



1 Milk Sanitarium, a health sanitarium featuring a milk diet cure,  
2 and, lastly, the subdivision of the Sunnyside Tract adjacent to  
3 the Pacific Electric Railway (the Huntington Beach segment was  
4 laid out in 1904). The neighborhood was subdivided by Stephen  
5 Townsend in 1906. The curving streets in this District reflect a  
6 pre-automobile age subdivision pattern.

7 The neighborhood is associated with several important  
8 people who made significant contributions to Long Beach: Stephen  
9 Townsend, developer of the tract, was also a political and civic  
10 leader and began the development of the Port of Long Beach;  
11 various members of the Harnett family, residing at 730 Sunrise  
12 Boulevard, were civic, educational and community leaders; William  
13 Samuel Stevens, prominent developer and financier, resided at  
14 2540 Lime Avenue; George Bixby, son of Jotham Bixby, formerly  
15 resided in the home at 638 Sunrise Boulevard prior to its re-  
16 location.

17 A majority of the homes in this District, as itemized  
18 in Exhibit "B", reflect the Craftsman Bungalow style, both in  
19 large-scale and small-scale examples. The District contains  
20 large, two-story bungalows that are intact and well-preserved, as  
21 well as small-scale bungalows originally built as workers'  
22 housing. The bungalows were constructed between 1908 and 1924.  
23 The other architecturally significant style in the District is  
24 Spanish Colonial Revival, constructed between 1924 - 1928. One  
25 excellent example of American Colonial Revival exists, built in  
26 1930.

27 The pattern of curving streets to unify the blocks,  
28 deviating from the standard grid, represents a significant

1 innovation.

2           This area has a distinctive history and visual  
3 identity, reflecting specific historical, cultural and  
4 architectural motifs. Its history is unified in that the area  
5 was originally a farm, succeeded by a health sanitarium and,  
6 finally, a housing subdivision linked to the Pacific Electric  
7 Railway. Physically, the neighborhood is visually unified by its  
8 curving streets and relative isolation. It appears self-con-  
9 tained because of its unique boundaries: The Pacific Electric  
10 right-of-way on the south, the City of Signal Hill on the east,  
11 and the major arterials of Atlantic Avenue on the west and Willow  
12 Street on the north. Architecturally, forty-eight of the seventy  
13 homes in the District contribute to the historic architecture of  
14 the District because they are intact and typical examples of the  
15 Craftsman Bungalow style and the Spanish Colonial Revival style.  
16 Examples of such houses were built in this neighborhood between  
17 1908 and 1930, and have maintained their historic integrity  
18 today.

19           II. General Guidelines and Standards for Any Changes.

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

1 pertain to buildings of all occupancy and construction types,  
2 sizes and materials, and pertain to construction on the exterior  
3 of existing buildings as well as to new, attached or adjacent  
4 construction, and shall include the following additional guide-  
5 lines:

6 A. Existing Structures:

7 1. Demolitions, alterations, and environmental changes  
8 shall be regulated by the terms of the Cultural Heritage  
9 Ordinance, and in accordance with the Secretary of the Interior's  
10 "Standards for Rehabilitation and Guidelines for Rehabilitating  
11 Historic Buildings".

12 B. New Structures:

13 1. Construction of new buildings in the Sunrise  
14 Boulevard District shall conform to the bulk, mass, scale and  
15 height of the majority of existing structures on both sides of  
16 the street on the block on which the new structure is to be  
17 erected.

18 2. The style of architecture, use of materials and the  
19 landscape treatment shall not be radically different from the  
20 predominant style of the immediate surroundings.

21 3. New structures shall not be painted or otherwise  
22 finished on the exterior in colors and architectural details that  
23 would be out of character with the general architectural style  
24 predominant on the block on which the new structure is to be  
25 located.

26 4. Driveways and garage entrances shall conform to the  
27 existing standard on the block on which the new building is to be  
28 erected.

1           5. Major new landscape features, such as trees and  
2 large shrubs, shall conform to the general character of existing  
3 plant materials on the block on which the new building is to be  
4 erected. Existing trees should be preserved if at all possible.  
5 Landscape features reflecting the era and architectural style of  
6 the new structures shall be encouraged.

