

John R. Calhoun  
City Attorney of Long Beach  
333 West Ocean Boulevard  
Long Beach, California 90802-4664  
(562) 570-2200

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ORDINANCE NO. C- 7497

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LONG BEACH AMENDING ORDINANCE NO. C-7439 SO AS TO ADJUST THE BOUNDARY OF THE ROSE PARK HISTORIC DISTRICT BY ELIMINATING PROPERTIES LOCATED AT 822, 830, 840 AND 848 ST. LOUIS AVENUE FROM SAID HISTORIC DISTRICT

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

Section 1. Ordinance No. C-7439, adopted November 26, 1996, is hereby amended in its entirety to read as follows:

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 Rose Park as an Historic Landmark District:

ROSE PARK HISTORIC LANDMARK DISTRICT

A. Location, Description and Characteristics. The boundaries of the Rose Park Historic Landmark District are approximately Tenth Street on the north, the alley north of Seventh Street on the South, the east side of St. Louis Avenue on the west, and Coronado Avenue on the East. Said boundaries are more particularly set forth on the maps

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1 which are attached hereto and incorporated herein by this  
2 reference as Exhibit "A" (Part I) and Exhibit "A" (Part  
3 II). Historically, the Rose Park Historic Landmark  
4 District is one of the City's older neighborhoods, with  
5 subdivisions of land into tracts occurring from 1905 to  
6 1921. The earliest existing homes in the District were  
7 built circa 1905 in the Victorian style. Most of the  
8 homes constructed in the District are single family  
9 Craftsman Bungalows. The Craftsman Bungalow style was  
10 predominant in residential construction from circa 1910  
11 to 1922. It was during this period that the most  
12 intensive development of this District occurred. Some  
13 multi-family units were constructed in the 1920's in the  
14 Spanish Colonial Revival Style, and in the 1930's and  
15 1940's, Ranch Style and Neo-Traditional houses were built  
16 in the District. The period of significance for this  
17 District is 1905 to 1953, which constitutes the evolution  
18 and development of the District through these successive  
19 phases. Although different architectural styles appear,  
20 the homes built from approximately 1905 to approximately  
21 1953 have cohesiveness of scale, height, proportion,  
22 materials, rhythm, and siting. The current predominant  
23 architectural style remains the Craftsman Bungalow, or the  
24 California Bungalow. The primary period of significance  
25 is the Bungalow era, 1910 to 1922. The District today  
26 reflects the explosive growth of residential communities  
27 in Long Beach from 1910 to 1929, and its evolution over  
28 time reflects the residential development of the City as

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1 a whole.

2 B. Rationale for Historic Landmark District  
3 Designation. In accordance with the provisions of Section  
4 2.63.050 of the Long Beach Municipal Code, the City  
5 Council finds that the following reasons exist relative  
6 to the designation of the Rose Park area as an Historic  
7 Landmark District:

8 1. The area possesses a significant character,  
9 interest and value attributable to the development,  
10 heritage and cultural characteristics of the City of Long  
11 Beach, the Southern California region, and the State of  
12 California.

13 2. The area is associated with the life of a person  
14 or persons significant to the community, city, region or  
15 nation in that Rose Park was donated to the City of Long  
16 Beach by the Alamitos Land Company whose pioneering  
17 principals included Lewellyn, Jotham and George Bixby, as  
18 well as I.W. Hellman.

19 3. The area portrays the environment in an era of  
20 history characterized by a distinctive architectural  
21 style. The predominant architectural style in Rose Park  
22 is the Craftsman Bungalow. Its architecture is  
23 characterized by a horizontal orientation to the site,  
24 medium to low pitched gable roofs, a broad open porch  
25 framed by heavy piers, use of wood clapboard or shingles  
26 as cladding, and wide windows, usually with broad wood  
27 framing. The roof form and the structural elements of the  
28 house are emphasized. There is no decoration used to

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1        adorn the directly expressed structure of the house.  
2        Typical Craftsman windows have a subdivided transom,  
3        usually into rectangular sections, and the doors are  
4        massive with geometrical windows. The porch supports  
5        usually consist of heavy rectangular wood piers, sometimes  
6        tapered, resting on brick, stone or concrete piers.

