

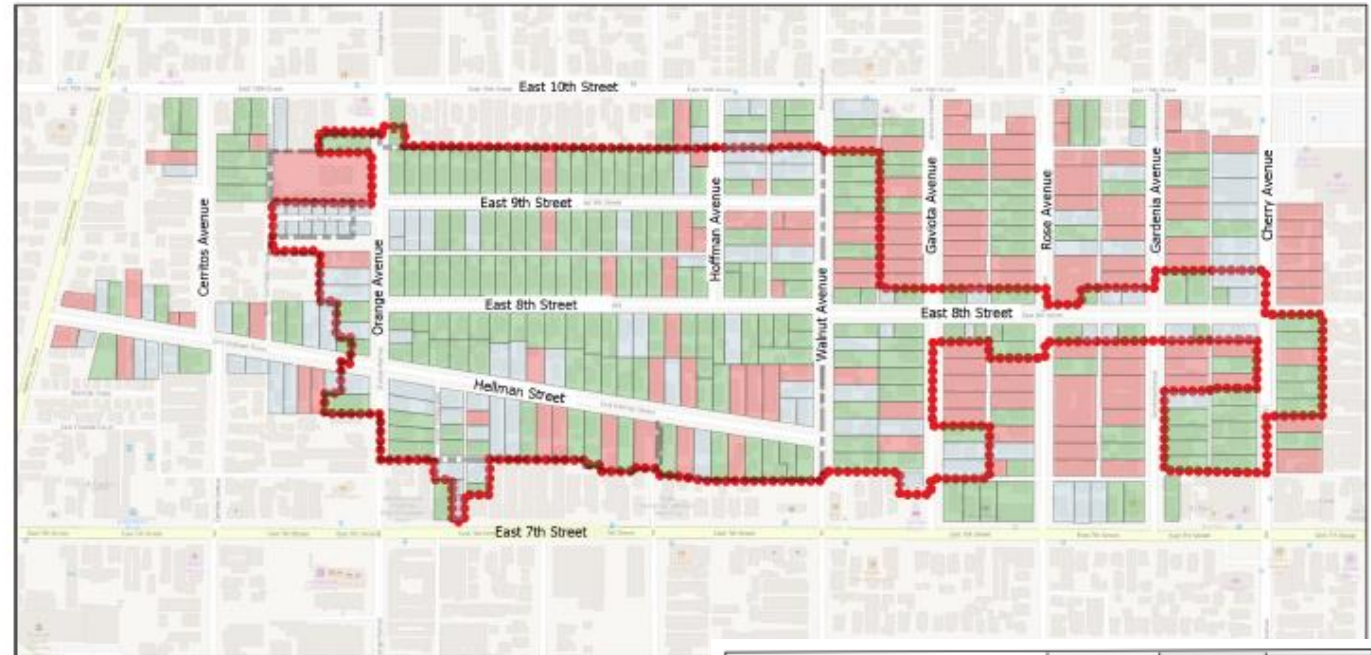


Study Session: Hellman Street Craftsman Historic District Re-Survey

July 27, 2021

Project Scope and Goals

- Resurvey and possible expansion
 - District originally established October 27, 1992
 - 187 properties in the district, of which 155 properties were determined to have contributing structures by original survey
 - Current Period of Significance 1902-1928
- Project Goals
 - Update survey of individual properties
 - Increase concentration of historic resources (60% or greater)
 - Revise boundaries – potentially expand to include additional historic resources and remove non-historic properties
 - Consider extending the period of significance



..... Proposed Revised District Boundary
----- Existing Craftsman Street Historic District Boundary

	Properties in Existing District	Properties in Expansion Area	Total
Contributing- Craftsman Style (1902-1935)	116 (62%)	50 (54%)	166 (60%)
Contributing-Period Style (1902-1935)	40 (22%)	34 (37%)	74 (27%)
Not Contributing	29 (16%)	8 (9%)	37 (13%)
TOTAL	185 (100%)	92 (100%)	277 (100%)

