

ORDINANCE NO. C- 7346

AN ORDINANCE OF THE CITY COUNCIL OF THE  
CITY OF LONG BEACH DESIGNATING THE WILTON  
STREET 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 containing the  
properties as itemized in Exhibit "A" attached hereto and  
incorporated herein the Wilton Street Historic Landmark District  
as said District is more precisely shown on Exhibit "B" attached  
hereto and incorporated herein.

A. The Wilton Street Historic Landmark District:

Specific Criteria. In 1923, the area that today is  
Wilton Street between Grand and Termino was outside City limits.  
A few scattered houses existed nearby. This section of Wilton  
Street is located on tract number 8613 which was recorded August  
11, 1924.

Building activity commenced in August 1924, and  
proceeded rapidly, according to notices listed in the Southwest  
Building and Contractor. Building permits for the homes on  
Wilton Street were listed in rapid succession, beginning in the

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1 August 8, 1924 issue. The first recorded building permits were  
2 for 3905 (five rooms) and 3915 (three rooms), each costing three  
3 thousand dollars. Other addresses were listed in rapid  
4 succession in the following weeks and months, all built by Hauser  
5 Real Estate and Building Company with F.E. Teeple as the  
6 contractor. The owner and contractor shared an office at 233 E.  
7 3rd Street, Long Beach. Each house cost Three Thousand Dollars  
8 to build. Five new simultaneous building permits on this street  
9 were listed in the September 12, 1924 edition of the Southwest  
10 Builder and Contractor; five more in the September 19th edition;  
11 September 26 lists two more.

12 Thus, Wilton Street was built as a single subdivision  
13 by the same owner and contractor, with multiple houses under  
14 construction simultaneously during the fall of 1924. The  
15 construction of homes on Wilton Street between Grand and Termino  
16 shows the growth of the City of Long Beach. Wilton Street is  
17 near Signal Hill, which experienced a huge oil strike in 1921,  
18 spurring a population boom and demand for housing. The year 1924  
19 was a record year for building activity overall in the City of  
20 Long Beach, according to building permit records.

21 Most of the homes were purchased immediately, and  
22 almost all of them were occupied by 1925, according to the 1925  
23 City Directory. The occupations of the owners were quite varied,  
24 but all were working class people. Only three were oilworkers,  
25 joined by another oilworker at 3822 by 1926. A sample of the  
26 occupations were: printer, hosiery salesman, druggist, plumber,  
27 landscape gardener, millman, nurse and police sergeant. The  
28 occupant of 3916, M.E. Ford, was a salesman for Hauser Real

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1 Estate and Building Company. The population was stable, with  
2 little turnover. Occupants for 1634 Grand and 1637 Termino were  
3 not listed until the 1927 Directory; they were, respectively, a  
4 baker and a teacher.

5 The street today contains a collection of speculator-  
6 built houses all developed at the same time in the later part of  
7 1924 by the Hauser Real Estate and Building Company and  
8 constructed by F.E. Teeple. They are all designed in an early  
9 phase of the Spanish Colonial Revival style, with Mission Revival  
10 overtones. They share common architectural features, yet  
11 each one is individualized. They are all one-story, flat roofed,  
12 with a front porch and exterior front patio. They all have  
13 stepped parapets with elevated corners reminiscent of towers.  
14 Forms are boxy or rectangular; arches are a minor theme, often  
15 flattened. Original windows and doors are reminiscent of  
16 Craftsman/Mission design. All were originally around 900 - 1,000  
17 square feet in size. Most of the alterations that have been made  
18 are minor, so that this block of Wilton Street homes is  
19 remarkably intact today. The visual effect of the street is  
20 cohesive, unified, and evocative of an earlier time. Only one of  
21 the original houses, 3805, was torn down and replaced with a new  
22 house in 1954; this one alone is "noncontributing" to the  
23 historic district.