7           The guidelines are also designed to be standards which  
8 the Cultural Heritage Commission shall apply when making  
9 decisions about Certificates of Appropriateness as required by  
10 the City of Long Beach Cultural Heritage Ordinance.

11           Changes requiring a Certificate of Appropriateness in  
12 this District from the Cultural Heritage Commission are as  
13 follows:

- 14           A. Existing Structures:
- 15           1. Architecture
- 16           a. Addition or alteration of architectural elements  
17 of roof;
- 18           b. Substitution of roof materials;
- 19           c. Alteration or addition to facade;
- 20           d. Room additions;
- 21           e. Alteration to structure foundation.
- 22           f. Alteration or changes to windows. Substitute  
23 materials which maintain the original design shall be permitted  
24 but are not encouraged;
- 25           g. Changes to doors or doorways;
- 26           h. Alteration of exterior materials or design  
27 features;
- 28           i. Changes in exterior color.



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vote:

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

  
City Clerk

Approved: 12-20-90  
(Date)

  
Mayor

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Telephone (213) 590-6061

WHK/am  
10/16/90  
11/06/90  
11/21/90  
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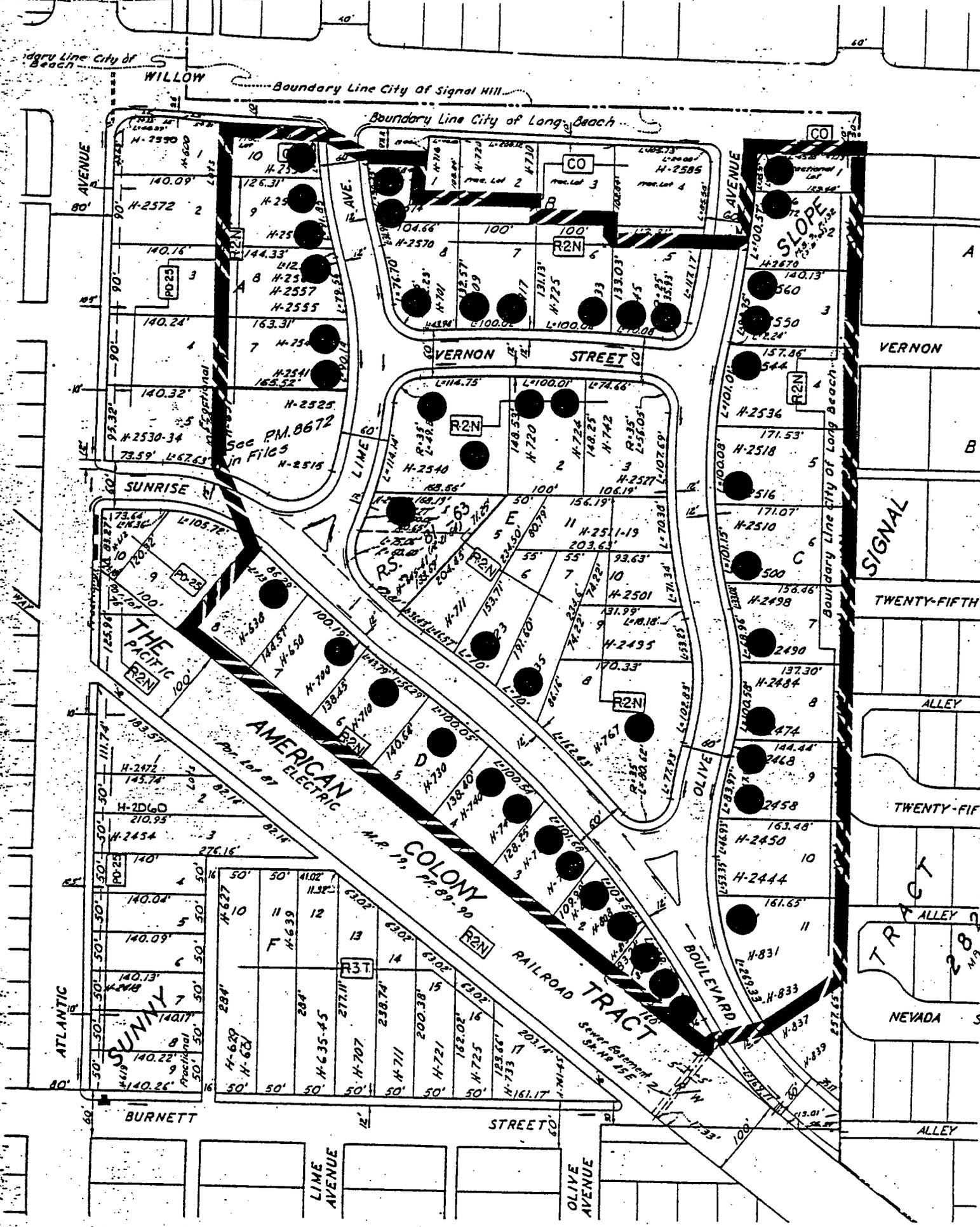


