Long Beach Cultural Heritage Commission Project Review Training

February 11, 2019

Presented by:

PAGE & TURNBULL

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Ocean Avenue, ca. 1925. Source: Los Angeles Public Library



AGENDA

- 1. Training Objectives
 - . Types of Historic Resources
 - What Makes a Property Historic?
 - a. Historic Context
 - b. Significance
 - c. Integrity
- L. Questions / Break
- Character-Defining
 Features & Significant
 Spaces
- 6. Summary & Questions

Training Objectives



- Learn techniques to assist in review of projects
 - Within historic districts,
 - On properties with historic resources, and
 - Adjacent to historic resources
- Provide common language to enable informed discussion of design/preservation issues
- Understand best practices and what might apply to Long Beach

Types of Historic Properties

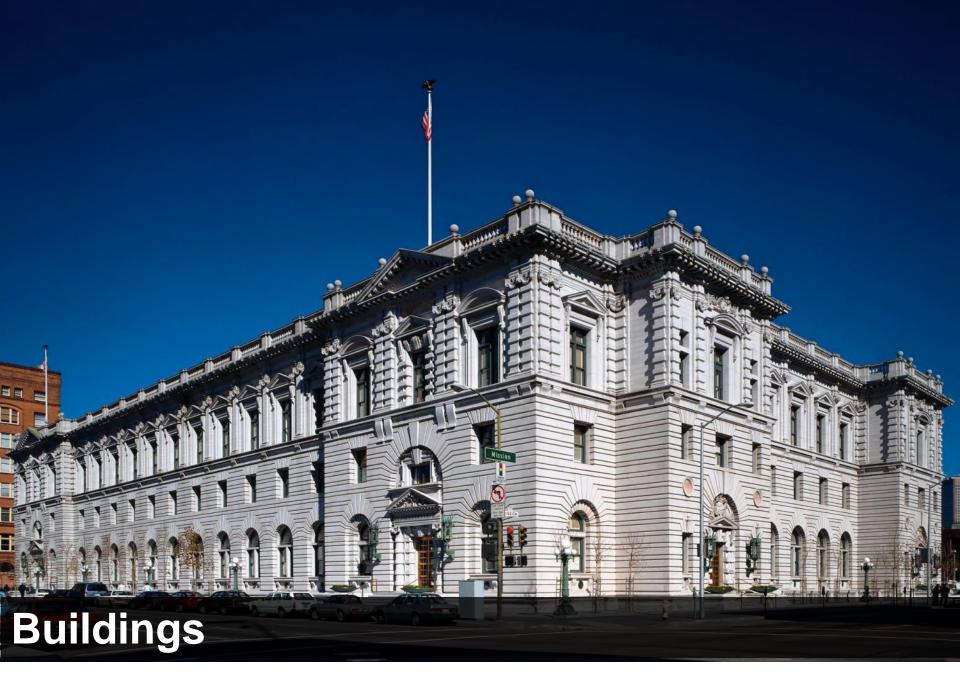
- Buildings
- Structures not for "creating human shelter"

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Objects – primarily artistic in nature or small in scale

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- Sites including designed and cultural landscapes
- Districts with contributors and non-contributors









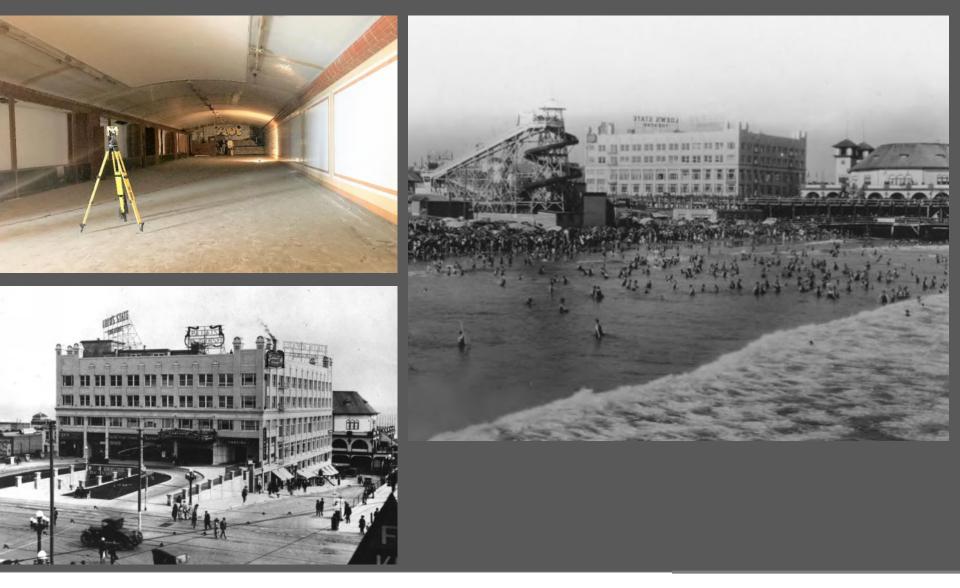


Project Review Consideration #1

In reviewing a proposal, consider:

Given the resource type, what should be the focus of the review? For a contributor in a historic district, how does the proposed project affect the district as the historic resource?

What Makes A Resource Historic?



What Makes A Resource Historic?



HISTORIC CONTEXT

Properties are significant within the context of history. Historic contexts are organized by theme(s), place, and time period. They link properties to historic trends.

Themes often relate to the historic development of a community, such as commercial or industrial activities. They may relate to the occupation of a group, the rise of an architectural movement, the work of a master architect, specific events or activities, or a pattern of physical development that influenced the character of a place at a particular time in history.

HISTORIC CONTEXT



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SIGNIFICANCE

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity and:

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or

B. that are associated with the lives of persons significant in our past; or

C. that embody the distinctive **architectural** characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or

D. that have yielded or may be likely to yield archeological information important in prehistory or history.

A/1: EVENTS

Properties that are associated with events that have made a significant contribution to the broad patterns of our history.



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B/2: PEOPLE

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C/2: DESIGN

Properties that embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

EOL D/4:

Properties that have yielded or may be likely to yield, information important in prehistory or history.

Long Beach Significance Criteria

Landmarks:

- A. Associated with events that have made a significant contribution to the broad patterns of the City's history
- B. Associated with the lives of persons significant in the City's past
- C. Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master or possesses high artistic values
- D. Yielded, or may be likely to yield, information important in prehistory or history

Long Beach Significance Criteria

Landmark Districts:

- A. Grouping represents a significant and distinguishable entity that is significant within a historic context
- B. Minimum of 60% of the properties within the boundaries qualify as a contributing property
 - "Contributing Property" means a property that was present during the period of significance and retains its integrity

National, State, & Local Significance

National/ California Register	Long Beach Preservation Ordinance 15-0038	Significance	Discussion	
A/1	A	Events, Patterns & Trends	Properties may be eligible if they are associated with trends or development patterns that have made a significant contribution to the broad patterns of the city's history, or if they are the site of a significant historic event.	
B/2	B	Persons	Properties may be eligible if they are associated with the lives of persons or organizations who contributed to the history or culture of the city.	
C/3	С	Architecture/ Design	Properties may be eligible if they embody the distinctive characteristics of a type, period, or method of construction; if they represent the work of a master architect or builder; or if they possess high artistic values.	
D/4	D	Information Potential	Properties may be eligible if they have yielded, or may be likely to yield, information important in prehistory or history.	

Where to Find Significance Information

16.52.360 - The Breakers Hotel.

Pursuant to the provisions of <u>Chapter 2.63</u> of the Long Beach Municipal Code and with the recommendation of the Planning Commission, the City Council designates the following building as an historical landmark in the City: The Breakers Hotel.

As noted, the Breakers Hotel is significant in its unique Spanish Renaissance design. It is one of the largest structures constructed in Long Beach built during the Twenties. In short, it is a fine example of 1920's resort era architecture. The decoration that surrounds the entrance is lavish, symbolizing the era and its structures. The remainder of the building is simple, and its three-dimensional massing distinguishes it on the Long Beach skyline. The interior of the building, especially the elegant lobby and lounge which reflect its 1920's resort era heritage, was refurbished in 1982. On the top of the building is the Sky Room Restaurant decorated in contemporary Art Deco.

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Period of Significance

Every historic building or district has a period of significance— or the time span during which it gained architectural or historical importance. In most cases, a property is significant because it represents or is associated with a particular period in history. Frequently, this begins with its construction date and continues through the peak of early occupation.

Building fabric and features that date from the period of significance typically contribute to the character of the structure or district.