7                4. The area is a part of or related to a distinctive  
8        area and should be developed or preserved according to a  
9        specific historical, cultural or architectural motif. The  
10        Rose Park Historic District contains a concentration of  
11        Craftsman Bungalows constructed between 1910 to 1922,  
12        giving a distinctive architectural motif and visual  
13        cohesion to the neighborhood. Other architectural styles,  
14        while reflecting the evolution of a residential  
15        neighborhood, remain subordinate to the main theme of the  
16        Craftsman Bungalow style. The Bungalows of Rose Park  
17        manifest all the richness and variations possible in that  
18        style.

19                C. General Guidelines and Standards for Any Changes.

20                The "Standards for Rehabilitation and Guidelines for  
21        Rehabilitating Historic Buildings" prepared by the United  
22        States Secretary of the Interior (Revised, 1991), as  
23        amended, as well as the "Procedures for Administering the  
24        Certificate of Appropriateness" found in Section 2.63.070  
25        of the Long Beach Municipal Code are incorporated herein  
26        by this reference. The guidelines are to be used as  
27        standards for the Cultural Heritage Commission in making  
28        decisions about Certificates of Appropriateness as

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

16 D. Standards and Guidelines.

17 1. Existing Structures.

18 Demolitions, alterations, additions and all environmental  
19 changes shall be regulated by the provisions of Chapter  
20 2.63 of the Long Beach Municipal Code and in accordance  
21 with the Secretary of the Interior's "Standard for  
22 Rehabilitation and Guidelines for Rehabilitating Historic  
23 Buildings."

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

26 (a) Alterations or additions to roof; change in roof  
27 materials.

28 (b) Room additions.

- 1 (c) Alterations to structure foundation.
- 2 (d) Alterations to windows.
- 3 (e) Changes to doors and doorways.
- 4 (f) Changes to exterior materials or colors.
- 5 (g) Relocation of exterior walkways or driveways.
- 6 (h) Alteration or addition to fencing and exterior
- 7 patio walls.

8 2. The following guidelines shall be standards to  
9 guide property owners, architects, contractors and the  
10 Cultural Heritage Commission in reviewing proposed  
11 changes:

12 (a) Additions shall be compatible in materials and  
13 design, and shall be subordinate in scale, to the existing  
14 building.

15 (b) Important architectural features which define  
16 the character of the historic style shall not be removed  
17 or obscured. These include roofs and rafter tails,  
18 exterior cladding, historic wood sash windows on the  
19 facade or sides of the house, porch supports, original  
20 doors, and other original structural and decorative  
21 features.

22 (c) For minor alterations in the rear of buildings  
23 which are not visible from the public right-of-way, more  
24 flexible standards are permitted.

25 3. New Construction.

26 (a) Construction of new buildings in the Rose Park  
27 Historic Landmark District shall conform to the bulk,  
28 massing, scale, setbacks, height, materials, color and

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1 design of the majority of existing historic structures on  
2 both sides of the street on the block on which the new  
3 building is to be erected.

4 (b) The style of architecture and use of materials  
5 shall conform to the predominant style of existing  
6 historic structures on the same block.

7 (c) New structures shall be finished on the exterior  
8 with materials, colors and architectural details that are  
9 consistent with the architectural style predominant on the  
10 same block.

11 (d) Driveways and garage entrances shall conform to  
12 the existing standard on the same block.

13 (e) Existing mature trees should be preserved if  
14 feasible.

15 (f) Fences shall be compatible in materials and  
16 style with the architecture of the house. Chain link and  
17 unfinished concrete block are not acceptable materials.

18 4. General Rules.

19 (a) Repairs and maintenance which do not involve  
20 removal or alteration of original materials are exempt  
21 from review under this ordinance.

