

ORDINANCE NO. C- 6704

AN ORDINANCE OF THE CITY COUNCIL  
OF THE CITY OF LONG BEACH DESIGNATING  
THE CALIFORNIA HEIGHTS 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 Walnut Avenue, the west side of Lime Avenue, south of Bixby Road and 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 'twenties, 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

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1 between 1925-1935, and are predominantly Spanish Colonial Reviv-  
2 al single-family houses, intermixed with other period revival  
3 styles such as Tudor Revival and Norman Revival. Earlier hous-  
4 ing types, California Bungalows, were moved into the area, relo-  
5 cated from other neighborhoods undergoing substantial redevelop-  
6 ment. Later houses, primarily post-war tract houses, are non-  
7 contributing to the district's architectural integrity, but are  
8 consistent in scale, setback and massing so that they do not  
9 diminish the character of the district. There has been rela-  
10 tively little physical alteration of the older houses, so that  
11 the neighborhood has an unusual coherence and period charm.

12 The neighborhood reflects the economic development of  
13 Long Beach and the creation of new housing subdivisions to serve  
14 expanding employment opportunities during the 'twenties, such as  
15 the discovery of oil on nearby Signal Hill. Indeed, some of the  
16 earlier California Bungalows in the district were probably moved  
17 in from Signal Hill and from the airport expansion area. The  
18 large number of relocated houses to make way for new project  
19 developments reflects a pragmatic approach to the conservation  
20 of housing stock which still exists today in Long Beach.

21 The architectural types reflect the popular taste of  
22 the 'twenties and 'thirties for romantic and picturesque homes  
23 in the Spanish Colonial Revival and medieval revival styles.  
24 The variety of designs demonstrates the versatility of the Span-  
25 ish Colonial Revival design vocabulary. There have been rela-  
26 tively few remodelings, additions or demolitions, so that the  
27 streetscapes retain their aura of the past.

28 California Heights is a distinctive area featuring

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1 single-family, modest middle-class homes showing the housing  
2 styles popular in the 'twenties and 'thirties. The district has  
3 unity and cohesion, based on similarity of housing types with  
4 consistent scale and setbacks, and a gracious streetscape with  
5 magnificent street trees and vintage street lights. The neigh-  
6 borhood was developed primarily in the late 'twenties, and re-  
7 tains the visual characteristics of that period. Houses in the  
8 district which fall outside of the primary period of historical  
9 significance, namely, post-war tract homes, are consistent with  
10 the older houses in scale, materials and siting, and do not  
11 detract from the cohesive feeling of the district. The neigh-  
12 borhood represents a typical housing subdivision of the 'twen-  
13 ties, demonstrating the growth of residential neighborhoods in  
14 Long Beach during a "boom" period. The period revival houses,  
15 which remain largely intact today, have the variety, individu-  
16 ality and picturesque charm that was the standard in housing  
17 construction at that time.

18 II. General Guidelines and Standards for Any Changes.

19 The "Standards for Rehabilitation and Guidelines for  
20 Rehabilitating Historic Buildings" prepared by the Secretary of  
21 the Interior (Revised, 1983), as amended are hereby incorporated  
22 by reference. The following guidelines have been formulated to  
23 ensure that construction in the district preserves and enhances  
24 this architectural continuity. The guidelines are an aid to  
25 public and private property owners, and others, formulating  
26 plans for new construction, for rehabilitation or alteration of  
27 existing structures, and for site development. The guidelines  
28 pertain to buildings of all occupancy and construction types,

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1 sizes and materials, and pertain to construction on the exterior  
2 of existing buildings as well as to new, attached or adjacent  
3 construction.

4 The guidelines are also designed to be standards which  
5 the Cultural Heritage Commission shall apply when making deci-  
6 sions about Certificates of Appropriateness as required by the  
7 City of Long Beach Cultural Heritage Ordinance.

8 "General Standards and Guidelines for Historic Land-  
9 marks and Historic Districts for the City of Long Beach" shall  
10 also apply as follows:

11 A. Existing Structures:

12 1. Architecture

13 a. Addition or alteration of architectural ele-  
14 ments of roof.

15 b. Substitution of roof materials.

16 c. Alteration or addition to facade.

17 d. Room additions.

18 e. Alteration or changes to windows. Substitute  
19 materials which maintain the original design shall be permitted.

20 2. Landscape Features

21 a. Alterations and/or relocation of walkways and  
22 driveways.

23 b. Alteration or addition to fencing and exterior  
24 patio walls.

25 B. New Construction

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

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2. The architectural detailing of new structures shall not be out of character with the architectural styles of the district.

