

ORDINANCE NO. C- 6835

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING ORDINANCE
NO. C-5869, ADOPTED JULY 29, 1982, ESTABLISH-
ING THE BLUFF PARK HISTORIC LANDMARK DISTRICT

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

Section 1. Ordinance No. C-5869, adopted July 29,
1982, is amended in its entirety to read as follows:

ORDINANCE NO. C-5869

AN ORDINANCE DESIGNATING THE
BLUFF PARK AREA AS AN 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 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 known as Bluff Park as an
Historic Landmark District:

(a) Bluff Park Historic Landmark District:

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City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802
Telephone (213) 590-6061

1 Location and Description. The boundaries of the Bluff
2 Park Historic Landmark District are set forth in
3 Exhibit "A" which is attached hereto and incorporated
4 by reference. Historically, Bluff Park Landmark
5 District is a residential neighborhood of single-family
6 and multifamily houses. There are no businesses,
7 churches, or public buildings in the district. A
8 variety of architectural styles appears in the houses
9 constructed in the district during the period of
10 principal development, 1903-1949. The State Historic
11 Resources Inventory identified sixty-five such houses
12 within the original district as significant examples of
13 recognized architectural styles. The City cultural
14 resource survey for the district expansion identified
15 one hundred and nine buildings as contributing to the
16 historic architectural character of the district.
17 Within these architecturally rich streets, there are
18 common elements creating a neighborhood that is
19 visually continuous. Information on these architec-
20 tural styles is found in Appendices I and II which are
21 attached hereto.

22 (b) General Guidelines and Standards for any
23 Changes. The following guidelines have been formulated
24 to ensure that construction in the district preserves
25 and enhances this architectural continuity. The guide-
26 lines are an aid to public and private property owners,
27 and others, formulating plans for new construction, for
28 rehabilitation or alteration of existing structures,

1 and for site development. The guidelines pertain to
2 buildings of all occupancy and construction types,
3 sizes and materials, and pertain to construction on the
4 exterior of existing buildings as well as to new,
5 attached or adjacent construction, and to site
6 development, landscaping and other details.

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

12 "General Standards and Guidelines for Historic
13 Landmarks and Historic Districts for the City of Long
14 Beach" shall also apply.

15 Standards and Guidelines

16 A. Existing Structures

17 1. Demolitions, alterations, and environmental
18 changes shall be regulated by the terms of the Cultural
19 Heritage Ordinance. Items needing a Certificate of
20 Appropriateness from the Cultural Heritage Commission:

21 (a) Architecture.

22 (1) Alteration to roof line.

23 (2) Addition or alteration of architectural
24 elements of roof.

25 (3) Substitution of roof materials.

26 (4) Alteration or addition to facade.

27 (5) Alteration to windows-door design/pattern.

28 (6) Alteration to architectural detailing and

1 ornamentation, including:

- 2 a. balustrades
- 3 b. porches
- 4 c. dormer windows
- 5 d. portes-cochère
- 6 e. filigree
- 7 f. any other changes affecting the aesthetic

8 appearance of the structure

9 (7) Room addition-external appearance.

10 (8) Alterations to structure foundation.

11 (b) Landscape Features

12 (1) Alteration and/or relocation of walkways and
13 driveways.

14 (2) Alteration to fencing.

15 (3) Substitution or removal of any trees over six
16 inches caliper.

17 (4) All applicable building, safety and health
18 codes and the property maintenance ordinance shall be
19 observed.

20 B. New Construction or Alterations

21 1. Construction in the Bluff Park District shall
22 conform to the bulk mass, scale and height of the
23 majority of existing structures on both sides of the
24 street on the block on which the new structure is to be
25 erected.

26 2. The style of architecture, use of materials
27 and the landscape treatment shall not be uncharac-
28 teristically different from the predominant style of

1 the immediate surroundings.

2 3. New structures shall not be painted or
3 otherwise finished on the exterior in colors and
4 architectural details which would be out of character
5 with the general architectural style prominent on the
6 block on which the new structure is to be located.

7 4. Driveways and garage entrances shall conform
8 to the existing standard on the block on which the new
9 building is to be erected. For example, if the
10 standard is alley access to garage, then new structures
11 shall not have street access.

