

HOME, SAFE HOME.

SEISMIC SAFETY & REHABILITATING HISTORIC HOMES

Six webinars. A team of preservation professionals. One goal.

Welcome.

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Office of Historic Preservation



Office of Historic
Preservation



HOME, SAFE HOME.

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Six webinars. A team of preservation professionals. One goal.

WHAT MAKES MY HOME 'HISTORIC'?

Workshop #1 | June 23, 2022

Presented by

Ruth Todd, FAIA, LEED AP, AICP, Principal, Page & Turnbull

Flora Chou, Associate Principal, Cultural Resources Planner, Page & Turnbull

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Jon Haeber, Field Services Director, California Preservation Foundation (CPF)



Home, Safe Home. Seismic Safety & Rehabilitating Historic Homes

Workshop #1: What Makes My Home 'Historic'? | Thursday, June 23, 2022

Workshop #2: Is 'Compatible' 'Matchy-Matchy'? | Tuesday, July 26, 2022

Workshop #3: Seismic Retrofit Basics | Tuesday, August 30, 2022

Workshop #4: Retrofit Projects | Thursday, October 6, 2022

Workshop #5: Keep it Lookin' Great | Tuesday, November 8, 2022

Workshop #6: The Nuts and Bolts of Retrofits | Thursday, December 15, 2022

Program offered by:



Office of Historic
Preservation

Grant funding from:



FEMA

Presented by:



PAGE & TURNBULL



AGENDA

1. Learning Objectives
2. Types of Historic Resources
3. What Makes a Place Historic?
 - a. Historic Context
 - b. Historic Significance
 - c. Historic Integrity
4. Character-Defining Features
5. Summary & Questions



Midcentury Modern style
Eichler-design home in Orange, CA

WORKSHOP #1

OBJECTIVES

Following the workshop, you will be able to:

- Recognize different types of historic properties.
- Summarize and describe your home's significance.
- Define 'historic integrity' and differentiate from 'physical condition.'
- Assess and identify the spatial relationships, spaces, features, and materials that make your home historic.



Victorian-era homes in Sacramento, CA

Is your home,

- (a) an individual landmark
- (b) in a historic district
- (c) both
- (d) I don't know/neither



Types of Historic Resources



TYPES OF HISTORIC PROPERTIES

- Buildings
- Structures
- Objects
- Sites
- Districts



Tudor Revival style homes.

BUILDING

Primarily used to shelter human activity



Spanish Colonial Revival style home in Pacific Grove.

STRUCTURE

Primarily used
for purposes
other than
human shelter.



Balclutha (1886) docked at San Francisco Maritime Museum
Source: [Almonroth, Wikimedia Commons](#)



OBJECT

Primarily artistic in nature or
small in scale

Fountain designed
by Japanese American
sculptor Ruth Asawa
in Japantown, San Francisco.

SITE

Includes designed and cultural landscapes, and locations of significant events.



Designed cultural landscape of
Alma College in Los Gatos, CA.
(Midpeninsula Regional
Open Space District)

DISTRICT

Distinct geographically bounded areas with contributors and non-contributors. A district is generally multiple buildings, structures and/or objects, and can be residential, industrial, commercial, or rural in character.



Historic district in Torrance, CA.

What Makes A Place Historic



WHAT MAKES A PLACE HISTORIC?

Historic Context

- Time, Place, Theme

Historic Significance

- Important within the context

Historic Integrity

- Recognizable to someone from that time



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.



Home, Safe Home: Seismic Safety & Rehabilitating Historic Homes
Workshop #1: What Makes My Home 'Historic'? | June 23, 2022



1906 "Earthquake Shacks" in San Francisco, CA.