Project Review Consideration #2

In reviewing a proposal, consider:

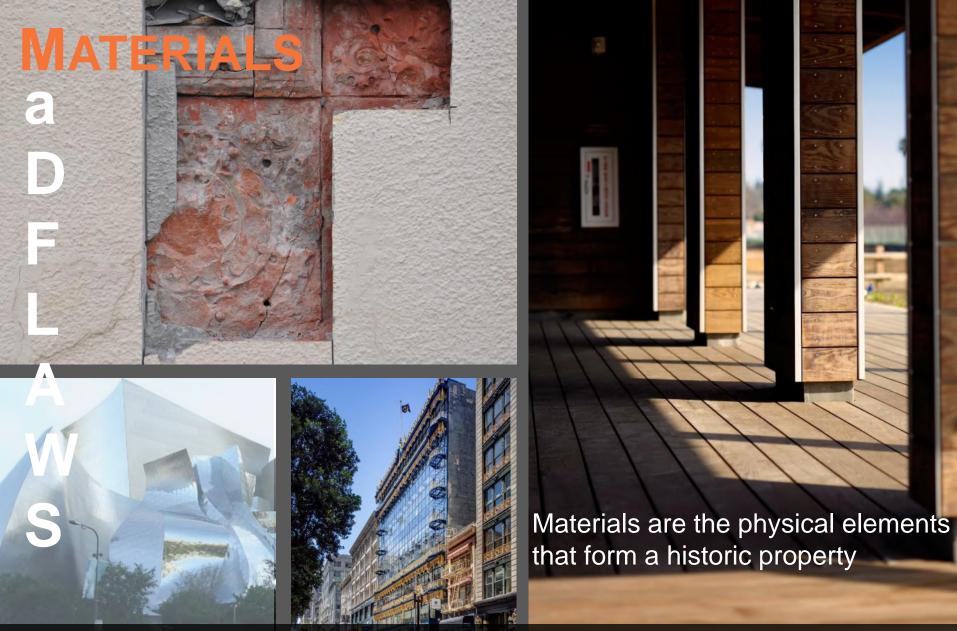
To what extent will the proposed work affect one's ability to interpret the **significance** of the property as an individual resource or within a historic district?

INTEGRITY

Integrity is judged by whether the significant features of the property are present, and whether the property retains the identity for which it is significant.

Historic integrity is the composite of seven qualities:

- Materials
- Design
- Feeling
- Location
- Association
- Workmanship
- Setting



"MaD FLAWS" Courtesy Stephen Schafer | Schaf Photo Architectural Photography | www.habsphoto.com

Design is the composition of elements, including form, structure, style, organization of spaces, scale, etc.

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Feeling is a property's expression of the aesthetic or historic sense of a particular period of time

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Location is the place where the historic property was constructed or where the historic event took place

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SOCIATION

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Association is a property's direct link between an important historic event or person and the property



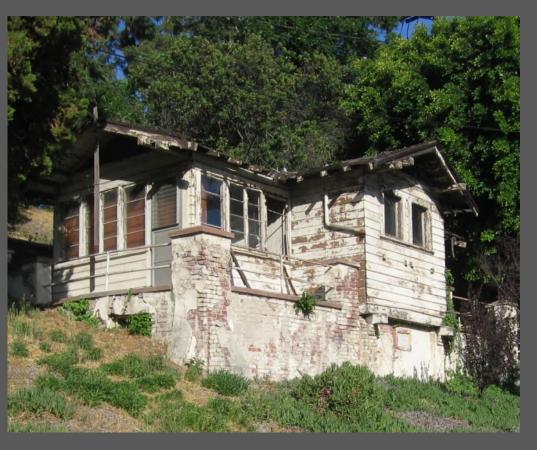
Workmanship is the physical evidence of the crafts of a culture

Setting is the physical environment of a historic property

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Important Note About Integrity



Condition is NOT the same as historic integrity. Buildings with evident signs of deterioration can still retain eligibility for historic listing as long as it can be demonstrated that they retain enough characterdefining features to convey their significance.

Integrity Tied To Significance

	Integrity of Design, materials, and workmanship	Integrity of location and setting	Character-defining features mostly retained
Architecture	Х		Х
Events		Х	Х
People		Х	Х
Cultural		X	Х

Project Review Consideration #3

In reviewing a proposal, consider:

To what extent will the proposed work affect the integrity of the property? Will it retain a sufficient degree of **integrity** to be considered significant and eligible for listing on a historic register?