12 5. Major new landscape features, such as trees
13 and large shrubs shall conform to the general species
14 of plant material and design style on the block on
15 which the new building is to be erected. Existing
16 trees should be preserved if at all possible. Land-
17 scape features reflecting the era and architectural
18 style of the new structures shall be encouraged.

19 6. All applicable building, safety and health
20 codes shall be observed.

21 C. Project Review

22 All project review shall be performed in
23 accordance with the City of Long Beach Cultural
24 Heritage Ordinance.

25
26 Sec. 2. The City Clerk shall certify to the passage
27 of this ordinance by the City Council and cause it to be posted
28 in three conspicuous places in the City of Long Beach, and it

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1 shall take effect on the thirty-first day after it is approved by
2 the Mayor.

3 I certify that the foregoing ordinance was adopted
4 the City Council of the City of Long Beach at its meeting of
5 December 18, 1990, by the following vote:

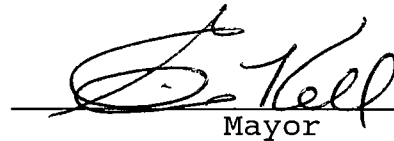
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7 Ayes: Councilmembers: Braude, Drummond, Clark,
8 Robbins, Smith, Grabinski,
9 Kellogg.
10 Noes: Councilmembers: None.
11 Absent: Councilmembers: Edgerton, Harwood.

12
13 

14 City Clerk

15
16 Approved:

17 12-20-90
18 (Date)