24 B. General Guidelines and Standards for Any Changes

25 All Exterior changes, including exterior materials and  
26 color, shall required a Certificate of Appropriateness from the  
27 Cultural Heritage Commission.

28 The Secretary of the Interior's Standards for

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1 Rehabilitation and Guidelines for Rehabilitating Historic

2 Buildings are incorporated by reference, and they, along with the  
3 following additional guidelines and standards as recommended by  
4 the Cultural Heritage Commission, shall apply to contributing  
5 properties, which include all of the properties except for 3805  
6 Wilton Street, in the Wilton Street Historic Landmark District:

7           1. Repainting of the exterior walls of the homes shall  
8 be guided by the existing color palette of the district:  
9 pastels, light neutrals or white.

10           2. The materials and placement of exterior fences  
11 shall be regulated by the provisions of this ordinance.

12           3. There shall be no restrictions on exterior  
13 landscaping, except for the pepper tree in the parkway in front  
14 of 1634 Grand, which is the only remaining landscape specimen  
15 from the original landscaping and shall be regulated by the  
16 provisions of this ordinance.

17           C. Alterations affecting the single noncontributing  
18 house located at 3805 Wilton Street shall also require a  
19 Certificate of Appropriateness from the Cultural Heritage  
20 Commission. Remodeling and alterations are not required to be  
21 consistent with adjacent historic homes, but rather will be  
22 reviewed in the context of the modern style of 3805 Wilton. If  
23 the existing house at 3805 Wilton is demolished, this will not  
24 negatively affect the historic value of the district; it may  
25 enhance the cohesion of the district. The design of a new house  
26 replacing the existing house shall require a Certificate of  
27 Appropriateness, and is required to be compatible in  
28 architectural design, scale and setback with adjacent historic

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1 homes.

2

3 Sec. 2. The City Clerk shall cause this ordinance to  
4 be recorded in accordance with the provisions of Section 5029 of  
5 the California Public Resources Code and Section 27288.2 of the  
6 California Government Code.

7

8 Sec. 3. The City Clerk shall certify to the passage of  
9 this ordinance by the City Council and cause it to be posted in  
10 three conspicuous places in the City of Long Beach, and it shall  
11 take effect on the thirty-first day after it is approved by the  
12 Mayor.

13 I certify that the foregoing ordinance was adopted by  
14 the City Council of the City of Long Beach at its meeting of  
15 August 1, 1995 by the following vote:

16 Ayes: Councilmembers: Oropeza, Lowenthal, Drummond,  
17 Clark, Topsy-Elvord, Kellogg,  
18 Shultz.

19 Noes: Councilmembers: None.

20  
21 Absent: Councilmembers: Robbins, Donelon.  
22

23  
24

*Shelba Powell*  
City Clerk

25  
26

Approved: 8-2-95  
(Date)

*Benny Hill*  
Mayor

27  
28

TBM:amp:kjm  
6/12/95  
[09]WILTON.ORD

EXHIBIT "A"