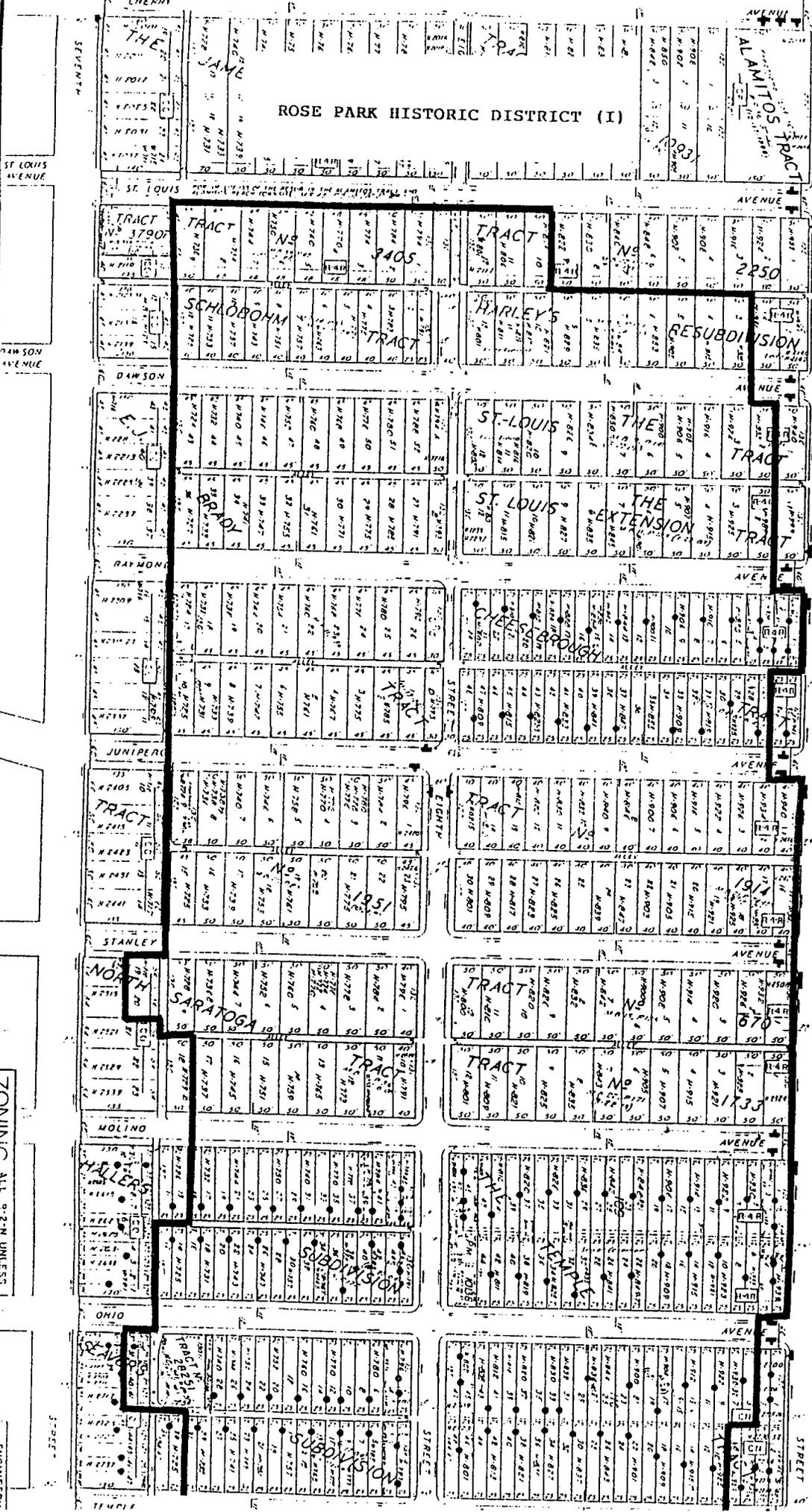
22 (b) All applicable building and safety health codes  
23 shall be observed.

24 (c) Properties shall be properly maintained so as  
25 to avoid deterioration, visual blight and physical  
26 conditions conducive to health and safety code  
27 violations.

