1962
835	Modern	N/C	1979
901	Craftsman	C	1912/22
909	Craftsman	C	unlisted
913/15	Mission/Prairie	C	1925

<u>Toledo Walk</u>	<u>Style</u>	<u>Contributing/ Non-Contributing</u>	<u>Date</u>
731	Craftsman	C	1913
732	Craftsman	C	1913
741	Craftsman	C	1913
742	Craftsman	C	1924
751	Craftsman/Mission Revival	C	1920
752	Craftsman	C	1905
761	Victorian	C	1913
762	Craftsman	C	1916



Hellman Street/Craftsman
Historic District