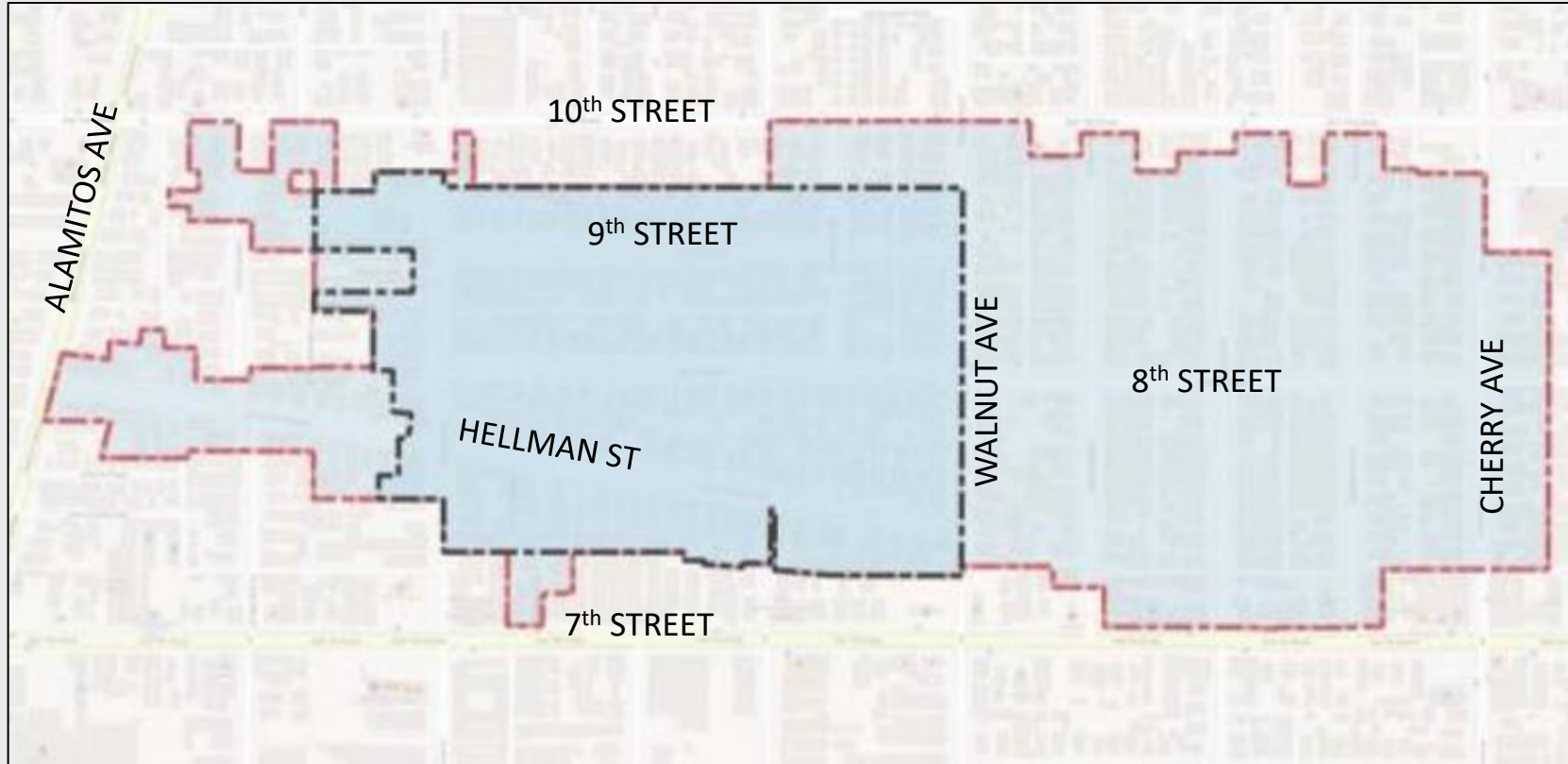
Background and Methodology

Background

- Wiss Janney Elstner (WJE) Associates, Inc. prepared an intensive parcel-level survey of the Hellman Street Craftsman Historic District and potential expansion area.
- Survey updates the existing District survey, including updates to:
 - contributing and non-contributing resource lists,
 - re-evaluation and delineation of character-defining features, and
 - documentation and evaluation of boundary expansions.
- As part of the survey update, properties outside but adjacent to the existing District boundaries were surveyed and considered for a possible expansion of the existing District.
- The study area includes a total of 276 properties.

Background and Methodology

Background

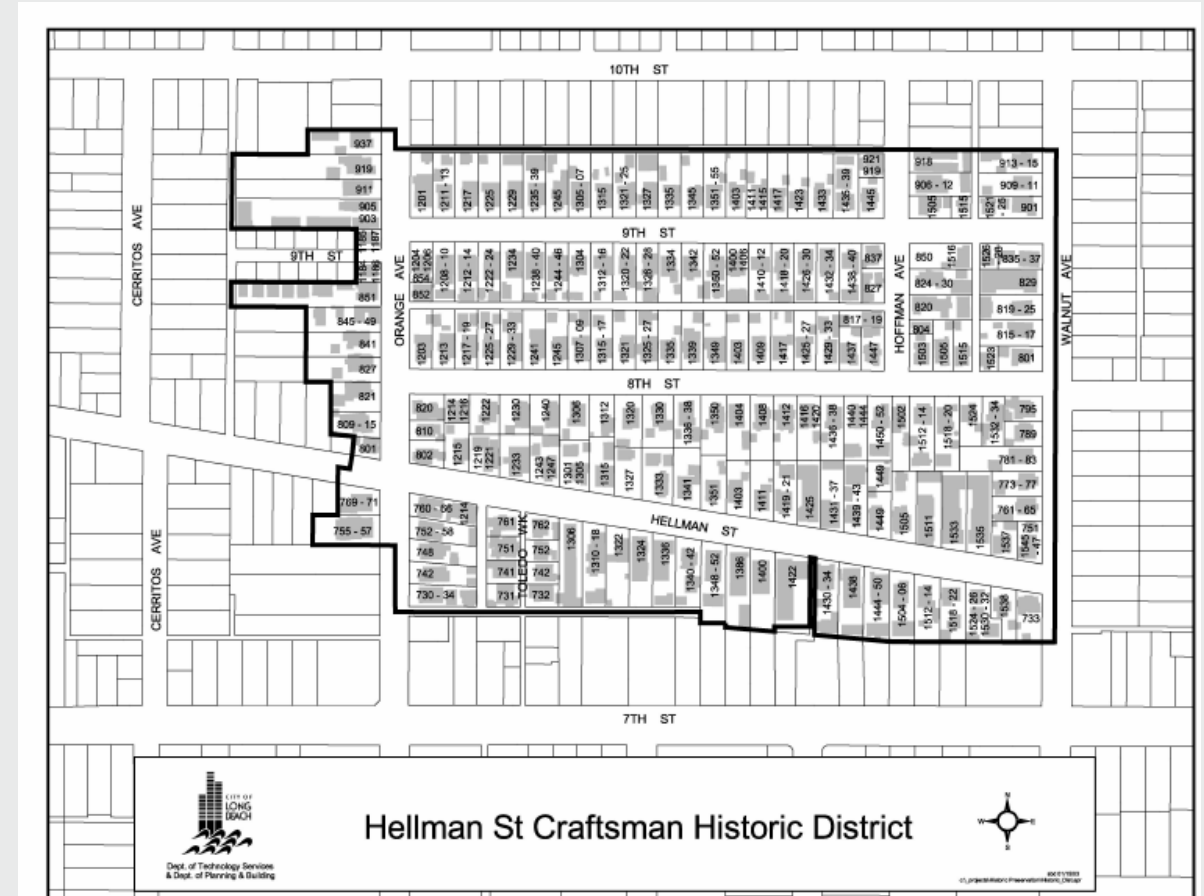


Existing District boundary (black) and expansion study area (red).

