



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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March 13, 2017

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Receive and File a draft of Historic District Design Guidelines including Chapter One – Introduction: Purpose, Procedures and Overview of the Program; Chapter Two – Guidelines for Maintenance, Repair, and Minor Alterations; Chapter Three - Design Guidelines for Brenner Place Historic District, Eliot Lane Historic District, Minerva Park Place Historic District, and Wilton Street Historic District; and Chapter Four: a Craftsman Style Guide, and a Spanish Colonial Style Guide, that are representative of the architectural style of the four 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 a draft of the Historic District Design Guidelines including Chapter One – Introduction: Purpose, Procedures and Overview of the Program; Chapter Two – Guidelines for Maintenance, Repair, and Minor Alterations; Chapter Three - Design Guidelines for Brenner Place Historic District, Eliot Lane Historic District, Minerva Park Place Historic District, and Wilton Street Historic District; and Chapter Four: a Craftsman Style Guide, and a Spanish Colonial Style Guide, that are representative of the architectural style of the four above-referenced Historic District Design Guidelines.

BACKGROUND

Over the past 18 months, Development Services staff has worked with Galvin Preservation Associates, a historic preservation consultant, to organize, design, and prepare Historic District Design Guidelines (Design Guidelines) for each of the City's 17 historic districts. The first four Design Guidelines have been prepared for Brenner Place, Eliot Lane, Minerva Park Place, and Wilton Street landmark districts. Drafts of these Design Guidelines have been posted on the City's website since June 2016 with recently updated drafts having been posted for approximately one month since late

January 2017. Style guides for Craftsman and Spanish Colonial Revival architecture styles are also posted to the website.

The first four historic districts selected as the starting point for the Design Guidelines, were chosen for several reasons. First, they are the smallest of the 17 historic districts in the City. Secondly, the boundaries of each district encompass a single block, and lastly, the districts also are stylistically cohesive with most properties within the districts built in the Spanish Colonial Revival style. The relatively small scale of the districts and cohesiveness made these ideal candidates to start the Design Guidelines process. Staff anticipates that with completion of these draft Design Guidelines, inclusive of feedback from the public and the Cultural Heritage Commission, will serve as a template for preparing Design Guidelines for the remaining historic districts.

For public outreach, staff mailed notices to property owners of the four affected historic districts. The notice indicated that drafts of the design guidelines were posted to the City's website and that staff would be available to answer questions at a local community outreach event at the Marine Stadium Farmers Market. Staff also publicized the availability of the design guidelines for public feedback via social media and press releases.

DESIGN GUIDELINES

The Design Guidelines are based on the Secretary of the Interior's Standards, but provide easy to understand information specific to properties in historic districts. The guidelines are for property owners' use in planning exterior alterations, additions, or rehabilitation. The information in the Design Guidelines will inform decision-making by providing clear guidance on how to design exterior changes to historic buildings in a manner that maintains the architectural integrity of the structure and its compatibility with the district in which it is located. In addition, Staff and the Cultural Heritage Commission will use them when considering applications for Certificates of Appropriateness. The Design Guidelines will also assist property owners in understanding the historic character of the buildings and districts in which they are located. Their purpose is to provide information about the distinctive characteristics of the buildings and the ways in which to properly maintain them.

Each of the District Guidelines will contain the following chapters:

Chapter One: Purpose, Procedures, Overview of Program

Chapter Two: Guidelines for Maintenance, Repair, and Minor Alterations

Chapter Three: Design Guidelines by Historic District

Chapter Four: Architectural Style Guides

Chapter Five: Additional Resources

Though each of the District Guidelines will be organized in a similar format, each is customized to its respective district. Chapters One and Two will be common to each document and Chapters Three and Four will be unique to its respective district's character and architectural style as reflected in the following description of each

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chapter. Chapter One will provide a regulatory framework, an overview of the program and guide the user on the approval process and how to initiate projects. Chapter Two provides guidance on "best practices" for implementing minor changes and routine maintenance activities that will preserve the building and not cause substantial harm. Chapter Three will consist of the Design Guidelines that are specific and unique to each of the historic districts. Chapter Four is an Architectural Style Guides which are specific sections describing architectural styles and their corresponding features. Finally, Chapter Five is a Resource Guide that will include process flowcharts, checklists, Technical Bulletins, and guidance for maintaining the structure and repairing architectural features.

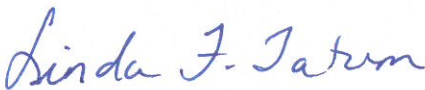
Style Guides for Craftsman and Spanish Colonial Revival architecture are included as they are they represent the styles found in the four historic districts covered by these Draft Design Guidelines.

RECOMMENDATION

Staff recommends that the Commission receive and file the draft Historic District Design Guidelines, Chapter One and Two, and the Architectural style guides for the Craftsman and Spanish Colonial Revival styles.

Respectfully submitted,


CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER


LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

LFT:CK:AP

Attachments: Exhibit A – Chapter One and Two
Exhibit B – Chapter Three: Design Guidelines
Exhibit C – Chapter Four Architectural Style Guides