EXHIBIT "A"

SUNRISE BOULEVARD HISTORIC DISTRICT

Contributing Structures

3	638 Sunrise Boulevard	Craftsman Bungalow	N/A
	700 Sunrise Boulevard	Craftsman Bungalow	N/A
4	710 Sunrise Boulevard	Spanish Colonial Revival	1925
	723 Sunrise Boulevard	American Colonial Revival	1930
5	730 Sunrise Boulevard	Tudor Craftsman	1918
	735 Sunrise Boulevard	Craftsman Bungalow	1915
6	740/42 Sunrise Boulevard	Craftsman Bungalow	N/A
	746/48 Sunrise Boulevard	Craftsman Bungalow	N/A
7	756 Sunrise Boulevard	Craftsman Bungalow	1920
	762 Sunrise Boulevard	Craftsman Bungalow	1922/24
8	802 Sunrise Boulevard	Craftsman Bungalow	1912
	808 Sunrise Boulevard	Craftsman Bungalow	1913
9	821 Sunrise Boulevard	Modified Bungalow	1925
	822 Sunrise Boulevard	Craftsman Bungalow	1913
10	826 Sunrise Boulevard	Craftsman Bungalow	1916
	832 Sunrise Boulevard	Craftsman Bungalow	1916
11	836 Sunrise Boulevard	Craftsman Bungalow	1916
12	2522 Lime Avenue	Craftsman Bungalow	1924
	2540 Lime Avenue	Craftsman Bungalow	1916
13	2541 Lime Avenue	Craftsman Bungalow	1920
	2545 Lime Avenue	Spanish Colonial Revival	1926
14	2563 Lime Avenue	Spanish Colonial Revival	1928
	2567 Lime Avenue	Spanish Colonial Revival	1924
15	2574 Lime Avenue	Tudor Revival	1926
	2577 Lime Avenue	Spanish Colonial Revival	1928
16	2584 Lime Avenue	Spanish Colonial Revival	1926
	2595 Lime Avenue	Craftsman Bungalow	1915
17	701 Vernon Street	Craftsman Bungalow	1920
18	709 Vernon Street	Craftsman/Colonial Revival	1921
	717 Vernon Street	Craftsman Bungalow	1912
19	720 Vernon Street	Craftsman Bungalow	1921
	724 Vernon Street	Craftsman Bungalow	1920
20	733 Vernon Street	Craftsman /Colonial Revival	1919
	741 Vernon Street	Craftsman Bungalow	N/A
21	745 Vernon Street	Craftsman Bungalow	1915
22	2458 Olive Avenue	Spanish Colonial Revival	1924
	2468 Olive Avenue	Craftsman Bungalow	1920
23	2474 Olive Avenue	Craftsman Bungalow	1921
	2490 Olive Avenue	Craftsman Bungalow	1910
24	2500 Olive Avenue	Craftsman Bungalow	N/A
	2516 Olive Avenue	Craftsman Bungalow	1916
25	2518 Olive Avenue	Craftsman Bungalow	1920
	2544 Olive Avenue	Craftsman Bungalow	N/A
26	2550 Olive Avenue	Craftsman Bungalow	1908
	2560 Olive Avenue	Craftsman Bungalow	1923
27	2578 Olive Avenue	Craftsman Bungalow	N/A
28	2588 Olive Avenue	Craftsman Bungalow	1918

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