Background-Existing Historic District

Background

- Hellman Street Craftsman Historic district adopted 1992.
- District has a high concentration of Craftsman bungalow style houses.
- Other architectural styles also recognized including Spanish Colonial and Mission Revival
- Consistent visual cohesion throughout the district.
- Period of Significance 1902-1928



Background and Methodology

Methodology

- Survey
 - Professional services were performed by individuals who meet the Secretary of the Interior's Professional Qualifications Standards.
- Archival Research
 - Archival research was performed to develop a context history for the District and potential expansion areas. Repositories included the Long Beach Historical Society and the Long Beach Public Library
- Field Survey
 - WJE performed an intensive parcel-level survey of the existing District and proposed expansion areas. The survey included documentation of each lot, detailed survey of the primary structure on the site, and inventory of secondary structures on the site.
- Database and Maps
 - Mapping for the survey was prepared using QGIS. Information for each parcel compiled during the field survey and archived in the database using Microsoft Access

Hellman Street Craftsman District

Platting and Settlement 1888-1902

- Formerly part of the Rancho Los Alamitos
- The Hellman Street Craftsman District was platted in 1888 as part of the Alamitos Beach town site. The Alamitos Beach town site was designed as a development along the waterfront east of the City of Long Beach
- It was platted within an area that was formerly part of Rancho Los Alamitos.

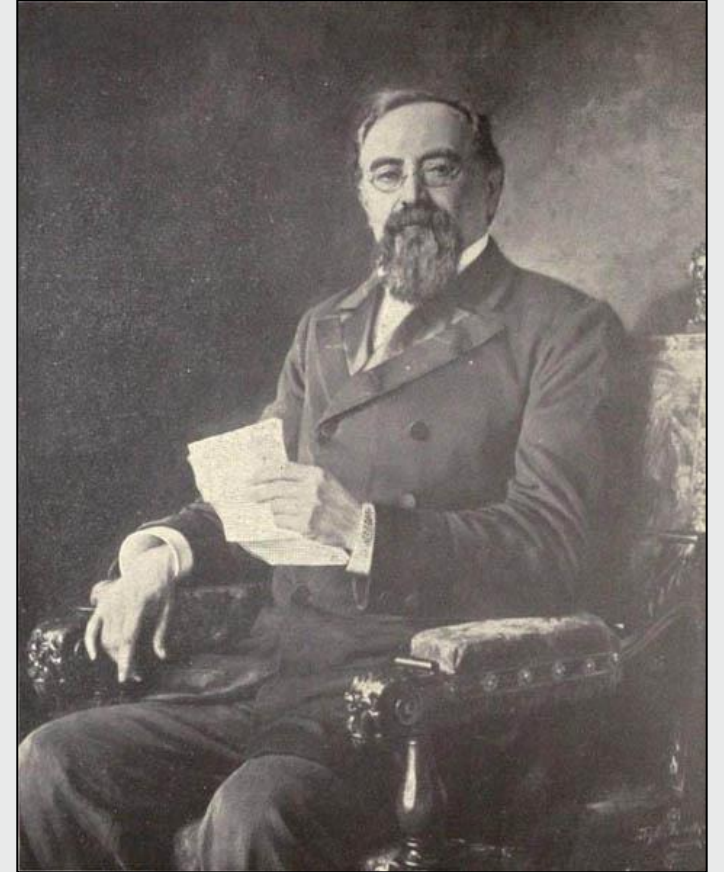


1888 map of the Alamitos Beach town site. The study area is outlined in red.

Hellman Street Craftsman District

Isaias W. Hellman

- Isaias W. Hellman was a real estate developer, civic leader, and banker who played an important role in the development of California.
- He was a German immigrant who came to LA in 1859, got a job at a dry goods store and eventually became one of the partners of the Alamitos Land Company who developed the land where the present-day District is located.
- In addition to his involvement in banking and real estate, Hellman contributed to the development of the University of Southern California and the University of California.



Portrait of Isaias W. Hellman, ca. 1899

Hellman Street Craftsman District

Growth and Development (1902-1940)

- The Alamitos Tract was subdivided into smaller tracts, which includes the present-day Hellman Street Craftsman Historic District.
- By 1905, 8 residential structures had been built in the area, 3 of which were constructed in the Craftsman style.
- Development was characterized by small clusters of residences along Hellman Street and Walnut Avenue
- Significant for concentration of intact Craftsman style bungalows
- Example of early twentieth-century working-class neighborhood

