



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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August 13, 2018

CHAIR AND CULTURAL HERITAGE COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Receive and File final drafts of sections of Chapter Three: Historic District Design Guidelines for Group 4; and sections of Chapter Four: an American Foursquare Style Guide, a Colonial Revival Style Guide, a Prairie Style Guide, a Minimal Traditional Style Guide and a Streamline Moderne Style Guide, that are representative of the architectural styles of the five above-referenced Historic District Design Guidelines.

APPLICANT: City of Long Beach  
Development Services Department  
333 W. Ocean Blvd.  
Long Beach, CA 90802

## THE REQUEST

The Development Services Department requests that the Cultural Heritage Commission receive and file final drafts of sections of Chapter Three: Historic District Design Guidelines; and sections of Chapter Four: a Colonial Revival Style Guide, a Prairie Style Guide, a Minimal Traditional Style Guide and a Streamline Moderne Style Guide, that are representative of the architectural style of the five above-referenced Historic District Design Guidelines.

## BACKGROUND

On March 13, 2017, the Cultural Heritage Commission reviewed its first group of draft Historic District Design Guidelines. The purpose of the March meeting was to obtain the Commission's feedback on the drafts including content, format and usability of the documents. Since it was the first round of Design Guidelines that were presented to the Commission, staff wanted to ensure that the direction of the Guidelines was acceptable before continuing to work on other districts and on the remainder of the document.

The Cultural Heritage Commission has now reviewed, received and filed final drafts for several portions of the Long Beach Historic District Design Guidelines: Chapter One – Introduction: Purpose, Procedures and Overview of the Program; Chapter Two – Guidelines for Maintenance, Repair, and Minor Alterations; thirteen Sections of Chapter

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Three - Design Guidelines for Belmont Heights Historic District, Brenner Place Historic District, Carroll Park Historic District, Eliot Lane Historic District, Hellman Street/Craftsman Historic District, Linden Avenue Historic District, Minerva Park Place Historic District, Rose Park Historic District, Rose Park South Historic District, Sunrise Boulevard Historic District, Wilton Street Historic District, and Wrigley Historic District; and seven sections of Chapter Four – Architectural Style Guides for American Foursquare, Craftsman, Folk Victorian, French Eclectic, Mediterranean Revival, Spanish Colonial Revival and Tudor Revival.

Since those portions of the Design Guidelines were adopted, staff has continued developing additional sections of Chapter 3, which consist of district specific guidelines (Historic District Guidelines) and additional section of Chapter 4, which provides guides to specific architectural styles (Architectural Style Guides).

### **DESIGN GUIDELINES**

In April 2018, draft guidelines were released to the public for review for sections of Chapter Four- Design Guidelines for Bluff Park Historic District Bluff Heights Historic Districts (Exhibit A – Chapter Three: Design Guidelines (Group 4); and four additional sections of Chapter Four- a Colonial Revival Style Guide, a Prairie Style Guide, a Minimal Traditional Style Guide and a Streamline Moderne Style Guide (Exhibit B – Chapter Four: Architectural Style Guides (Group 4)). Postcards were mailed to all residents and property owners in historic districts notifying them about the availability of new draft historic district guidelines and style guides, and the community was invited to a workshop regarding those Design Guidelines which took place on Saturday, April 14, 2018, at the Immanuel Place Community Room in Bluff Heights. The meeting was also publicized on the City's website and through notification to local neighborhood associations. Staff also made additional efforts to reach out and stay in communication with the leadership of both Historic District Associations. The date and location of the workshop were planned in conjunction with the Associations and their outreach efforts. The comment deadline was also extended to allow sufficient time for public comment on the guidelines.

Approximately thirty-five members of the public attended the workshop to review the Guidelines and provide feedback. Several more members of the public provided comment via email throughout the month. As a result, we received a total of ten comments from individual residents as well as the Bluff Park Association.

The public comments received addressed a range of different portions of the Guidelines. Comments included very specific circumstances with front additions to irregular properties where buildings were either classified as non-contributing or suggesting changes to provide flexibility. These comments were specific to a property where the building is located at the rear of the property. The case has since been presented as a Study Session to the Cultural Heritage Commission.

Concerns were raised about the use of the Guidelines guidance on additions which is based on the Secretary of Interior's Standards for Rehabilitation Standard #9, which states "*compatible with, yet distinguishable from.*" The suggested change was to either remove or tone down this language to achieve more seamless design compatibility. The purpose of this guidance is to avoid creating a false sense of history where additions are confused as being part of original historic building. The guidelines purposed provide this guidance so that additions and new work are clearly distinguished from the original structure. Design compatibility of additions and new works is important and the Guidelines are national standards used by historic preservation professionals and Commissions throughout the country.

Other comments addressed are providing flexibility in the materials of window screens in Bluff Park. It's encouraged that screens be wood frame, not vinyl or aluminum. Wood screens are encouraged instead of vinyl and aluminum since wood was used during the period of construction. Another comment included the installation of roof mounted air conditioning units. The guidance encourages that large equipment be installed at ground level. The comments suggested that some properties have no ground level location to install equipment and that for some buildings in the district it is feasible to mount equipment on a roof and be screened. Each property is treated on a case by case basis, but the starting point is to encourage ground mounted installation.

Staff also received comments from other residents of the subject historic districts, and from residents from other historic districts. Most were general comments about the workshop process, Guidelines for other districts, timelines for their districts, general requirements for historic districts, and applicability of Guidelines.

Staff prepared a response to comments matrix which was made available on the Design Guidelines webpage in June 2018, along with a revised set of draft Guidelines which reflect changes made in response to public comments. These revised draft Guidelines and the response to comments matrix are included here as attachments (Exhibit C – Comment Response Matrix).

### **RECOMMENDATION**

Staff recommends that the Commission receive and file the final draft Historic District Design Guidelines for Group 3, including portions of Chapter Three - Design Guidelines for Bluff Park Historic District, and Bluff Heights Historic District; and sections of Chapter Four: a Colonial Revival Style Guide, a Prairie Style Guide, a Minimal Traditional Style Guide and a Streamline Moderne Style Guide, that are representative of the architectural style of the five above-referenced Historic District Design Guidelines.

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Respectfully submitted,



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PLANNING BUREAU MANAGER

CK:AP:vbc

Attachments:   Exhibit A – Chapter Three: Design Guidelines (Group 4)  
                      Exhibit B – Chapter Four Architectural Style Guides (Group 4)  
                      Exhibit C – Comment Response Matrix  
                      Exhibit D – Long Beach Design Guidelines Webpage