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ORDINANCE NO. C- 7759

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH DESIGNATING THE ROSE PARK
SOUTH 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 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 South as an Historic Landmark District:

ROSE PARK SOUTH HISTORIC LANDMARK DISTRICT

A. Location, Description and Characteristics. The boundaries of the Rose Park South Historic Landmark District are approximately the north side of Fourth Street to the south side of Seventh Street, Cherry Avenue on the west and Coronado and Obispo on the east. Said boundaries are more particularly set forth on the map which is attached hereto and incorporated herein by this reference as Exhibit "A". Historically, the Rose Park South Historic Landmark District is one of the City's older neighborhoods, with subdivisions of land into tracts occurring from 1905 to 1921. The earliest existing homes in the District were built circa 1905 in the Victorian style. Most of the homes originally constructed in the District are single family Craftsman Bungalows. The Craftsman Bungalow style was predominant in residential construction in Long Beach from circa 1910 to 1924. It was during this period that the most intensive development of this District occurred. Some single-family and multi-family

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1 units were constructed in the 1920's in the Prairie/Mission Revival style
2 and the Spanish Colonial Revival style, and in the 1930's and 1940's,
3 Ranch style and Neo-Traditional houses were built in the District. The
4 period of significance for this District is 1905 to 1953, which constitutes
5 the evolution and development of the District through these successive
6 phases. Although different architectural styles appear, the homes built
7 from approximately 1905 to approximately 1953 have cohesiveness of
8 scale, height, proportion, materials, rhythm, and siting. The current
9 predominant architectural style remains in the District is the Craftsman
10 Bungalow. The primary period of significance is the Bungalow era, 1910
11 to 1922. The District today reflects the explosive growth of residential
12 communities in Long Beach from 1910 to 1929, and its evolution over
13 time reflects the residential development of the City as a whole.

14 B. Rationale for Historic Landmark District Designation. In
15 accordance with the provisions of Section 2.63.050 of the Long Beach
16 Municipal Code, the City Council finds that the following reasons exist
17 relative to the designation of the Rose Park South area as an Historic
18 Landmark District:

19 1. The area possesses a significant character, interest and value
20 attributable to the development, heritage and cultural characteristics of the
21 City of Long Beach, the Southern California region, and the State of
22 California. The District exemplifies the early residential settlement of Long
23 Beach as it dispersed eastward from the downtown core. The first homes
24 in Rose Park South are Victorian cottages, built in the early 1900's. The
25 biggest boom in housing construction occurred from 1910 to 1922, a
26 period when the Craftsman Bungalow was in vogue. Thus, the highest
27 concentration of homes in the District today are Craftsman Bungalows.
28 Construction tapered off in subsequent decades but continued to reflect a

1 succession of architectural styles: Prairie/Mission style, Spanish Colonial
2 Revival, Period Revival, Neo-Traditional. The neighborhood today typifies
3 a residential neighborhood of the first half of the twentieth century.

4 2. The area portrays the environment in an era of history
5 characterized by a distinctive architectural style. The predominant
6 architectural style in Rose Park South the Craftsman Bungalow. Its
7 architecture is characterized by a horizontal orientation to the site,
8 medium to low pitched gable roofs, a broad open porch framed by heavy
9 piers, use of wood clapboard or shingles as cladding, and wide windows,
10 usually with broad wood framing. The roof form and the structural
11 elements of the house are emphasized. There is no decoration used to
12 adorn the directly expressed structure of the house. Typical Craftsman
13 windows have a subdivided transom, usually into rectangular sections,
14 and the doors are massive with geometrical windows. The porch supports
15 usually consist of heavy rectangular wood piers, sometimes tapered,
16 resting on brick, stone or concrete piers.

17 3. The area is a part of or related to a distinctive area and should
18 be developed or preserved according to a specific historical, cultural or
19 architectural motif. The Rose Park South Historic District contains a
20 concentration of Craftsman Bungalows constructed between 1910 to
21 1922, giving a distinctive architectural motif and visual cohesion to the
22 neighborhood. Other architectural styles, while reflecting the evolution of
23 a residential neighborhood, remain subordinate to the main theme of the
24 Craftsman Bungalow style. The Bungalows of Rose Park South manifest
25 all the richness and variations possible in that style.

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"* (revised, 1991), as

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

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

- 26 (a) Alterations or additions to roof; change in roof materials.
27 (b) Room additions.
28 (c) Alterations to structure foundation.

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- (d) Alterations to windows.
- (e) Changes to doors and doorways.
- (f) Changes to exterior materials or colors.
- (g) Relocation of exterior walkways or driveways.
- (h) Alteration or addition to fencing and exterior patio walls.

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

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

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

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

3. New Construction.

(a) Construction of new buildings in the Rose Park South Historic Landmark District shall conform to the bulk, massing, scale, setbacks, height, materials, color and design of the majority of existing historic structures on both sides of the street on the block on which the new building is to be erected.