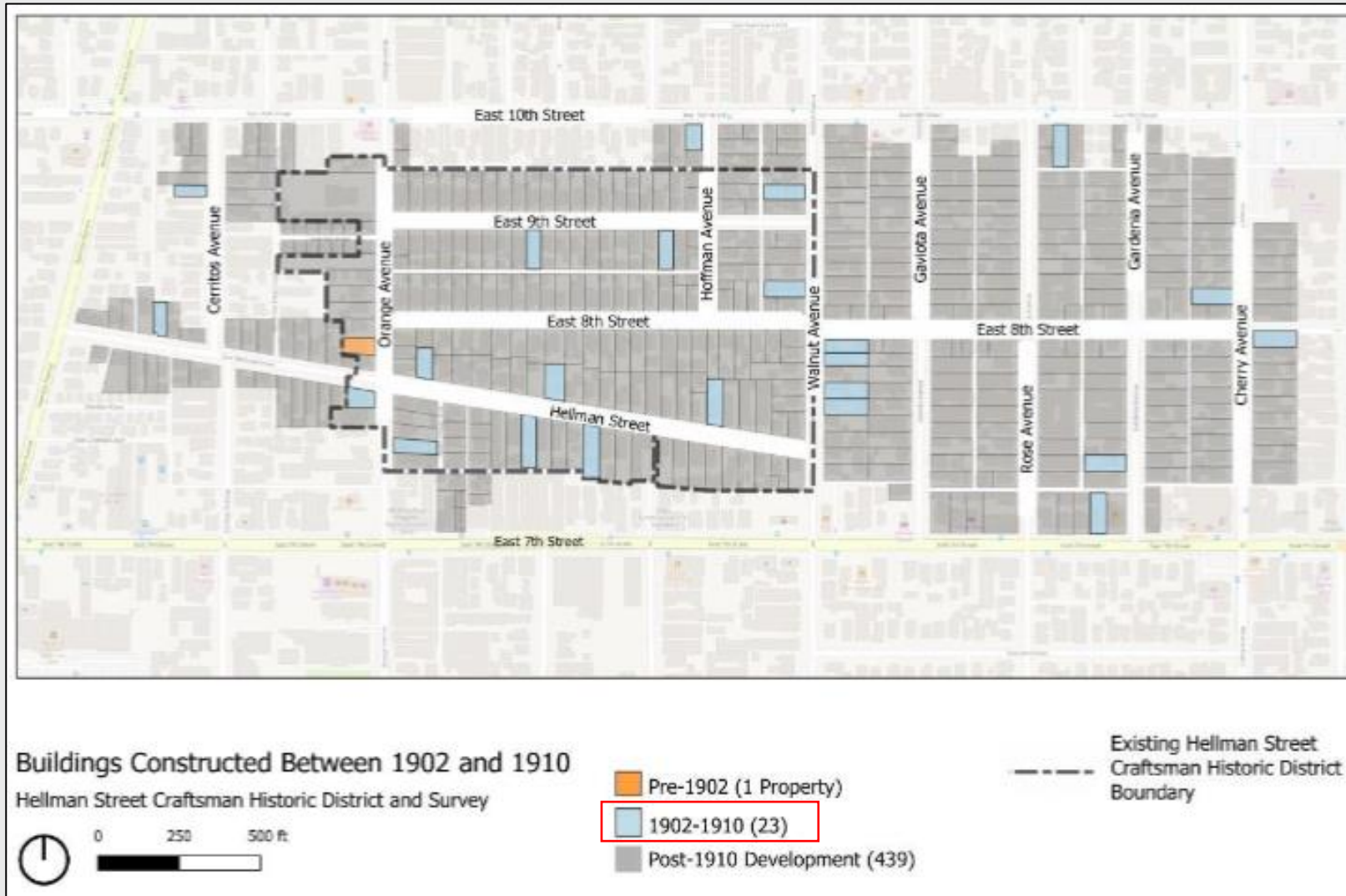


1350 Hellman Street. Built in 1905 one of the first structures built in the District

Hellman Street Craftsman District Development

Growth and Development (1902-1910)

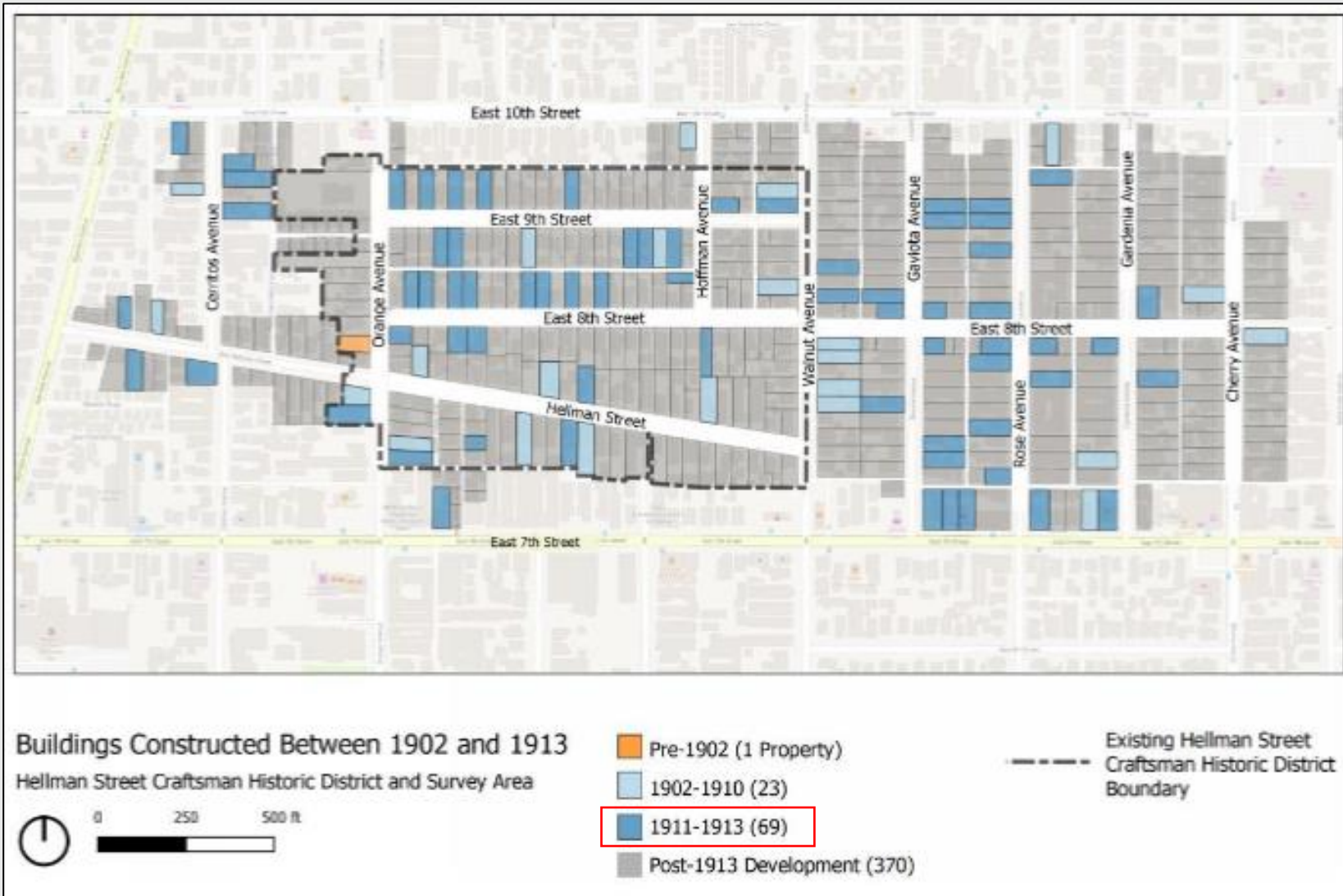
There are approximately 23 extant structures built between 1902 and 1910 in the study area.