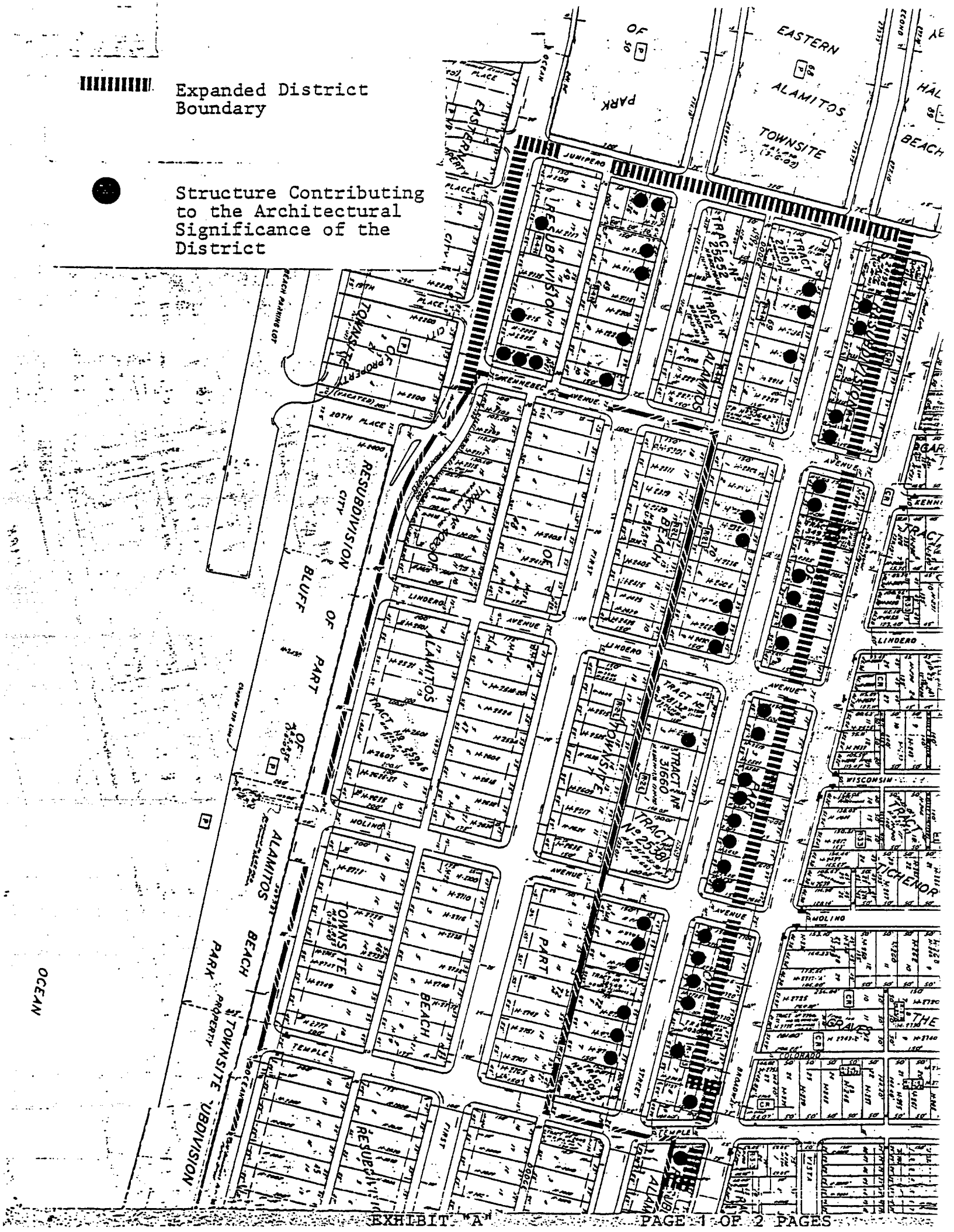
19 
20 Mayor

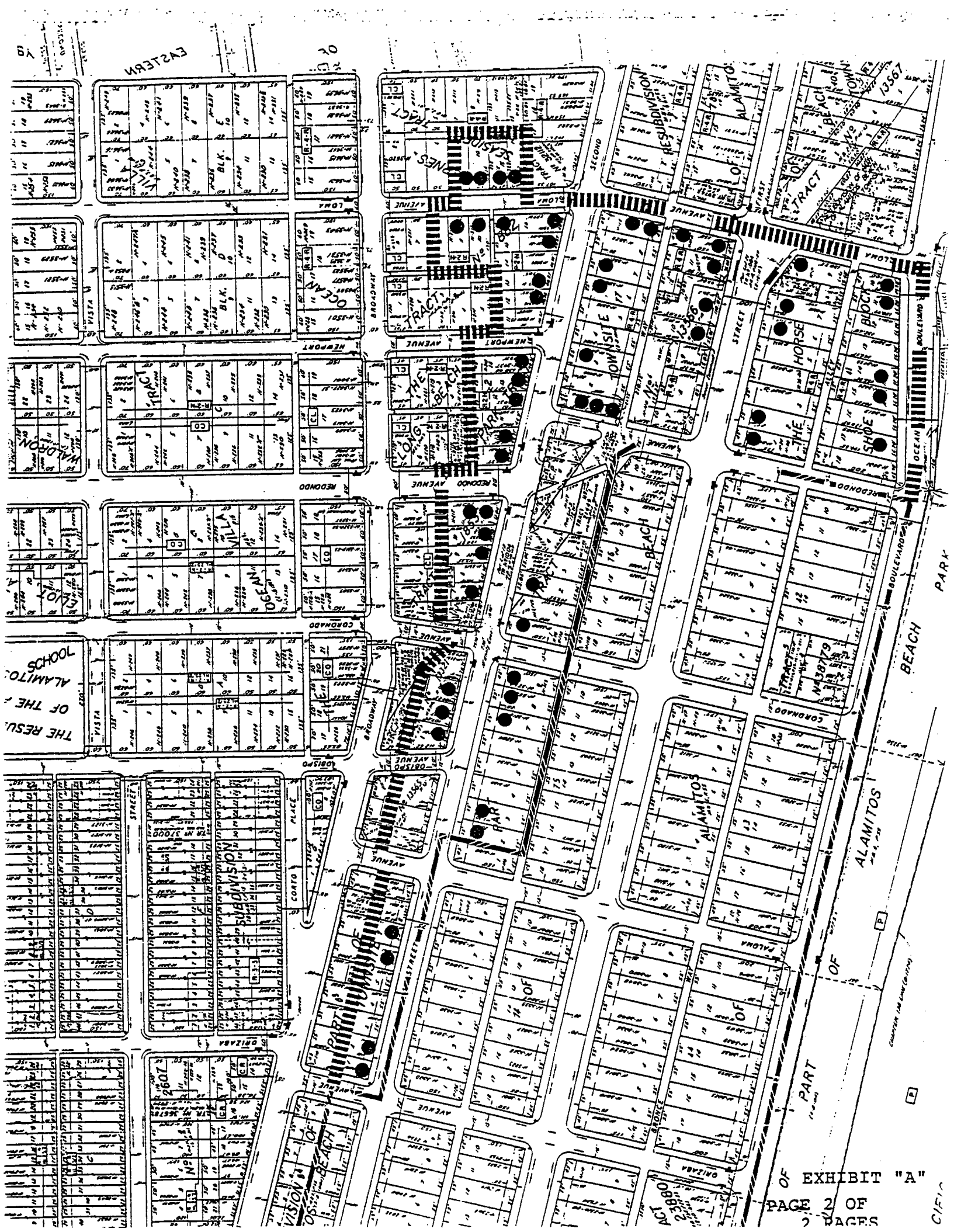
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27 WHK/am
11/07/90
11/21/90
28 ORD\BLUFF.HLD