Historic Context Statement

Contains:

- Historic Context: Chronological development + Economic, Residential, Institutional, and Ethnographic contexts with associated themes
- Architectural styles with typical character-defining features
- Registration Requirement by property type within each context/theme
 - Eligible Criteria
 - Integrity Considerations



City of Long Beach Historic Context Statemer

Prepared for: City of Long Beach Department of Development Services Office of Historic Preservation 333 West Ocean Boulevard Long Beach, California 90802

> Prepared by: Sapphos Environmental, Inc. 430 North Halstead Street Pasadena, California 91107



July 10, 2009

INTEGRITY: ACTIVITY

Based on the photograph and information provided, how would you assess the integrity?



Date Constructed: 1922 Property Type: Neighborhood bank



Integrity: Not Intact

- Lost Material, Design, Feeling, Workmanship
- Retains Location, Association, Setting



Property Type: Duplex Architectural Style: Mission Revival



Integrity:

- Retains Design, Feeling, Location, Association, Setting
- Lost some Material, Workmanship (windows)
- Intact as a contributor to district



Date Constructed: 1924 Property Type: Duplex Architectural Style: Mission Revival



Integrity:

- Retains Location, Association, Workmanship, Setting
- Some compromise to Material, Design, Feeling
- May be enough to be contributor to district



QUESTIONS?



AGENDA

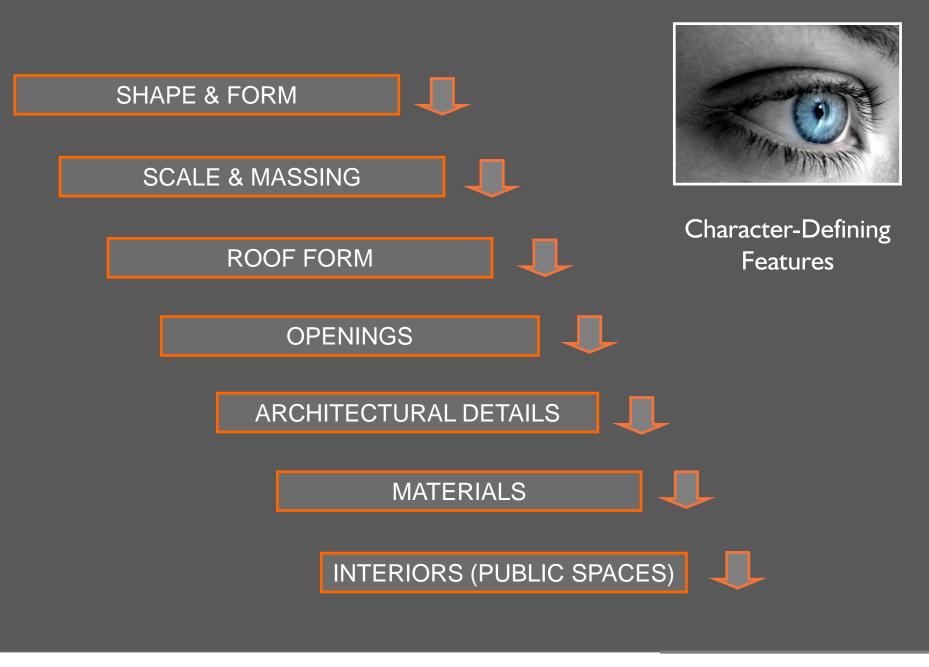
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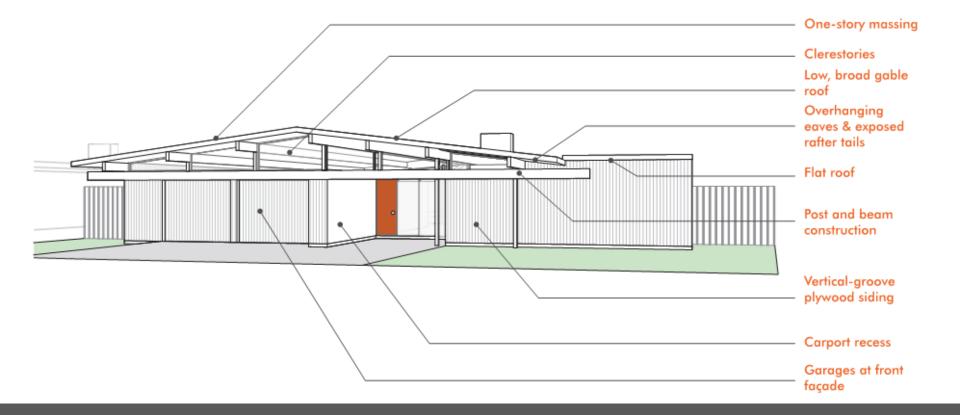
Character-Defining Features

Those elements or architectural components which establish the visual character of the property. They are the tangible elements that embody its significance or association with specific events.