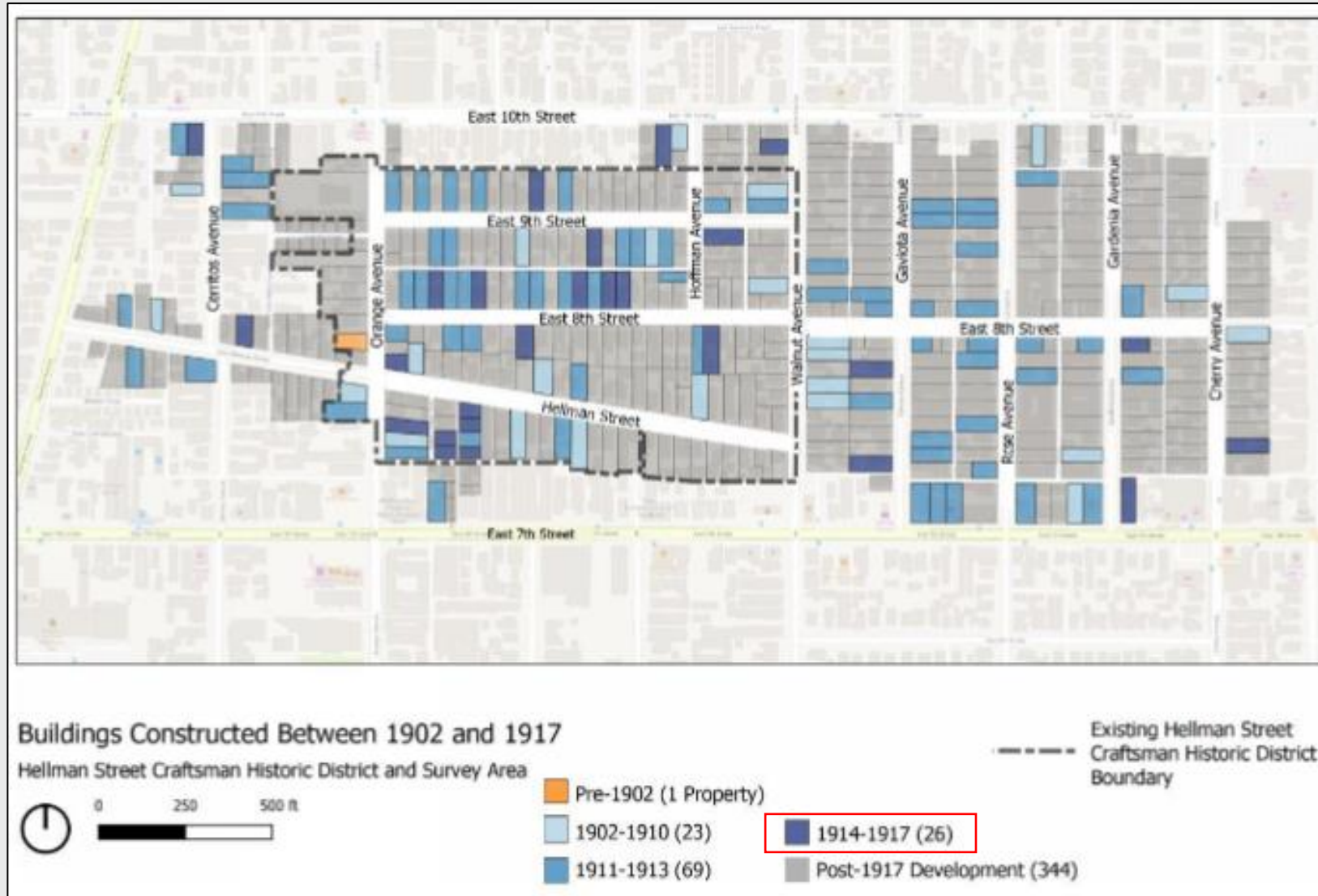
Hellman Street Craftsman District Development

Growth and Development (1911-1913)

There are approximately 69 extant structures built between 1911 and 1913 in the study area, 95% of which were constructed in the Craftsman style