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

C. General Rules

1. Painting, landscaping and general repairs or maintenance shall not be regulated under this ordinance.

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

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

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

I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of February 27, 1990, by the following vote:

Ayes:	Councilmembers:	Braude, Edgerton, Clark, Robbins,
		Smith, Grabinski, Kellogg,
		Harwood.
Noes:	Councilmembers:	None.
Absent:	Councilmembers:	Hall.

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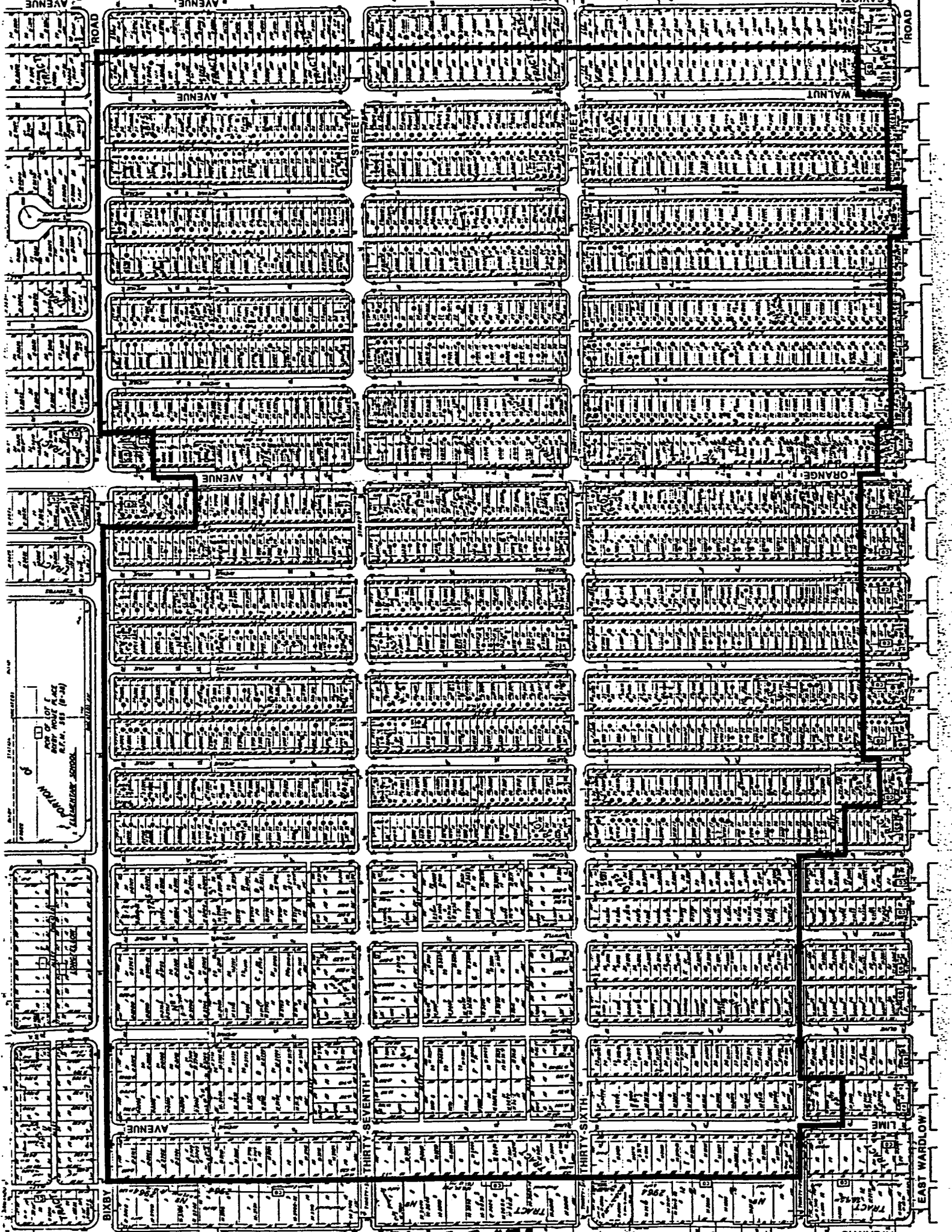
*Shelba Powell*  
City Clerk

Approved: 3-9-90  
(Date)

*Wallace W. Edgerton*  
Vice Mayor

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WHK/am/trb  
1/25/90;1/30/90  
OR\91.HLD  
a:Landmark.Ord



**EXHIBIT 'H'**

AVENUE

ATLANTIC

EAST WARDLOW

BIXBY AVENUE

THIRTY-SIXTH AVENUE

THIRTY-SEVENTH AVENUE

THIRTY-SIXTH AVENUE

LINE

LOT 1  
PART OF LOT 1  
WEST WARD PLACE  
S.E. 1/4, 1st (P-14)  
SCHOOL

ROAD

ROAD

AVENUE

AVENUE

STREET

STREET

WALNUT AVENUE

GAVIOTA

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