They are the physical parts of the building that should be retained and preserved.

"To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials."

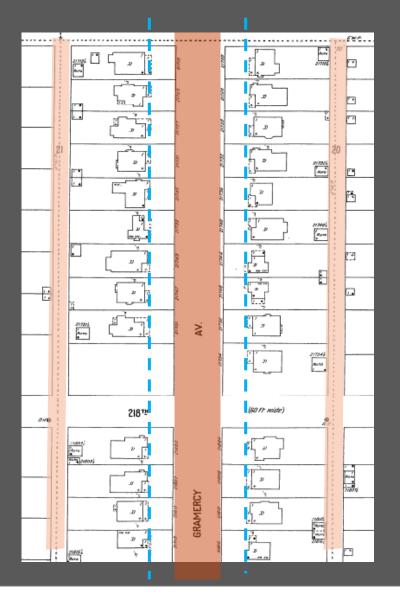


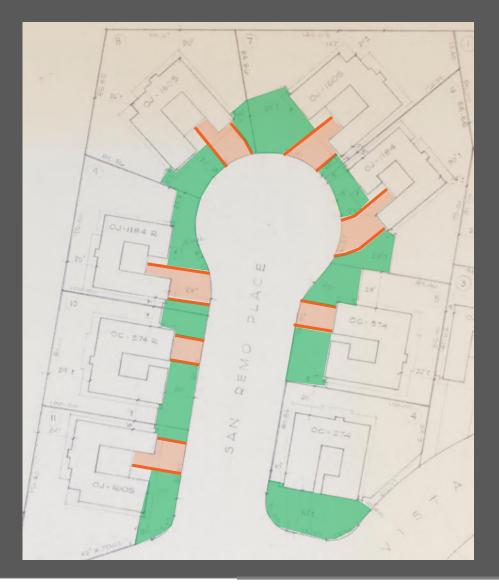


Historic Districts:

Overall Form & Continuity

- Property types
- Spatial organization
- Circulation/street pattern
- Streetscape characteristics (medians, sidewalks, curb cuts, trees, planting strips)
- General lot and building sizes
- Setbacks from street
- Relationships of buildings to each other and to accessory structures





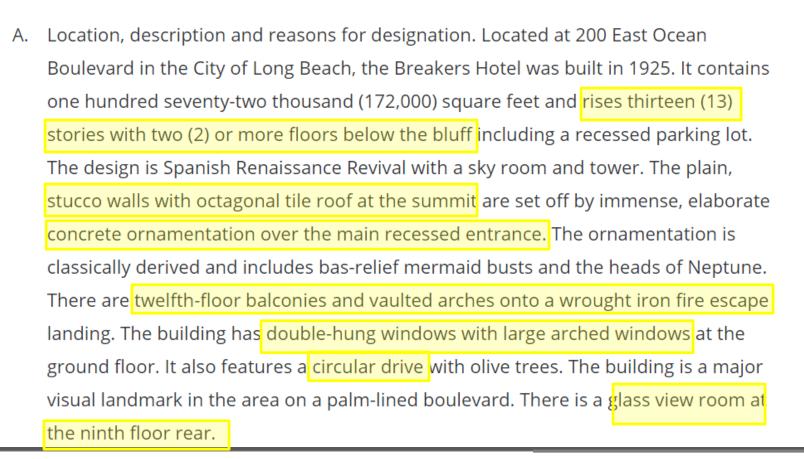
Contributors in Historic Districts:

- Scale & Proportion
 - Height, width
- Design Features
 - Roof forms, symmetrical or unsymmetrical façade organization, recessed or flush entrances, parapets
- Fenestration
 - Window and door sizes, types, materials, ratio of solid to void
- Materials
 - Wall cladding, roof materials, window and door materials, ornament materials
- Texture
 - i.e. smooth or textured stucco, horizontal wood cladding, etc.
- Architectural Detail
 - Ornament, including pediments, porticos, columns, pilasters, entablatures, moldings





16.52.360 - The Breakers Hotel.



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SECTION 10.0 ARCHITECTURAL CHARACTER

Asian Development Corporation v. State of California) exempts churches and religious organizations from local historic preservation law, although some cities do still designate churches with the owner's consent.

