

1 1. The area possesses a significant character, interest and value
2 attributable to the development, heritage and cultural characteristics of the
3 City of Long Beach, the Southern California region, and the State of
4 California. Eliot Lane represents an early subdivision of small scale and
5 modest cost homes built by Boland & Smith in 1923 that provided
6 affordable housing to the burgeoning working class at a time of great
7 economic growth and prosperity in Long Beach. All the original homes
8 remain in place today. The subdivision used a pattern of seven different
9 home types, providing variety and individuality. This intact and well-
10 preserved early housing subdivision provides a snapshot of Long Beach in
11 the 1920's.

12 2. The area portrays the environment in an era of history
13 characterized by a distinctive architectural style. Mission Revival and
14 Craftsman style homes are the two styles of architecture represented on
15 Eliot Lane. The Mission Revival style predominates, and points toward
16 the future and its evolution into Spanish Colonial Revival. The Craftsman
17 style was the last expression of a past architectural style that had been
18 popular in Long Beach about 1905 to 1922. The Mission Revival style
19 features square massing, stucco cladding, flat roofs with stepped parapet
20 corners, and arched entryways. The Craftsman homes are also simplified
21 rectangular masses that have a single gable roof and clapboard siding.

22 3. The area is a part of or related to a distinctive area and should
23 be developed or preserved according to a specific historical, cultural or
24 architectural motif. Eliot Lane is a visually unified and coherent street that
25 has retained a small pedestrian scale. The street itself is narrower than
26 the standard street, and was originally built as a "court." The pedestrian
27 scale of the street creates a high level of visual unity and cohesion for the
28 homes framing the street, as all the original homes remain in place. The

1 consistent architectural design of two predominant styles establishes a
2 visual theme for the street, with harmonious scale, massing, setbacks,
3 compositional rhythms, proportions and materials. Some of the homes
4 retain their original small garages with barn doors and ribbon driveways.

5 4. It represents an established and familiar visual feature of a
6 neighborhood or community due to its unique location or specific
7 distinguished characteristics. Eliot Lane is unique in Belmont Shore due
8 to its scale and unified visual characteristics. It has retained the quality
9 and ambience of the past as a cohesive entity, and is an established and
10 familiar feature of the area.

11 C. General Guidelines and Standards for Any Changes.

12 The *Secretary of the Interior's Standards for Rehabilitation and*
13 *Guidelines for Rehabilitating Historic Buildings*, as amended, as well as
14 the *Procedures for Administering the Certificate of Appropriateness* found
15 in Section 2.63.070 of the Long Beach Municipal Code are incorporated
16 herein by this reference. The guidelines are to be used as standards for
17 the Cultural Heritage Commission in making decisions about Certificates
18 of Appropriateness as required by Chapter 2.63 of the Long Beach
19 Municipal Code. The guidelines are an aid to property owners and others
20 formulating plans for new construction, for rehabilitation or alteration of an
21 existing structure, and for site development. The goal of the Certificate of
22 Appropriateness review is to retain and preserve all original architectural
23 materials and design features; to encourage rehabilitation which restores
24 original historic fabric rather than remodels; and to ensure architectural
25 compatibility between new and old. The guidelines pertain to all buildings
26 regardless of occupancy or construction type, sizes and materials, and
27 pertain to construction on the exterior of existing buildings as well as to
28 new, attached or adjacent construction, and shall include the following

1 additional guidelines:

2 D. Standards and Guidelines.

3 1. Existing Structures.

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

8 Changes requiring a Certificate of Appropriateness
9 from the Cultural Heritage Commission are as follows:

- 10 (a) Alterations to roof; change in roof materials or shape.
11 (b) Additions.
12 (c) Window alterations or replacement.
13 (d) Changes to porch and door.
14 (e) Changes to exterior materials or colors.
15 (f) Alteration of driveways.
16 (g) Alteration or addition of fences or patio walls.

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

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

22 (b) Alterations of windows and doors are acceptable when the
23 replacement windows and doors are consistent with the original
24 architectural style and proportions of the house;

25 (c) Important architectural features that are original construction
26 shall not be removed or obscured. These include: rooflines, entry
27 porches, picture windows on the facade, overall composition and
28 massing, exterior cladding in original finishes; wood or stucco, terra cotta

1 tile roofing or roof caps. For minor alterations in the rear of the house that
2 are not visible from the public right-of-way, more flexible standards are
3 permitted;

4 3. New Construction.

5 If construction of new homes or garages shall be warranted due to
6 catastrophic loss or severity of deterioration, the design intention shall be
7 to recreate the architectural character of the original home and garage in
8 design, materials, composition, massing, proportion and placement of
9 windows and doors, roofline, and scale. While an exact replication is not
10 required, the overall architectural character of the original structure should
11 be maintained.

12 4. General Rules.

13 (a) Maintenance and repair that do not involve removal or
14 alteration of original materials or architectural features are exempt from
15 review under this ordinance and do not require a Certificate of
16 Appropriateness.

17 (b) All applicable building, and safety and health codes shall be
18 observed.

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

22
23 Sec. 2. The City Clerk shall certify to the passage of this ordinance by the
24 City Council of the City of Long Beach and cause the same to be posted in three
25 conspicuous places in the City of Long Beach, and it shall take effect on the 31st day
26 after it is approved by the Mayor.

