



RESTORATION TRADE FAIR  
Long Beach, California  

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www.rpna-tradefair.org

Making historically  
appropriate decisions

## WHO'S WHO

KAREN HIGHBERGER

- KAREN HIGHBERGER INTERIOR DESIGNS, INC.
- CULTURAL HERITAGE COMMISSION
- CALIFORNIA HEIGHTS NEIGHBORHOOD ASSOCIATION

TOM BARNES — OWNER OF B&B HARDWARE ON WARDLOW AND AT 4<sup>TH</sup>  
& REDONDO HERE IN LB

BARBARA PAUL — OWNER OF BARBARA PAUL LANDSCAPE DESIGNS

CHAD GINGHER — OWNER OF COASTAL PAINTS

SCOTT GOLDFARB — WINDOW RESTORATION AND REPAIR

RICHARD CONNELLY — OWNER OF RICHCo OUTDOOR CONSTRUCTION

AND THANKS TO

ELLEN KIRK OF HOUSE PORTRAITS BY ELLEN FOR ALLOWING US TO USE  
SOME OF HER PORTRAITS OF PERIOD HOMES

# Let's Review Some Terms

LONG BEACH CITY  
DEPARTMENT OF  
DEVELOPMENT SERVICES: PLANNING

Community Design

Advance Planning

Environmental

Historic Preservation

- HISTORIC PRESERVATION OFFICE – HPO  
THE OFFICE OVERSEES ALL ACTIVITIES ASSOCIATED W/ ISSUANCE OF COA AND RESPONSIBLE FOR MINOR PROJECTS
- CULTURAL HERITAGE COMMISSION – CHC  
THE BODY RESPONSIBLE FOR MAJOR PROJECTS
- CERTIFICATE OF APPROPRIATENESS – COA  
THE APPLICATION AND PROCESS USED WITHIN HPO AND CHC

# LONG BEACH HAS GREAT ARCHITECTURE TO RECOGNIZE AND RESTORE



# IMPORTANT CONSIDERATIONS

THERE IS A PROCESS WHEN MAINTAINING OR MODIFYING YOUR HOME OR PROPERTY

THE HISTORIC PRESERVATION OFFICE (HPO) IS THERE TO ASSIST YOU

IT IS GOOD TO START THERE (HPO) BEFORE YOU SEEK DESIGN SERVICES

## FREQUENTLY ASKED QUESTIONS

- WHAT COLORS ARE APPROPRIATE TO PAINT MY HOME?
- CAN I REPLACE MY WINDOWS?
- ARE SOME STYLES OF DOORS BETTER THAN OTHERS?
- IS FENCING APPROPRIATE, IF SO WHAT STYLE AND MATERIAL?
- ARE LANDSCAPE ITEMS, SUCH AS PLANT MATERIAL AND HARDSCAPE INCLUDED IN THE COA PROCESS?

WE ARE GOING TO TAKE YOU THROUGH THESE AND OTHER IMPORTANT ISSUES ON TYPICAL ARCHITECTURAL TYPES IN LONG BEACH



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## LET'S OUTLINE THE PROCESS

- IDENTIFY WHAT YOU WANT TO MAINTAIN, REPAIR, REPLACE OR MODIFY
- IDENTIFY THE DISTINCTIVE FEATURES, FINISHES AND MATERIALS
- DETERMINE APPROPRIATE CONSTRUCTION TECHNIQUES
- REFRAIN FROM ADDING INAPPROPRIATE FEATURES



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## EXAMPLE ELEMENTS

- SIDING AND ROOFS
- PAINT
- WINDOWS
- ENTRANCES & PORCHES
- ARCHITECTURAL FEATURES: TRIM DETAILS, GABLES, OVERHANGS
- PLANT MATERIAL (NOT APART OF THE COA PROCESS BUT A SIGNIFICANT PART OF A HOME'S RESTORATION)
- DRIVEWAYS AND HARDSCAPE



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THE  
CALIFORNIA/CRAFTSMAN  
BUNGALOW

# California Bungalow



## *ALL THE DETAILS*

SIDING: WOOD SIDING

WINDOWS: WOOD

ENTRANCES/PORCH:

PAINT COLOR: COLOR SCHEMES OF 3 + COLORS. BASE COLOR DARK EARTH TONES, USUALLY GREEN OR BROWN. TRIM COLOR LIGHTER EARTH TONES SUCH AS BEIGES AND TANS. WINDOW FRAMES AND RAFTER TAILS MAY HAVE THIRD COLOR CLOSER IN SHADE TO BASE COLOR.