Expanded District
Boundary

Structure Contributing
to the Architectural
Significance of the
District





CIF/10

HISTORIC DISTRICT EXTENSION
Contributing Buildings

<u>Address</u>	<u>Date</u>	<u>Style</u>
15 - 23 Loma	1936	Mediterranean (altered)
111 Loma	1932	Mediterranean (altered)
115 Loma	1922	Mediterranean (altered)
119 Loma	1914 (?)	Spanish Colonial Revival
207 Loma	1923	Spanish Colonial Revival
210 Loma	1915	Craftsman Bungalow
212 Loma	1919	Craftsman Bungalow
214 Loma	1923	Craftsman Bungalow
215 Loma	1911	Craftsman Bungalow
216 Loma	1921	Craftsman Bungalow
217 Loma	1911	Craftsman Bungalow
36 Junipero	1918	American Colonial Revival
21 Kennebec	1919	Mediterranean/Prairie
29 - 35 Kennebec	N/A	Prairie
222 Kennebec	1915	Craftsman Bungalow
211 Orizaba	1913	Craftsman Bungalow
112 - 114 Redondo	N/A	Mediterranean
116 - 112 Redondo	1922	Mediterranean
110 Redondo	N/A	Craftsman Bungalow
219 Redondo	1923	Spanish Colonial Revival
217 Redondo	1922	Mediterranean
209 Temple	N/A	Craftsman Bungalow
210 Temple	1914	Craftsman Bungalow
2117 - 23 E. Ocean	1920	Mediterranean
2215 E. Ocean	1912	Mediterranean (altered)
2229 E. Ocean	1922	American Colonial Revival
3409 E. Ocean	1942	American Colonial/Regency
3425 E. Ocean	1924	Mediterranean/Renaissance
3435 E. Ocean	1923	Neo-Classical
3521 - 27 E. Ocean	1940	American Colonial/Regency
3533 - 35 E. Ocean	N/A	Spanish Colonial Revival
3400 E. First St.	1917	Classical Revival
3414-3424 E. First St.	1920	Bungalow Court
3500 E. First St.	1947	Regency
3512 E. First St.	1922	Mediterranean
3511-3515 E. First St.	1939	Streamline Moderne
3521 E. First St.	1927	Tudor Revival
3535 E. First St.	1919	Bungalow (altered)
2112 E. First St.	1930	Spanish Colonial Revival
2116 E. First St.	1918	Classical Revival (altered)
2124 E. First St.	1931	Mediterranean
2222 E. First St.	1949	Regency
2116 E. Second St.	1913	Craftsman (altered)
2117 E. Second St.	1906	Victorian
2122 E. Second St.	1940	American Colonial Revival
2127 E. Second St.	1920	Renaissance Revival
2204 E. Second St.	1912	Craftsman Bungalow