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

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

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

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

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

4. General Rules.

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

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

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

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

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1 I hereby certify that the foregoing ordinance was adopted by the City
2 Council of the City of Long Beach at its meeting of August 7, 2001, by
3 the following vote:

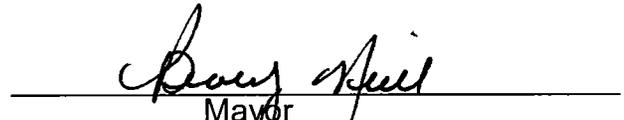
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5 Ayes: Councilmembers: Lowenthal, Colonna, Carroll,
6 Richardson-Batts, Grabinski, Webb,
7 Shultz.

8 Noes: Councilmembers: None.

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10 Absent: Councilmembers: Baker, Kell.

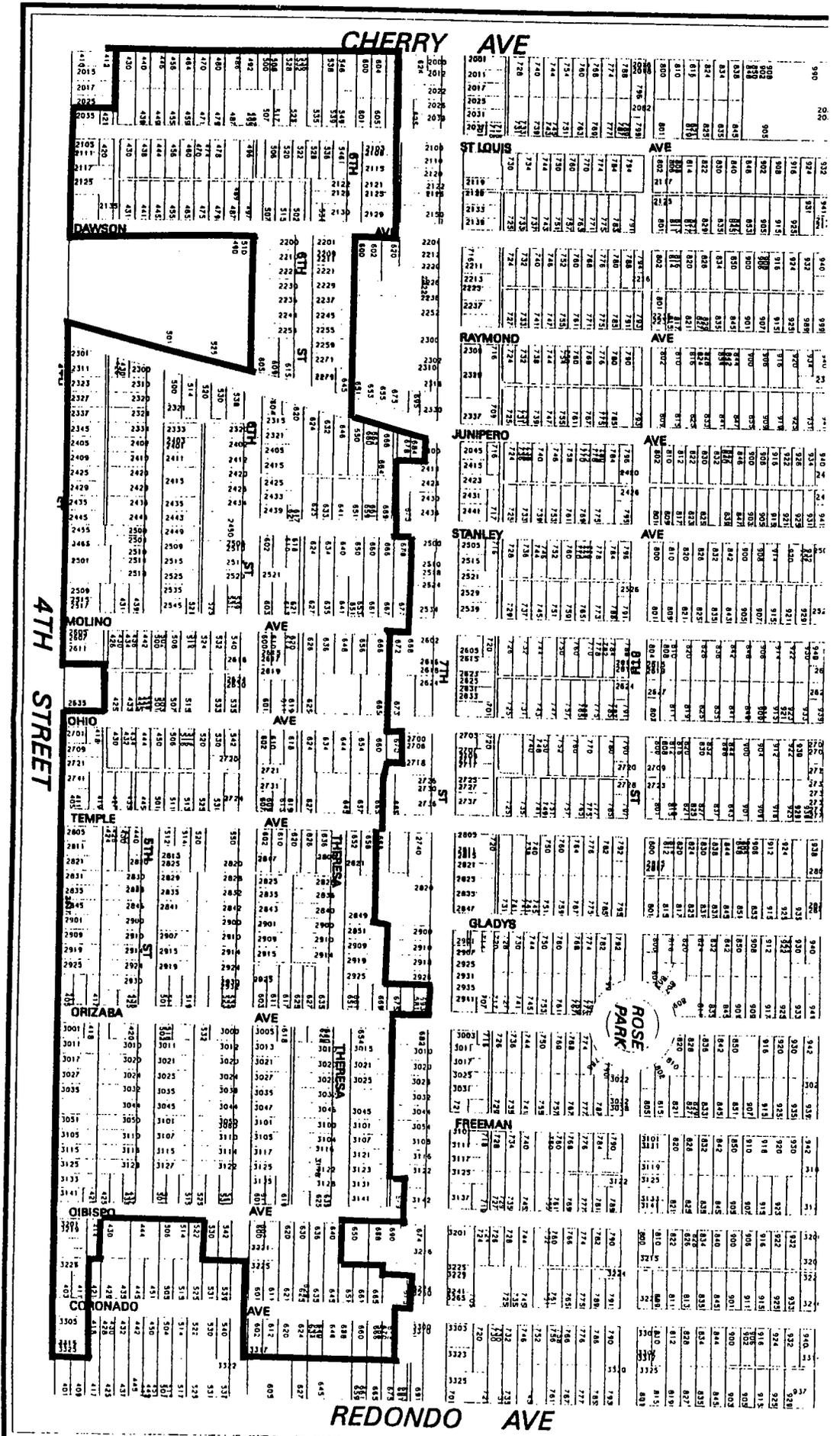
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14 City Clerk

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16 Approved: 8-10-01
(Date)

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Mayor

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MJM:KJM
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MAP OF ROSE PARK SOUTH HISTORIC DISTRICT



REDONDO AVE