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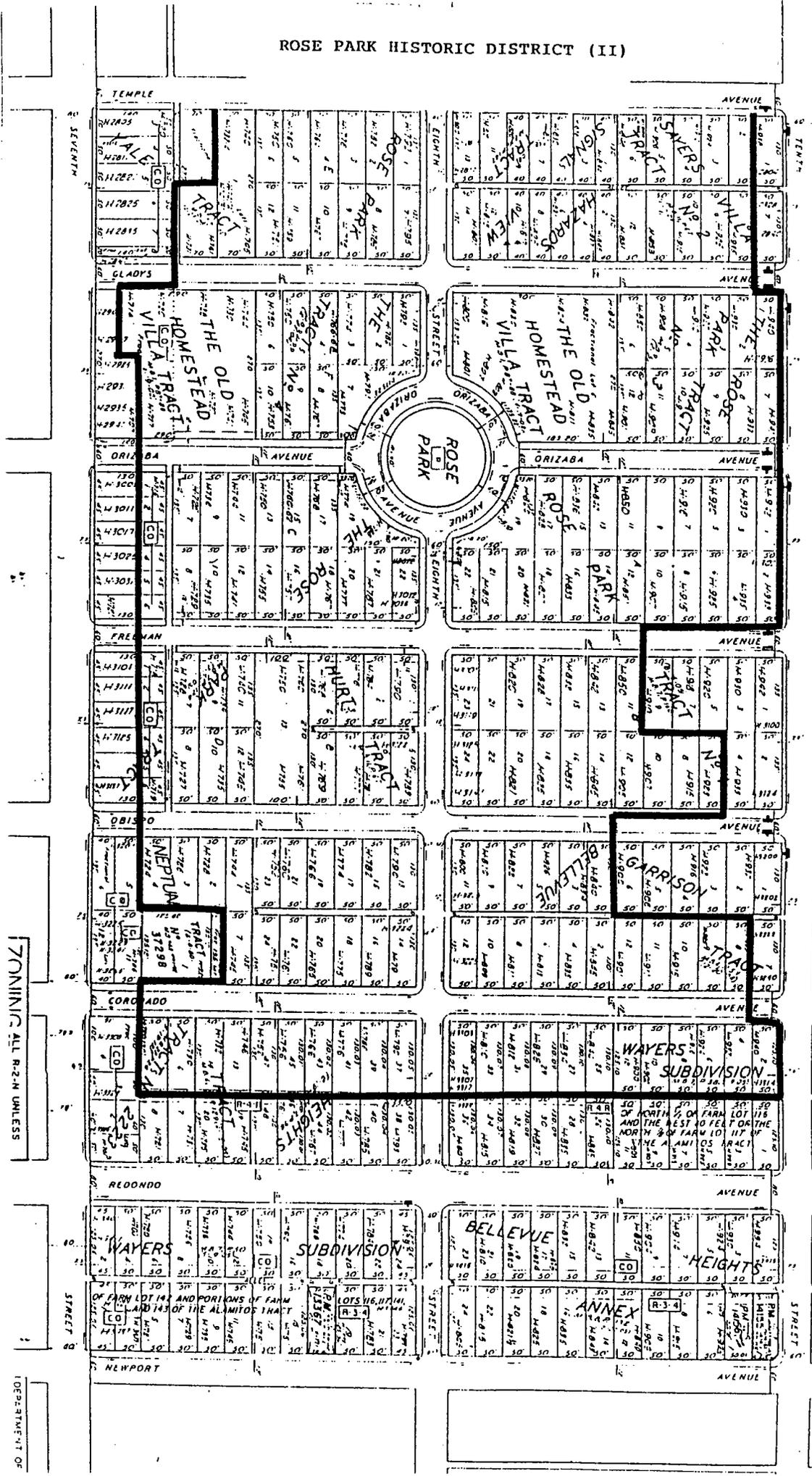
ROSE PARK HISTORIC DISTRICT (I)



ZONING ALL 9-2-N UNLESS OTHERWISE NOTED

ENGINEERING CITY OF LOUISIANA

ROSE PARK HISTORIC DISTRICT (II)



ZONING: ALL R-2-N UNLESS

DEPARTMENT OF