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City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802-4664
Telephone (562) 570-2200

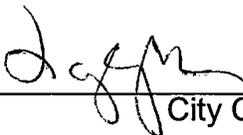
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I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of September 9, 2003, by the following vote:

Ayes: Councilmembers: Lowenthal, Colonna, Carroll, Kell,
Richardson, Reyes Uranga, Webb,
Lerch.

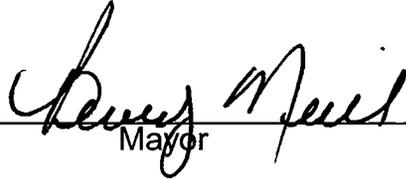
Noes: Councilmembers: None.

Absent: Councilmembers: Baker.



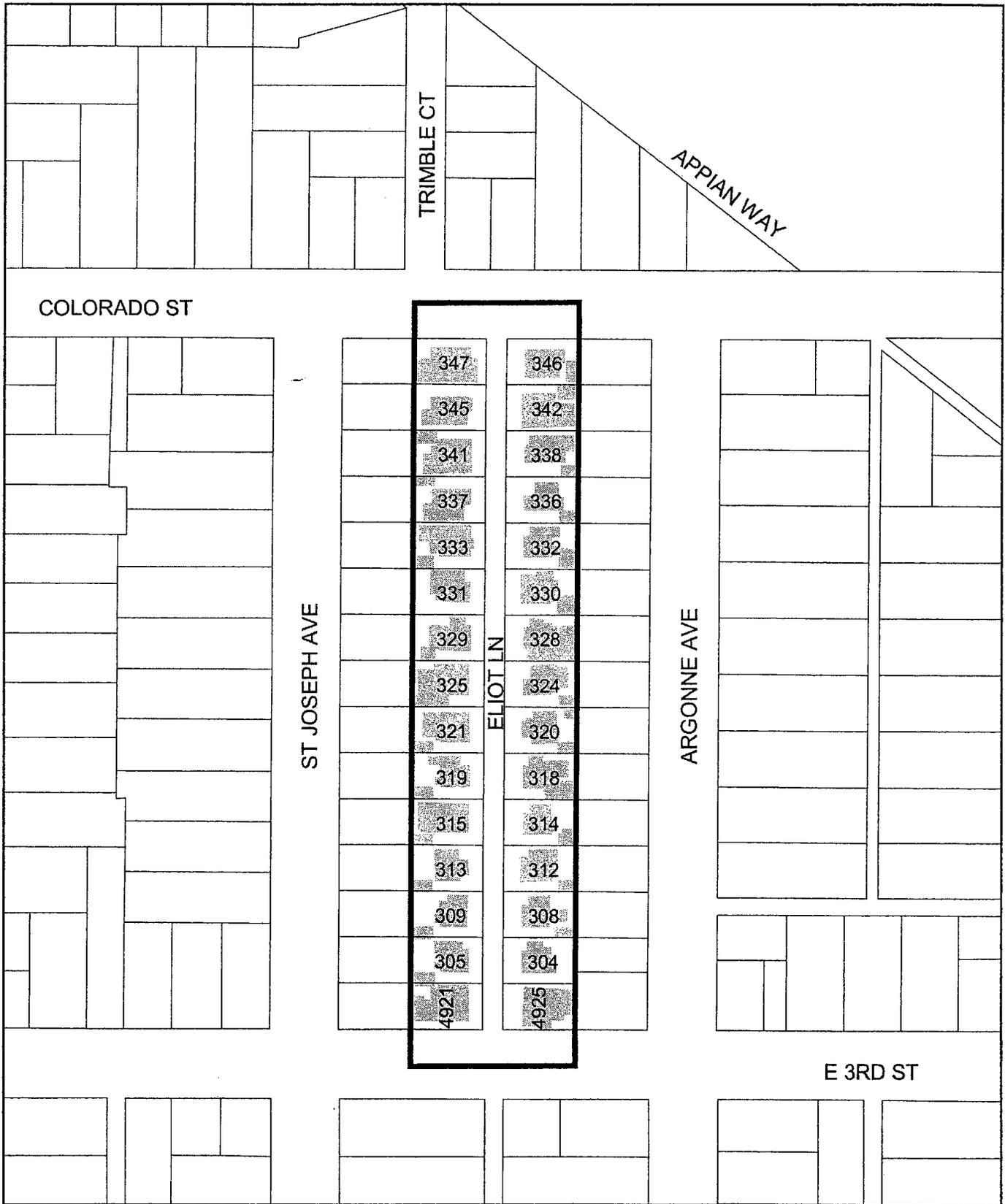
City Clerk

Approved: 9-11-03
(Date)



Mayor

MJM:KJM
7/31/03; #03-03095
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COLORADO ST

TRIMBLE CT

APPIAN WAY

ST JOSEPH AVE

ELIOT LN

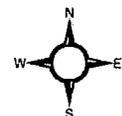
ARGONNE AVE

E 3RD ST



City of LONG BEACH
Dept. of Technology Services
& Dept. of Planning & Building

Eliot Lane Historic District



4/14/03
c:\project\historic\preservation\view\dist.apr

Exhibit "A"