APPENDIX I

<u>Address</u>	<u>Date</u>	<u>Style</u>
2225 E. Second St.	1921	Mediterranean
2305 E. Second St.	1912	Craftsman Bungalow (altered)
2311 E. Second St.	1912	Craftsman Bungalow
2322 E. Second St.	1922	Craftsman Bungalow
2324 E. Second St.	1913	Craftsman Bungalow (altered)
2335 E. Second St.	1920	Mediterranean
2405 E. Second St.	N/A	Craftsman Bungalow
2415 E. Second St.	1910	Craftsman Bungalow
2418 E. Second St.	1912	Craftsman Bungalow (altered)
2424 E. Second St.	1910	Craftsman Bungalow
2425 E. Second St.	1922	Mediterranean/Neo-Classical
2505 E. Second St.	1919	Amer. Colonial Revival
2509 E. Second St.	1925	Craftsman Bungalow (altered)
2518 E. Second St.	1914	Craftsman Bungalow
2525 E. Second St.	1907	Craftsman Bungalow
2533 E. Second St.	1919	Classical Revival
2609 E. Second St.	1909	Craftsman Bungalow
2613 E. Second St.	1918	Classical Revival
2625 E. Second St.	1911	Craftsman Bungalow
2635 E. Second St.	1920	Craftsman Bungalow
2700 E. Second St.	1912	Craftsman Bungalow
2703 E. Second St.	1909	Craftsman Bungalow
2708-10 E. Second St.	1919	Classical Revival
2709 E. Second St.	1916	Craftsman Bungalow
2718 E. Second St.	1925	Colonial Revival
2719 E. Second St.	1922	Craftsman Bungalow
2725 E. Second St.	1913	Craftsman Bungalow
2732-38 E. Second St.	1922	Classical Revival
2741 E. Second St.	1920	Classical Revival
2740-44 E. Second St.	1921	Classical Revival
2750 E. Second St.	1919	Craftsman Bungalow
3011 E. Second St.	1911	Craftsman Bungalow
3112 E. Second St.	1922	Spanish Colonial Revival
3120 E. Second St.	1920	Craftsman Bungalow
3216 E. Second St.	1913	Relocated from 2135 Ocean
3201 E. Second St.	1946	Streamline Moderne
3207 E. Second St.	1946	Streamline Moderne
3211 E. Second St.	N/A	Streamline Moderne
3220 E. Second St.	1927	Spanish Colonial Revival
3300 E. Second St.	1920	Spanish Colonial Revival
3312 E. Second St.	1923	Eclectic (Bungalow Court)
3305 E. Second St.	1919	Craftsman
3325 E. Second St.	1928	Spanish Colonial Revival
3333 E. Second St.	1918	Craftsman Bungalow
3341 E. Second St.	1923	Spanish Colonial Revival
3400 E. Second St.	1922	Mediterranean
3401 E. Second St.	1915	Craftsman
3409 E. Second St.	1915	Mediterranean
3416 E. Second St.	1929	Spanish Colonial Revival
3435 E. Second St.	1912	Craftsman
3437 E. Second St.	1922	Mediterranean
3506 E. Second St.	1938	Monterey

APPENDIX I

<u>Address</u>	<u>Date</u>	<u>Style</u>
3512-3518 E. Second St.	1919	Craftsman Bungalow (altered)
3513 E. Second St.	1911	Craftsman Bungalow
3520 E. Second St.	N/A	Mediterranean/Classical
3517 E. Second St.	1923	Spanish Colonial Revival
3533-35 E. Second St.	1923	Eclectic
3541 E. Second St.	1918	Craftsman Bungalow
135 Lindero	1911	Craftsman Bungalow (altered)
209 Temple	N/A	Craftsman Bungalow

EXTENSN.RAL

Appendix II

City of Long Beach

BLUFF PARK LANDMARK DISTRICT

Select References Which Describe and Define
Architectural Style Elements

- Brown, Robert G. "The California Bungalow in Los Angeles: A Study of Origins and Classifications." Master's thesis. UCLA, 1964.
- Fogelson, Robert. The Fragmented Metropolis: Los Angeles, 1850-1930. Cambridge, Mass.: Harvard University Press, 1967.
- Gebhard, David, and Winter, Robert. A Guide to Architecture of Southern California. Santa Barbara: Peregrine Smith, 1977.
- Honnald, Douglas. Southern California Architecture, 1769-1956. New York: Reinhold Book Corp., 1956.
- McCoy, Esther. Five California Architects. New York: Reinhold Book Corp. 1960.
- Newcomb, Rexford. Mediterranean Domestic Architecture in the United States. Cleveland, J. H. Jansen, 1928.
- _____. The Spanish House for America. Philadelphia: Lippincott, 1927.
- Pothorn, Herbert. Architectural Styles. New York: Viking Press, 1971.
- Saylor, Henry H. Dictionary of Architecture. New York: John Wiley, 1962.