10.9 AMERICAN FOURSOUARE, 1894-1910

A vernacular housing type that can be found in towns and on farms across America, the American Foursquare is box-like in massing and plan, with hipped or gabled dormers, porches across all or a portion of the facade, and detailing culled from the vocabularies of a variety of styles, including Mission Revival, Colonial Revival, and Craftsman. The American Foursquare house emerged at the end of the 19th century and was popular in southern California through the first decade of the 20th century, when it faded away in the face of the then-dominant Craftsman style. In some parts of the country, these homes are called Prairie Boxes, because their overhanging hipped roofs, horizontal proportions, and often full-width front porch lent themselves to the Prairie Style.

Homes constructed in the American Foursquare style are generally two stories, with a low- or medium-pitched hipped roof that is often accented by dormers. Large, rectangular porches may span the width of the facade of the house; if partial width, a bay window is frequently employed to balance the facade. The American Foursquare house was a simplified version of the early forms of the Prairie style that was popular during the same period, but it generally lacked the detailing emphasizing horizontal lines that were a constant in the Prairie style. The most common variations of the American Foursquare style in Long Beach featured elements of the Colonial Revival or Craftsman styles.

Character-defining Features

- Two to two-and-a-half stories
- Square or rectangular plan
- Hipped roof, often with dormers
- Overhanging eaves, either boxed and bracketed, or open with exposed rafters
- Full- or partial-width front porch
- Clapboard or wood-shingle siding, individually or in combination
- Narrow clapboard siding trimmed with fluted endboards
- Molded capitals
- Double-hung sash windows
- paneled front door with sidelights

Classic Box Substyle

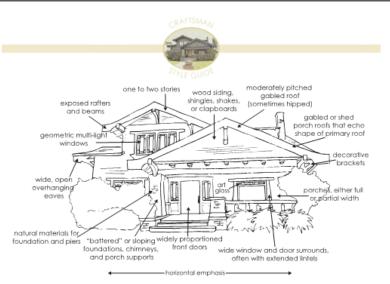
Classic Box is the name sometimes given to American Foursquare houses with emphatic Colonial Revival detailing derived from the classical styles of architecture. Classic Box houses usually incorporate classical porch columns, piers, and/or pilasters, which may be fluted and generally are topped with capitals. Endboards echo the classical theme. Pediments over windows, doorways, or porches are sometimes embellished with garland or swag decorations. Boxed eaves can be accented by brackets or dentil-like detailing. Siding is most often narrow clapboard. Windows

City of Long Beach Historic Co	ontext Statement
July 10, 2009 Sapphos Env	ironmental, Inc.
W:/PROJECTS/1521/1521-001/Documents/Revised Historic Context Statement/10.0 Architectural.doc	Page 196

CONDUCTION CONTRACTOR OF A CONT **FIGURE 24** 6 American Foursquare Page 198

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Historic Context Statement



CRAFTSMAN (1902-1925)

The Craftsman style, while ubiquitous in Southern California, actually has its roots in England. During the nineteenth century, the Arts and Crafts movement emerged as a reaction to rapid industrialization and the increase of mass production. The movement continued to grow and develop with the work of artist and designers. The concept came to the United States by way of the movement's American followers, and was popularized through architectural and design magazines and journals.¹

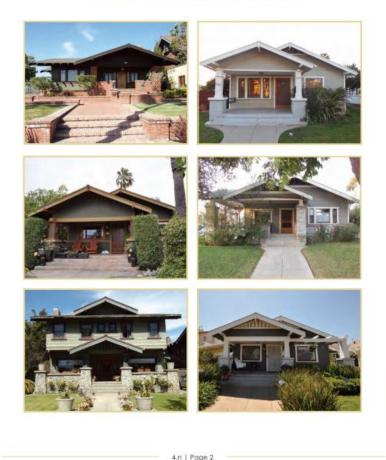
Pasadena-based architects Charles and Henry Greene brought the Craftsman style to Long Beach. The Greene brothers were both followers of the Arts and Crafts movement and were largely inspired by the Japanese "Ho-o-don" pavilion at the 1983 World's Colombian Exposition. Two of their earliest and most complete works in Long Beach were the Jennie A. Reeve (1904) and Adelaide Tichenor (1904-1905) residences.² The style, which was almost exclusively used for residential buildings, became so popular that local contractors constructed entire tracts of Craftsman bungalows.³ In Long Beach, the Craftsman style was most frequently applied to this smaller one-story house type. Local architects such as W. Horace Austin and Hugh Davies, influenced by the work of Greene and Greene, designed larger examples in affluent areas of town such as Bluff Park. At the time, these larger architect-designed Craftsman homes were often referred to as "Swiss Chalets."⁴

The tenets of the Craftsman style include the use of natural-looking materials in their natural state and an emphasis on the building structure itself. As such, materials like river rock and clinker brick were often utilized, and structural features such as roof beams and supports were left exposed for aesthetic affect.