# Bungalow



## *A SINGLE DETAIL*

ELEMENT: GABLE  
ROOF LINE, ROOF  
PITCH, AND DETAIL  
SIDING

LINES: VERTICALS W/  
HORIZONTALS

MATERIALS: WOOD

# Bungalow



## *A SINGLE DETAIL*

ELEMENT: PLANT  
MATERIAL

VALUES:

IT COMPLIMENTS AND  
IS COMPATIBLE WITH  
ITS STREETScape AND  
THE HISTORIC  
DISTRICT

# Bungalow



*A SINGLE DETAIL*

ELEMENT: FENCE

LINES: VERTICALS W/  
HORIZONTALS

MATERIALS: WOOD



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# THE CRAFTSMAN

# Craftsman



*ALL THE DETAILS*

SIDING: WOOD SIDING

WINDOWS: WOOD-FRAMED

ENTRANCES/PORCH:

PAINT COLOR: EARTH TONES W/ 3 COLORS

# Craftsman



*A SINGLE DETAIL*

ELEMENT: DOOR

LINES: RECTANGULAR  
W/ ANGLED SIDES

MATERIALS: WOOD  
W/ NATURAL GRAIN  
SHOWING

DECORATIVE DETAIL:  
“DRIP CAPS” TO  
MATCH OTHER  
EXTERIOR DETAILING

# Craftsman

*A SINGLE DETAIL*

ELEMENT: GATE AND  
PANELS

LINES: VERTICALS W/  
HORIZONTALS

MATERIALS: WOOD





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# THE SPANISH/MISSION

# Spanish/Mission



## *ALL THE DETAILS*

SIDING: STUCCO  
SMOOTH TROWEL  
FINISH

ENTRANCES/PORCH:  
PAINT COLOR: OFF WHITE  
WITH SECOND TRIM COLOR.  
SOMETIMES A THIRD COLOR WAS  
USED ON WINDOW FRAMES, SUCH  
AS BLUE, RED, GREEN VARIANTS.

# Spanish/Mission

*FORMAL  
MEDITERRANEAN  
PATHWAY*



# Spanish/Mission



## *A SINGLE DETAIL*

ELEMENT: GATE

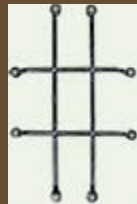
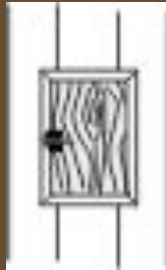
LINES: CURVES, ARCHES  
W/ VERTICALS

MATERIALS:

METAL,

WOOD AND METAL

# Spanish/Mission



*A SINGLE DETAIL*

ELEMENT: DOOR  
DECORATIVE DETAIL:  
GRILLES AND  
SPEAKEASY'S

# Spanish/Mission



*WHEN THE WRONG  
DETAIL IS INSTALLED*

# Spanish/Mission



*WHEN THE DETAIL IS  
APPROPRIATE*

ELEMENT: WINDOW  
LINES:

# Spanish/Mission



EXAMPLES OF INAPPROPRIATE  
WINDOW REPLACEMENTS



# Spanish/Mission



EXAMPLES OF PROPERLY  
RESTORED WINDOWS



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LET'S DISCUSS . . . .

ELEMENTS THAT ENHANCE THE ARCHITECTURAL VALUE  
OF THE HOME

OTHER ELEMENTS OR CONSIDERATIONS THAT COULD  
HELP THE VALUE OF THE HOME



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## THINGS TO REMEMBER

- PROPOSED CHANGE WILL NOT ADVERSELY AFFECT THE HISTORICAL SIGNIFICANCE OF THE PROPERTY
- PROPOSED CHANGE IS CONSISTENT OR NOT INCOMPATIBLE WITH THE ARCHITECTURAL STYLE AND PERIOD OF THE BUILDING
- PROPOSED CHANGE IS COMPATIBLE IN ARCHITECTURAL STYLE WITH EXISTING ADJACENT CONTRIBUTING STRUCTURES IN THE HISTORIC DISTRICT
- THE SCALE, MASSING, PROPORTIONS, MATERIALS, COLORS, TEXTURES, FENESTRATION, DECORATIVE FEATURES AND DETAILS PROPOSED ARE CONSISTENT WITH THE PERIOD AND/OR COMPATIBLE WITH ADJACENT STRUCTURES.