Hellman Street Craftsman District Development

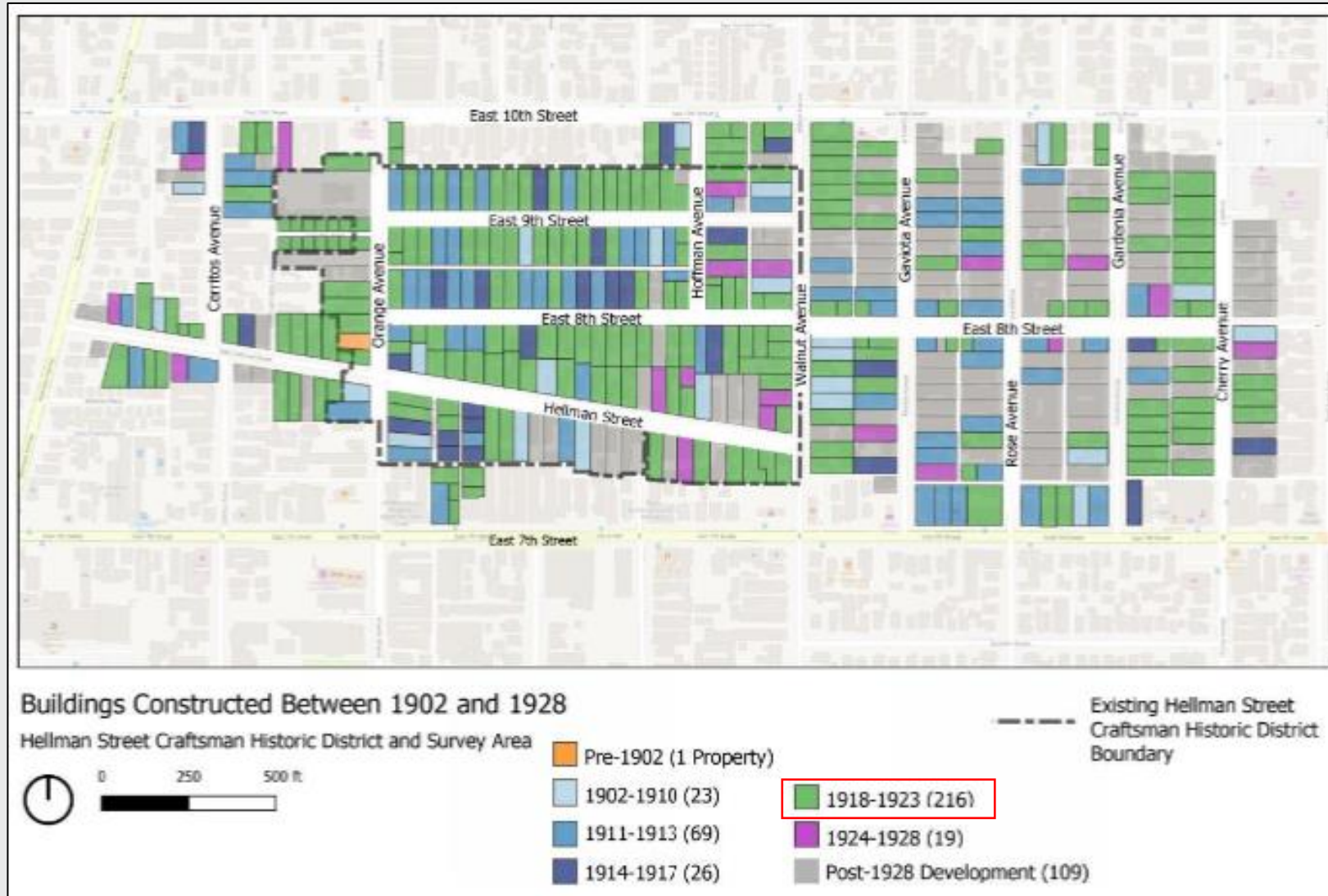


Growth and Development (1914-1917)

During WWI, Long Beach economy remained strong, fueled by its port and shipping industry.

The rate of residential development declined however, with only 26 structures constructed during this time period, mostly along East 8th and 9th Street

Hellman Street Craftsman District Development



Growth and Development (1918-1924)

In 1924, residential development within the District slowed as much of the land had been subdivided and developed.

The last Craftsman style building within the District was constructed in 1924.

Hellman Street Craftsman District Development

Growth and Development (1924-1940)

The last Craftsman style building constructed within the study area was constructed in 1929 and the last period style structure was constructed in 1934.



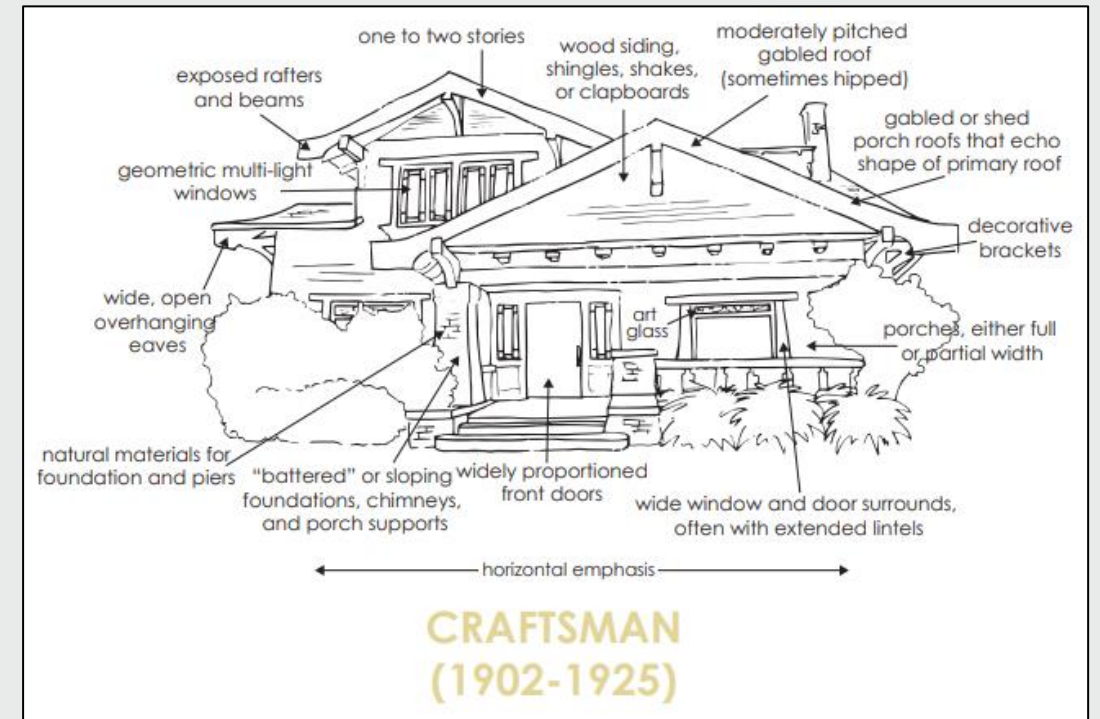
Growth and Development (1902-1940)

- This era of development primarily consisted of single-family Craftsman style bungalows but also included a wider variety of Mediterranean-influenced period styles as well as a larger proportion of multi-story duplexes and fourplexes
- Approximately 60% of residences were constructed in the Craftsman style.
- This is far greater than the average of 34% for the City of Long Beach as a whole during that time.

Craftsman Style Structures in the District

Architectural Character

- Most of the structures within the District and proposed expansion areas are of the Craftsman style with the following characteristics:
 - Wood-framed, have a raised concrete or brick foundation, and are clad with wood or stucco.
 - Low-pitched gable roofs, open eaves, exposed wood rafters and beams, decorative attic vent, and wood trim at window and door openings.
 - Wood-framed windows and typically fixed, casement, or double-hung. The street-facing elevation features a covered porch that provides access to the main entrance and includes masonry piers and tapered wood columns.



Classification of Architectural Styles and Types

Architectural Styles

There are also other period styles within the District that were constructed within their period of significance and provide context.

These include:

- Spanish Colonial Revival
- Italian Renaissance Revival
- Colonial Revival
- Queen Anne
- Folk Victorian
- Pueblo
- Art Deco



Typical Non-Historic Alterations of Primary Buildings

Typical Non-Historic Alterations

- Two-Story Additions at Rear of the House.
- One-Story Additions along the Side of the Building.
- Porch Enclosures.
- Porch Access.
- Window Replacements.
- Roof Replacements.
- Overcladding of Stucco.
- Overcladding of Wood Siding
- Surface Coating at Wood Clapboard.