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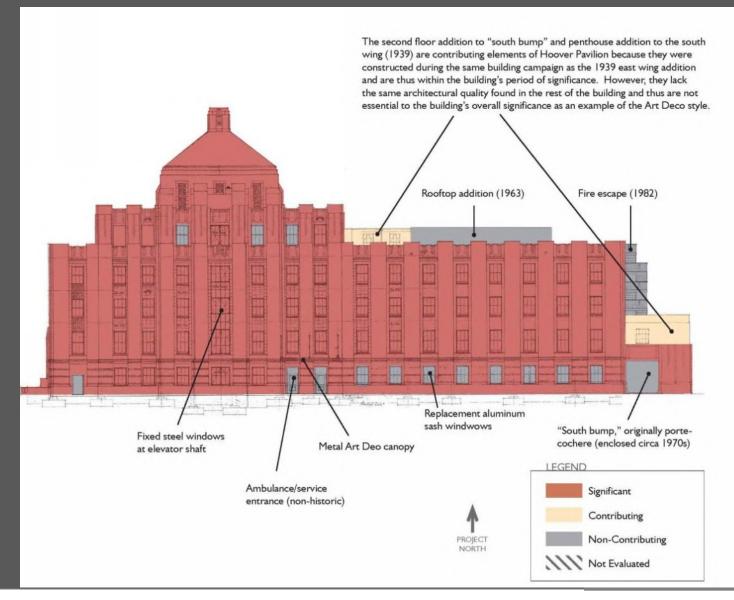


Additional Examples of the Style



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Design Guidelines



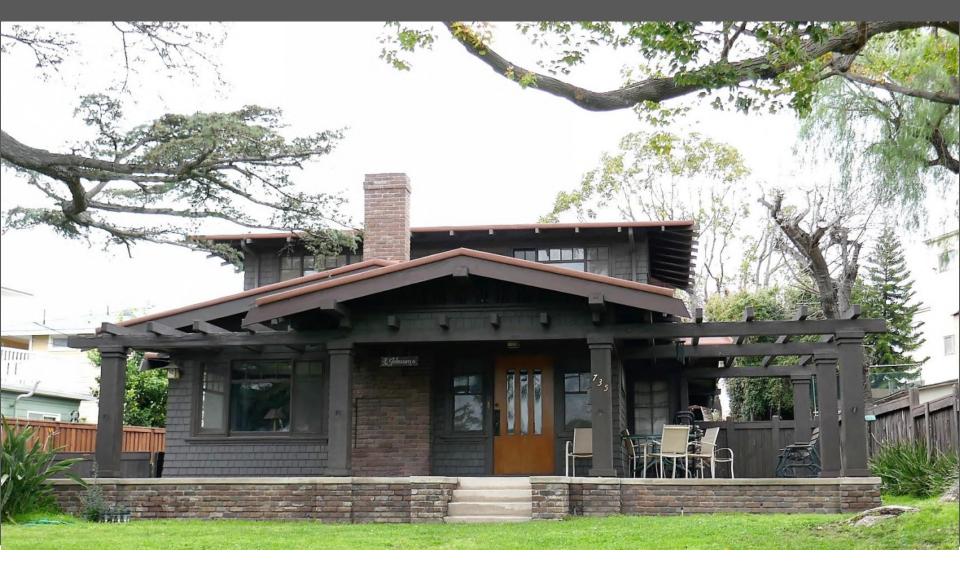
Visualizing and understanding significar **DRAFT** PAGE & TURNBULL

Project Review Consideration #4

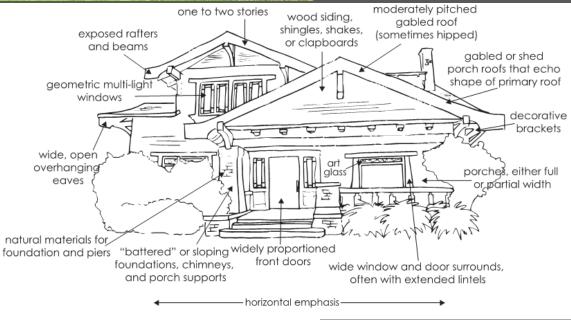
In reviewing a proposal, consider:

To what extent will the proposed work affect the **character-defining features** of an individual historic resource or historic district that date from the period of significance?