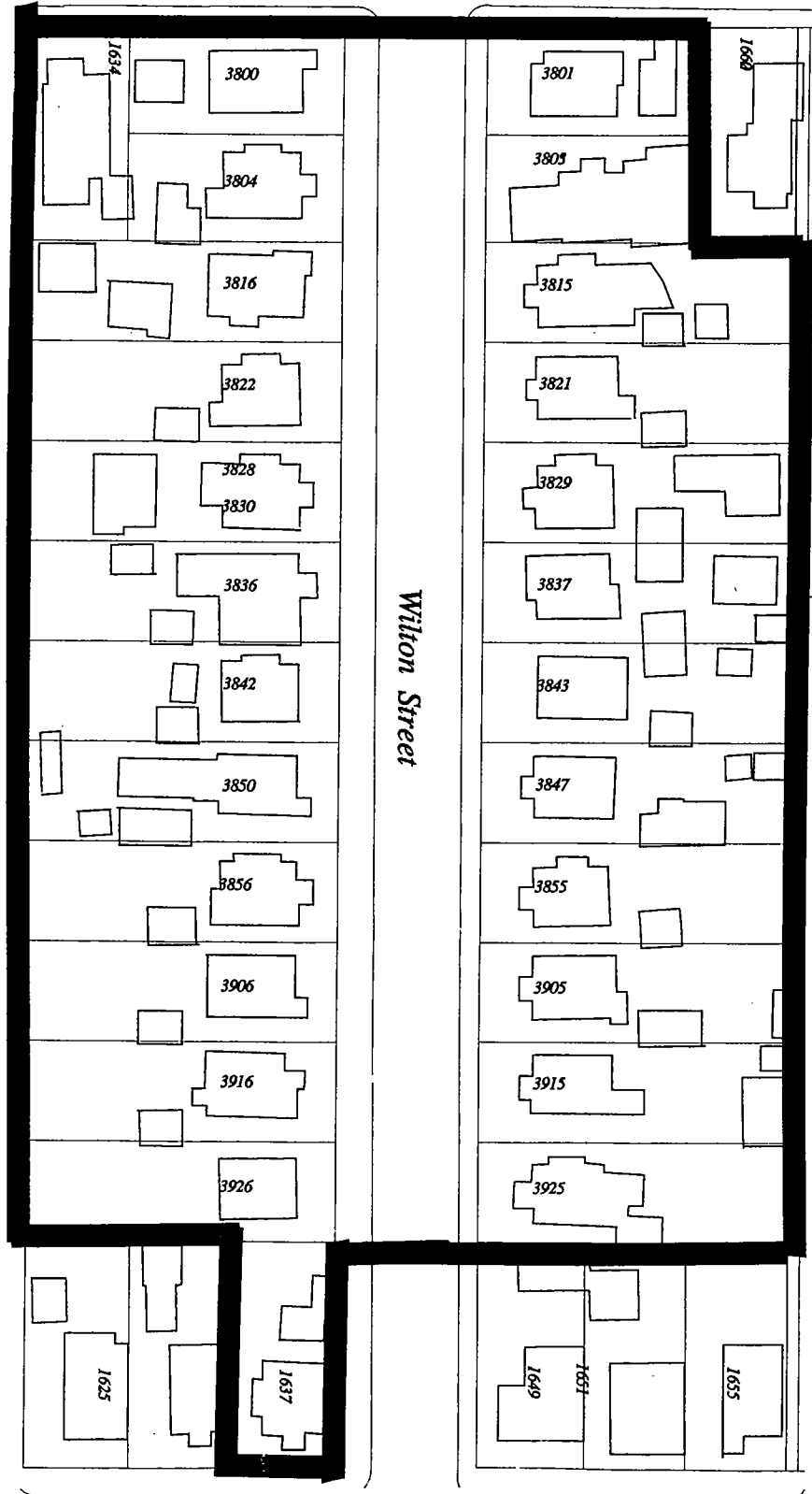
WILTON STREET HISTORIC DISTRICT ADDRESS LIST

3800 Wilton Street  
3801 Wilton Street  
3803 (3805) Wilton Street\*  
3804 Wilton Street  
3815 Wilton Street  
3816 Wilton Street  
3821 Wilton Street  
3822 Wilton Street  
3828 Wilton Street  
3829 Wilton Street  
3836 Wilton Street  
3837 Wilton Street  
3842 Wilton Street  
3843 Wilton Street  
3847 Wilton Street  
3850 Wilton Street  
3855 Wilton Street  
3856 Wilton Street  
3905 Wilton Street  
3906 Wilton Street  
3915 Wilton Street  
3916 Wilton Street  
3925 Wilton Street  
3926 Wilton Street  
1634 Grand Avenue  
1637 Termino Avenue

\* 3803 is address in assessor's records; 3805 is listed on the house.

EXHIBIT "B"

Grand Avenue



Termino Avenue