Typical two-story addition at rear of house.



Enclosed porch where only the original foundation remains.

Subsequent Infill

Building Infill

- The character of the infill buildings generally reflects the period in which they were constructed.
- Within the existing District, infill buildings were typically constructed in the 1950s and 1960s and consist of one- and two-story apartment buildings
- The scale of these buildings is typically two-story and have some similar materials.
- Their setback, massing, and architectural style detract from the cohesiveness of the district and are considered non-contributing.



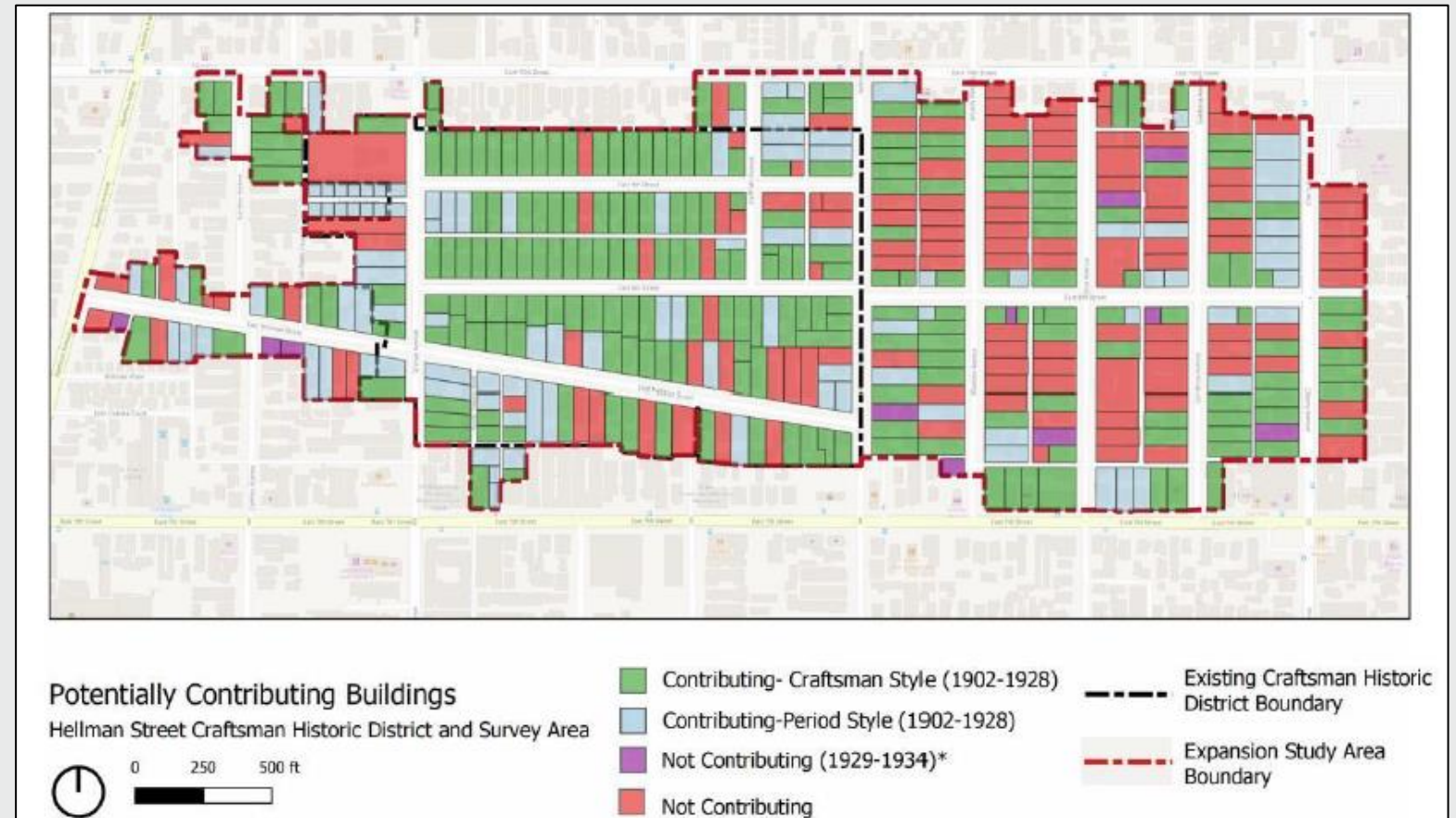
A non-contributing two-story building constructed within the District in the 1960s.

Survey Summary and Recommendations

Contributing and Non-Contributing Buildings

The assessment of the primary building on each property identifies it as either:

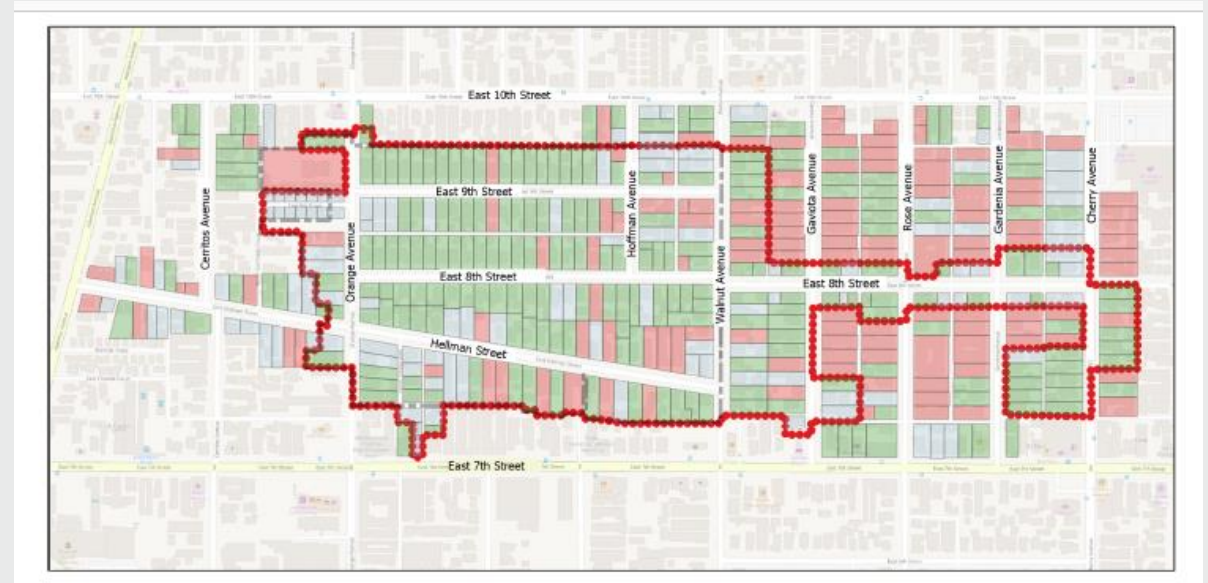
1. contributing and of the Craftsman style
2. contributing but of a contextual period style of architecture
3. Non-contributing but part of a potential extension to the period of significance, or
4. non-contributing



