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ORDINANCE NO. C- 7802

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH DESIGNATING THE BELMONT  
HEIGHTS 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 Belmont Heights Historic Landmark District:

BELMONT HEIGHTS HISTORIC LANDMARK DISTRICT

A. Location, Description and Characteristics.

The Belmont Heights Historic Landmark District is a residential area that includes homes situated generally between Seventh Street on the north, Fourth Street on the south, Newport Avenue on the west, and Roswell Avenue on the east. A few properties located on Fourth Street and Seventh Street are included because they are oriented to the north/south residential avenue rather than to the commercial street and are contributing buildings. Said boundaries of the Belmont Heights Historic Landmark District are more particularly set forth on the map which is attached hereto and incorporated herein by this reference as Exhibit "A".

The Belmont Heights Historic District is a residential neighborhood that was first subdivided and developed in the first decade of the 20th century. The oldest homes surviving today in the neighborhood date from

1 1905. The predominant architectural style in the district is the Craftsman  
2 Bungalow. Out of 304 homes surveyed, 206 are “contributing” Craftsman  
3 Bungalows, and 125 of these are pristine unaltered examples. Other  
4 architectural styles found in the area that are considered “contributing” are  
5 Victorian, Mediterranean and Spanish Colonial Revival, Tudor Revival and  
6 Neo-Traditional. The period of architectural significance for the district is  
7 1905-1939. The time period in which the most intensive home  
8 construction occurred was 1918-1923, peaking in 1922. Most of the  
9 homes are single-family, with some duplexes and a few apartment  
10 houses. Only 37 of the homes surveyed were ranked as  
11 “noncontributing”, or only 13%.

12 The district commemorates the old City of Belmont Heights, which  
13 was incorporated in 1908 and annexed to Long Beach in 1909. The  
14 boundaries of the Belmont Heights township were quite extensive, and  
15 extended north of Anaheim Street in places, and to Rose Park. The brief  
16 history of the township was very contentious concerning the issue of  
17 liquor, as Long Beach was, by statute in that period, a “dry” town.  
18 Annexation into Long Beach put that issue to rest.

19 B. Rationale for Historic Landmark District Designation. In  
20 accordance with the provisions of Section 2.63.050 of the Long Beach  
21 Municipal Code, the City Council finds that the following reasons exist  
22 relative to the designation of the Belmont Heights area as an Historic  
23 Landmark District:

24 1. The area possesses a significant character, interest and value  
25 attributable to the development, heritage and cultural characteristics of the  
26 City of Long Beach, the Southern California region, and the State of  
27 California. The district was part of the original Belmont Heights township  
28 which was incorporated in 1908 and annexed to Long Beach in 1909.

1 The character of the district retains the building types and architectural  
2 styles that were part of the early history of Belmont Heights.

3 2. The area portrays the environment in an era of history  
4 characterized by a distinctive architectural style. The predominant  
5 architectural style of the homes in the Belmont Heights Historic District are  
6 the Craftsman Bungalow style. More than two-thirds of the existing  
7 homes today are Craftsman Bungalows. The earliest type of architecture  
8 in the area is Victorian, exemplifying the first homes built in the  
9 neighborhood. There are also a number of Mediterranean and Spanish  
10 Colonial Revival homes in the district, as well as a few Tudor Revival and  
11 Neo-Traditional homes.

12 3. The area is a part of or related to a distinctive area and should  
13 be developed or preserved according to a specific historical, cultural or  
14 architectural motif. This district is part of the area known as Belmont  
15 Heights, the history of which dates back to the early years of the twentieth  
16 century. It was part of the original town of Belmont Heights that was  
17 incorporated from 1908 to 1909. It retains the scale, character and  
18 ambience of an old Long Beach neighborhood.

19 C. General Guidelines and Standards for Any Changes.

20 The Secretary of the Interior's "*Standards for Rehabilitation and*  
21 *Guidelines for Rehabilitating Historic Buildings*" (revised, 1991), as  
22 amended, as well as the "Procedures for Administering the Certificate of  
23 Appropriateness" found in Section 2.63.070 of the Long Beach Municipal  
24 Code are incorporated herein by this reference. The guidelines are to be  
25 used as standards for the Cultural Heritage Commission in making  
26 decisions about Certificates of Appropriateness as required by Chapter  
27 2.63 of the Long Beach Municipal Code. The guidelines are an aid to  
28 property owners and others formulating plans for new construction, for

1 rehabilitation or alteration of an existing structure, and for site  
2 development. The goal of the Certificate of Appropriateness review is to  
3 retain and preserve all original architectural materials and design features;  
4 to encourage rehabilitation which restores original historic fabric rather  
5 than remodels; and to ensure architectural compatibility between new and  
6 old. The guidelines pertain to all buildings regardless of occupancy or  
7 construction type, sizes and materials, and pertain to construction on the  
8 exterior of existing buildings as well as to new, attached or adjacent  
9 construction, and shall include the following additional guidelines:

10 D. Standards and Guidelines.

11 1. Existing Structures.

12 Demolitions, alterations, additions and all environmental changes  
13 shall be regulated by the provisions of Chapter 2.63 of the Long Beach  
14 Municipal Code and in accordance with the Secretary of the Interior's  
15 *"Standards for Rehabilitation and Guidelines for Rehabilitating Historic*  
16 *Buildings"* and the *Secretary of the Interior's Standards for the Treatment*  
17 *of Historic Properties: with Guidelines for Preserving, Rehabilitation,*  
18 *Restoring and Reconstruction."*

19 Changes requiring a Certificate of Appropriateness from the  
20 Cultural Heritage Commission are as follows:

- 21 (a) Alterations or additions to roof; change in roof materials.  
22 (b) Room additions.  
23 (c) Alterations to structure foundation.  
24 (d) Alterations to windows.  
25 (e) Changes to doors and doorways.  
26 (f) Changes to exterior materials or colors.  
27 (g) Relocation of exterior walkways or driveways.  
28 (h) Alteration or addition to fencing and exterior patio walls.

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

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

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

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

13                   3. New Construction.

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

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

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

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

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

27                  (f) Fences shall be compatible in materials and style with the  
28 architecture of the house. Chain link and unfinished concrete block are

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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 and 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 May 7, 2002, by  
3 the following vote:

4  
5 Ayes: Councilmembers: Baker, Colonna, Carroll,  
6 Richardson-Batts, Webb, Shultz.

7  
8 Noes: Councilmembers: None.

9  
10 Absent: Councilmembers: Lowenthal, Kell, Grabinski.

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12  
13 Elaine M. Marsh  
14 (ACTING) City Clerk

15  
16 Approved: 5-9-02  
17 (Date)

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27 Benny Meil  
28 Mayor

MJM:KJM  
3/11/02; #02-00771  
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BELMONT HEIGHTS HISTORIC DISTRICT

