

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH DESIGNATING THE BLUFF
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 and with the recommendation of the Planning Commission, the City Council of the City of Long Beach hereby designates the area known as Bluff Heights as an historic landmark district:

BLUFF HEIGHTS HISTORIC LANDMARK DISTRICT

A. Location, Description and Characteristics.

The Bluff Heights Historic Landmark District is a residential area that includes homes generally situated between Broadway, Junipero Avenue, Fourth Street and Redondo Avenue. Said boundaries of the Bluff Heights Historic Landmark District are more particularly set forth in red on the map which is attached hereto and incorporated herein by this reference as Exhibit "A".

The Bluff Heights Historic Landmark District is a residential neighborhood that represents an early housing subdivision dating from 1905. The period of significance is between 1905-1950.

B. Rationale for Historic Landmark District Designation. In accordance with the provisions of Section 2.63.050 of the Long Beach Municipal Code, the City Council finds that the following reasons exist relative to the designation of the Bluff

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1 Heights area as an Historic Landmark District:

2 1. It possesses a significant character, interest and value attributable to
3 the development, heritage and cultural characteristics of the City, the Southern
4 California region, or the State of California.

5 The district is a section of the Alamitos Beach Townsite which was
6 originally planned by John W. Bixby in 1886 and annexed to Long Beach in 1905. The
7 character of the district retains the building types and architectural styles that were part
8 of the early history of Long Beach. The land was then subdivided into the Tichenor Tract,
9 Cedar Rapids Tract, Graves Tract, Alamitos Tract, and Ocean Villa Tract. There was a
10 substantial growth of structures in 1914.

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

13 The predominant architectural style of homes in this area is the Craftsman
14 Bungalow style. More than 50% of the existing contributing homes today are Craftsman
15 Bungalows. The earliest type of architecture in the area is Victorian, exemplifying the
16 first homes built in the neighborhood. There are also a number of Prairie,
17 Mediterranean and Spanish Colonial Revival homes in the district, as well as a few
18 Tudor Revival and Neo-Traditional homes.

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

21 As a portion of the original Alamitos Beach Townsite, the Bluff Heights
22 community dates back to the early years of the twentieth century. It was a part of the
23 original development that was incorporated into the City of Long Beach in 1905. With a
24 large number of the original homes still intact, it retains the scale, character and
25 streetscape ambience of an old Long Beach neighborhood.

26 C. General Guidelines and Standards for Any Changes.

27 The *Secretary of the Interior's Standards for Rehabilitation and*
28 *Guidelines for Rehabilitating Historic Buildings*, as amended, as well as

1 the *Procedures for Administering the Certificate of Appropriateness* found
2 in Section 2.63.070 of the Long Beach Municipal Code are incorporated
3 herein by this reference. The guidelines are to be used as standards for
4 the Cultural Heritage Commission in making decisions about Certificates
5 of Appropriateness as required by Chapter 2.63 of the Long Beach
6 Municipal Code. The guidelines are an aid to property owners and others
7 formulating plans for new construction, for rehabilitation or alteration of an
8 existing structure, and for site development. The goal of the Certificate of
9 Appropriateness review is to retain and preserve all original architectural
10 materials and design features; to encourage rehabilitation which restores
11 original historic fabric rather than remodels; and to ensure architectural
12 compatibility between new and old. The guidelines pertain to all buildings
13 regardless of occupancy or construction type, sizes and materials, and
14 pertain to construction on the exterior of existing buildings as well as to
15 new, attached or adjacent construction, and shall include the following
16 additional guidelines:

17 D. Standards and Guidelines.

18 1. Existing Structures.

19 Demolitions, alterations, additions and all environmental changes
20 shall be regulated by the provisions of Chapter 2.63 of the Long Beach
21 Municipal Code and in accordance with the *Secretary of the Interior's*
22 *Standards for the Treatment of Historic Properties.*

23 Changes requiring a Certificate of Appropriateness from the
24 Cultural Heritage Commission are as follows:

- 25 (a) Alterations to roof; change in roof materials or shape.
- 26 (b) Additions.
- 27 (c) Window alterations or replacement.
- 28 (d) Changes to porch and door.

1 (e) Changes to exterior materials or colors.

2 (f) Alteration of driveways.

3 (g) Alteration or addition of fences or patio walls.

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

7 (a) Additions shall not detract from the scale and character of the
8 existing streetscape;

9 (b) Alterations of windows and doors are acceptable when the
10 replacement windows and doors are consistent with the original
11 architectural style and proportions of the house;

12 (c) Important architectural features that are original construction
13 shall not be removed or obscured. These include: rooflines, entry
14 porches, picture windows on the facade, overall composition and massing,
15 exterior cladding in original finishes; wood or stucco, terra cotta tile roofing
16 or roof caps. For minor alterations in the rear of the house that are not
17 visible from the public right-of-way, more flexible standards are permitted;

18 3. New Construction.

19 If construction of new homes or garages shall be warranted due to
20 catastrophic loss or severity of deterioration, the design intention shall be
21 to recreate the architectural character of the original home and garage in
22 design, materials, composition, massing, proportion and placement of
23 windows and doors, roofline, and scale. While an exact replication is not
24 required, the overall architectural character of the original structure should
25 be maintained.

26 4. General Rules.

27 (a) Maintenance and repair that do not involve removal or
28 alteration of original materials or architectural features are exempt from

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1 review under this ordinance and do not require a Certificate of
2 Appropriateness.

3 (b) All applicable building, and safety and health codes shall be
4 observed.

5 (c) Properties shall be properly maintained so as to avoid
6 deterioration, visual blight and physical conditions conducive to health and
7 safety code violations.

8
9 Sec. 2. The City Clerk shall certify to the passage of this ordinance by the
10 City Council of the City of Long Beach and cause the same to be posted in three
11 conspicuous places in the City of Long Beach, and it shall take effect on the 31st day
12 after it is approved by the Mayor.

13 I hereby certify that the foregoing ordinance was adopted by the City Council of
14 the City of Long Beach at its meeting of July 13, 2004, by the following vote:

15 Ayes: Councilmembers: Lowenthal, Baker, Colonna, Kell,
16 Richardson, Reyes Uranga, Webb,
17 Lerch.

18 Noes: Councilmembers: None.

19
20 Absent: Councilmembers: Carroll.

21
22
23 J. J. [Signature]
City Clerk

24
25
26 Approved: 7-15-04
(Date)

27
28 [Signature]
Mayor

City of Long Beach Bluff Heights Historic District

- Property Description
- Altered Craftsman
 - Craftsman
 - Non-contributing
 - Prairie/Mediterranean
 - Victorian/Other
 - Vacant

100 0 100 200 300 400 Feet



Exhibit "A"