Survey Summary and Recommendations

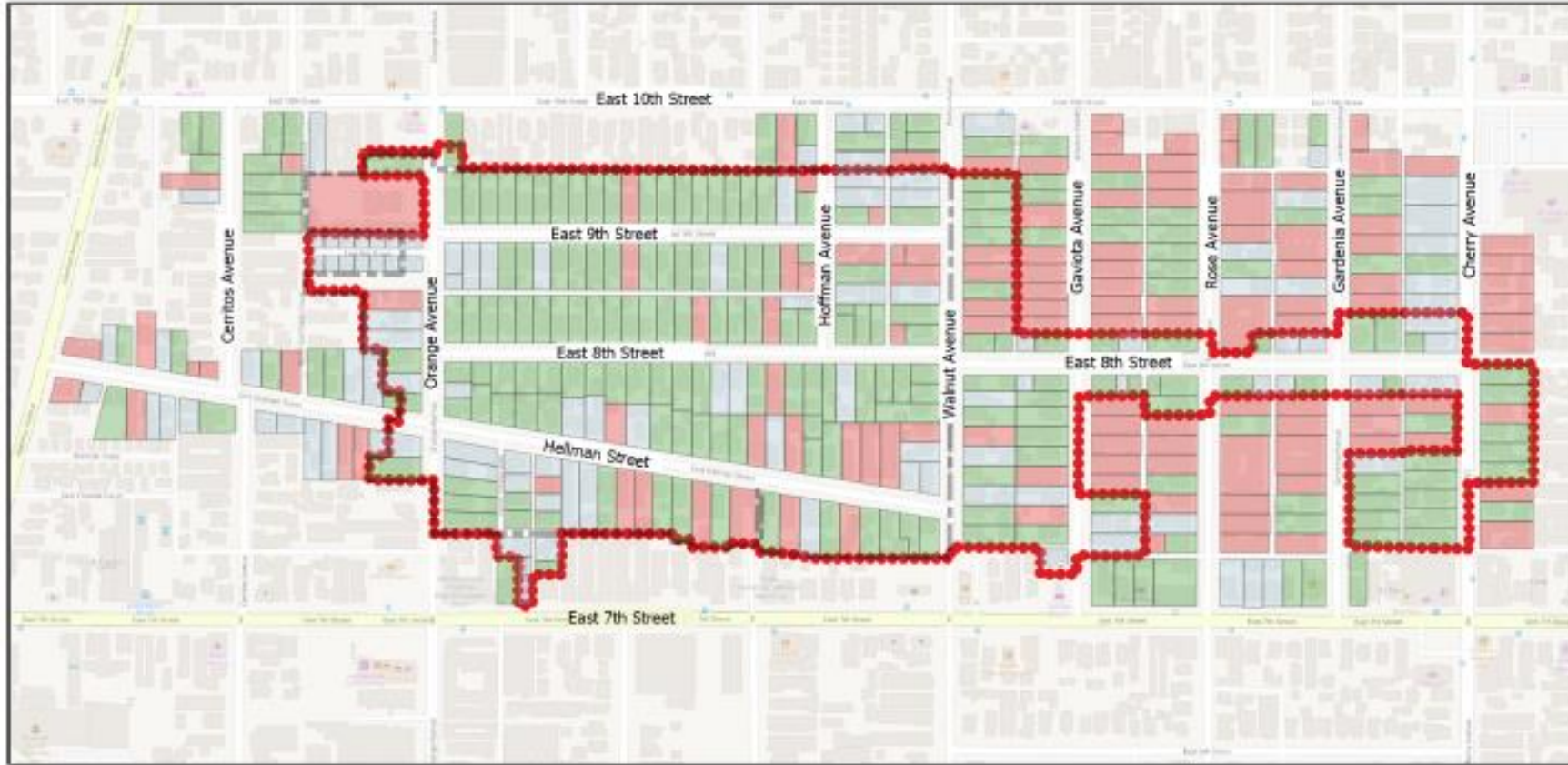
Results

- Revise the period of significance from 1902-1928 to 1902-1934.
- Revise the district boundaries as follows:
 - Include little “9th Street” a collection of small lot Spanish style buildings to the east of Orange Avenue.
 - Include the southern portion of Toledo Walk – currently only a portion of the block is in the district
 - Expand the district eastward along the 8th Street corridor add portions of Cherry Avenue to the north and south
- 1 property at 905 Orange Avenue recommended for removal from district





Survey Summary and Recommendations




Final Recommended Map



Proposed District Boundary Revision Hellman Street Craftsman Historic District and Survey Area



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Next Steps

- ✓ Hear feedback from the Cultural Heritage Commission
- ✓ The Survey is available on the City's website for public review:
<https://www.longbeach.gov/lbds/planning/preservation/hellmancraftsmansurvey/>
- ✓ Outreach to the proposed expansion area
- ✓ Adoption process pursuant to 2.63.070(A) of the LBMC
 1. A simple majority of property owners in the expansion area must sign a petition supporting the expansion
 2. Adoption hearing by CHC
 3. Adoption hearing by City Council



Thank you

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