CHARACTER-DEFINING FEATURES: ACTIVITY



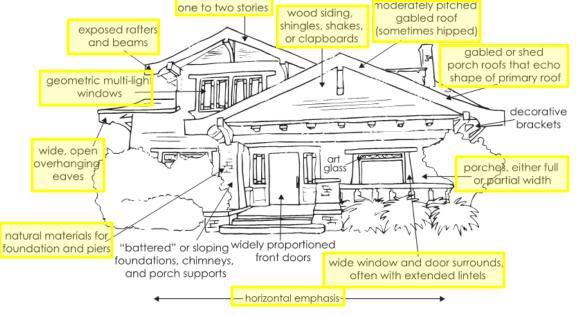




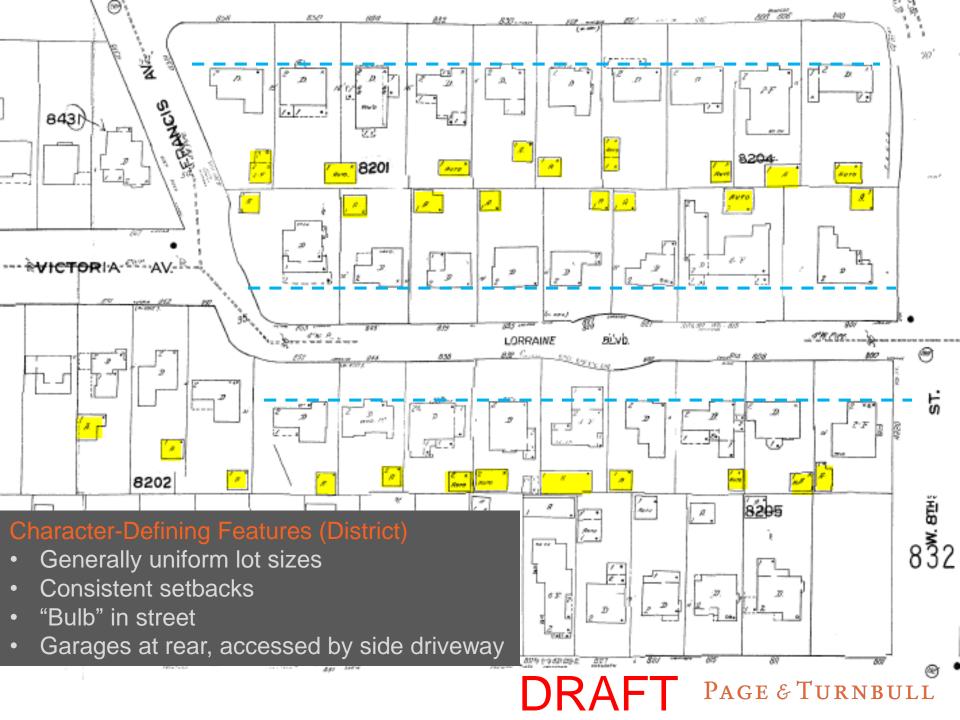


Also:

- Brick chimney
- Porch supports
- Pergolas
- Door (maybe)

















Character-Defining Features (Contributors)

- Two-stories
- Period Revival styles
- Front-facing entrances (clearly marked)
- Punched windows; high solid-to-void ratio
- Landscaped front yard, some sloped
- Concrete driveway and walkway/steps to residence



SUMMARY

In order to review proposed projects related to historic resources or within historic contexts, one must understand:

- Historic resource type
- Reason for significance
- Integrity
- Character-defining features
 - Non-historic features

In particular, the list of character-defining features will guide design review. They will guide the understanding of how much change can occur to the features themselves, to the overall historic resource, and what constitutes compatible new design.

SOI Standard – Rehabilitation (abridged)	Historic Significance	Integrity	Character- Defining Features
1. Appropriate new (continued) use.	Х	Х	Х
 Preserve historic character – features, spaces, and spatial relationships. 	Х	Х	Х
3. No historicism.	Х	Х	
4. Recognize change over time.	Х	Х	Х
 Preserve materials, finishes, construction techniques and craftsmanship. 		Х	Х
Repair rather than replace. When replacing, match design, color, texture, (and materials).		Х	Х
7. Treat with "gentlest means possible."			Х
8. Protect and preserve archeological resources.	Х	Х	Х
 New construction shall be <u>differentiated AND</u> <u>compatible</u>. 	Х	Х	
10.New construction shall be <u>reversible</u> , i.e. add rather than subtract.			Х



QUESTIONS?