BEAR PHOTO
S.F. 681

Camp Lobos Square

What Makes A Place Historic: Historic Significance



Historic Significance

The property represents a significant part of the history, architecture, archeology, engineering, or culture of an area under one or more of four criteria:

- Criterion A/1 – Events
- Criterion B/2 – Persons
- Criterion C/3 – Architecture/Design/
Construction
- Criterion D/4 – Information Potential



1940 Modern Residence in Inglewood

Local register designation reports vary by jurisdiction



Listing Date: May 28, 2013
 Case No.: 2013-000333 ON 5
 Project Address: 500 University Street
 Zoning: UH14 (Residential Medium-Density, One-Family)
 Div/Let: 2052/008
 Property Owner: AgaveGang Cannabis LLC
 551 Page Street
 San Francisco, CA 94102
 Staff Contact: Shannon Ferguson - (415) 575-0074
shannon.ferguson@sfplanning.org
 Estimated Fee: Tim Pappas - (415) 575-6022
tim.pappas@sfplanning.org

- DESCRIPTIONS & SURROUNDING LAND USE AND DEVELOPMENT

Street, historically known as University Mount Old Ladies' Home, is located on the west side of Street between Barrows and Revere streets in San Francisco's Potrero area. Originally the building has a two- and half-story mass building flanked by two-story L-shaped wings plus basement service wing perpendicular to the rear of the main building. Designed in initial architectural style by famous architects Martin J. Riet and Alfred L. Coffey, the building was constructed of reinforced concrete and brick in 1955-1956.

- ing is located in San Francisco's Potrero area, a residential neighborhood characterized by a family homes constructed in the 1940s through 1960s. It is located directly across from Sausal Reservoir.

DESCRIPTION

- The Historic Preservation Commission is in the consideration of the initiation of landmark 200 University Street as a San Francisco landmark under Article 30 of the Planning Code.

[illegible]

Historic Significance Criterion A/1: Events

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

Morris Kight Residence /
Gay Liberation Front Los Angeles



Historic Significance

Criterion B/2: Persons

Properties that are associated with the lives of persons significant in our past.



Leland Stanford Mansion, Sacramento, CA

Historic Significance

Criterion C/3: Design/Construction

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.



San Diego Bungalow Court

Historic Significance

Criterion D/4: Information Potential

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



Period of Significance

Every historic building or district has a period of significance – 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](#).

- Can be a range of dates or multiple dates
- For architectural significance, usually date of construction



What significance criteria do you think applies to this house?

Excerpted Statement of Significance:

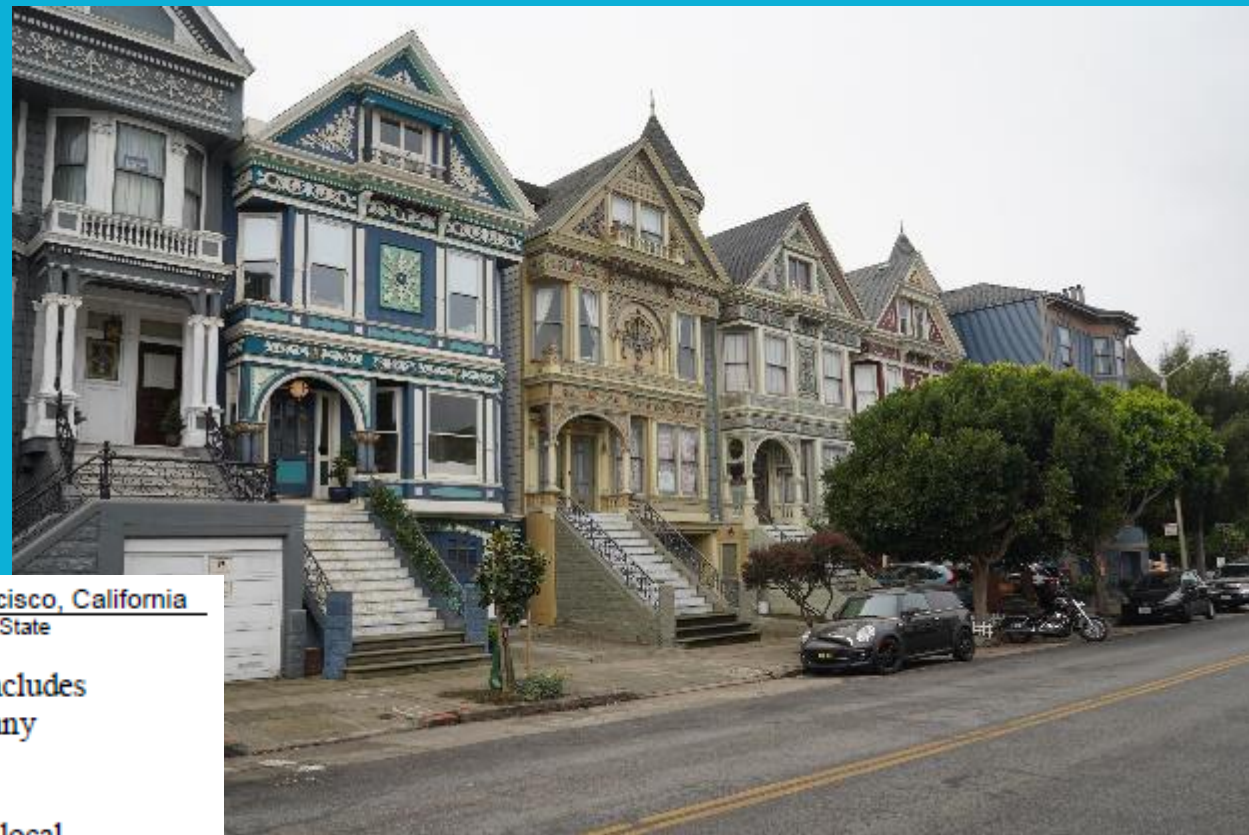
This residence "is eligible for the National Register of Historic Places [...] for its association with the peak period of residential development in the Haight Ashbury neighborhood in the late nineteenth century.

With its prominent front-facing gabled roof, asymmetrical façade, partial width front porch, canted bay windows, and richly ornamented façade with a distinctive snowflake centerpiece, the building is also eligible [...] as an excellent example of the Queen Anne style."



What significance criteria do you think applies to this house?

- Criterion A (Events)
- Criterion C (Design)



Whelan, John A., House
Name of Property

San Francisco, California
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The John A. Whelan House is eligible for the National Register of Historic Places at the local level of significance under **Criterion A** in the area of **Community Planning and Development** for its association with the peak period of residential development in the Haight Ashbury neighborhood in the late nineteenth century. With its prominent front-facing gabled roof, asymmetrical façade, partial width front porch, canted bay windows, and richly ornamented façade with a distinctive snowflake centerpiece, the building is also eligible at the local level of significance under **Criterion C** in the area of **Architecture** as an excellent example of the **Queen Anne style**. The period of significance begins with the building's completion in 1896 and concludes in 1906, the year in which Whelan's period of ownership ended and a period of transition began in the Haight Ashbury neighborhood. An influx of new residents moved into the neighborhood after the 1906 earthquake and new development shifted toward commercial projects.



Where to Find Record of Historic Significance?

National Register of Historic Places:

<https://npgallery.nps.gov/nrhp>

Office of Historic Preservation:

<https://ohp.parks.ca.gov/listedresources>

Various Local City/County Preservation/Planning
Department Websites

*Still can't find information? Try contacting your local
planning department and requesting information about
your historic resource status.*

What Makes A Place Historic: Historic Integrity



Historic Integrity

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

Integrity is related to the property's period of significance.



Materials

a

D

F

L

A

W

S

Materials are the
physical elements
that form a historic
property.



M a Design

F L A W S

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



Storybook style home in Los Angeles.

M a D Feeling L A W S

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

Spanish Colonial Revival style
bungalow court in San Diego.



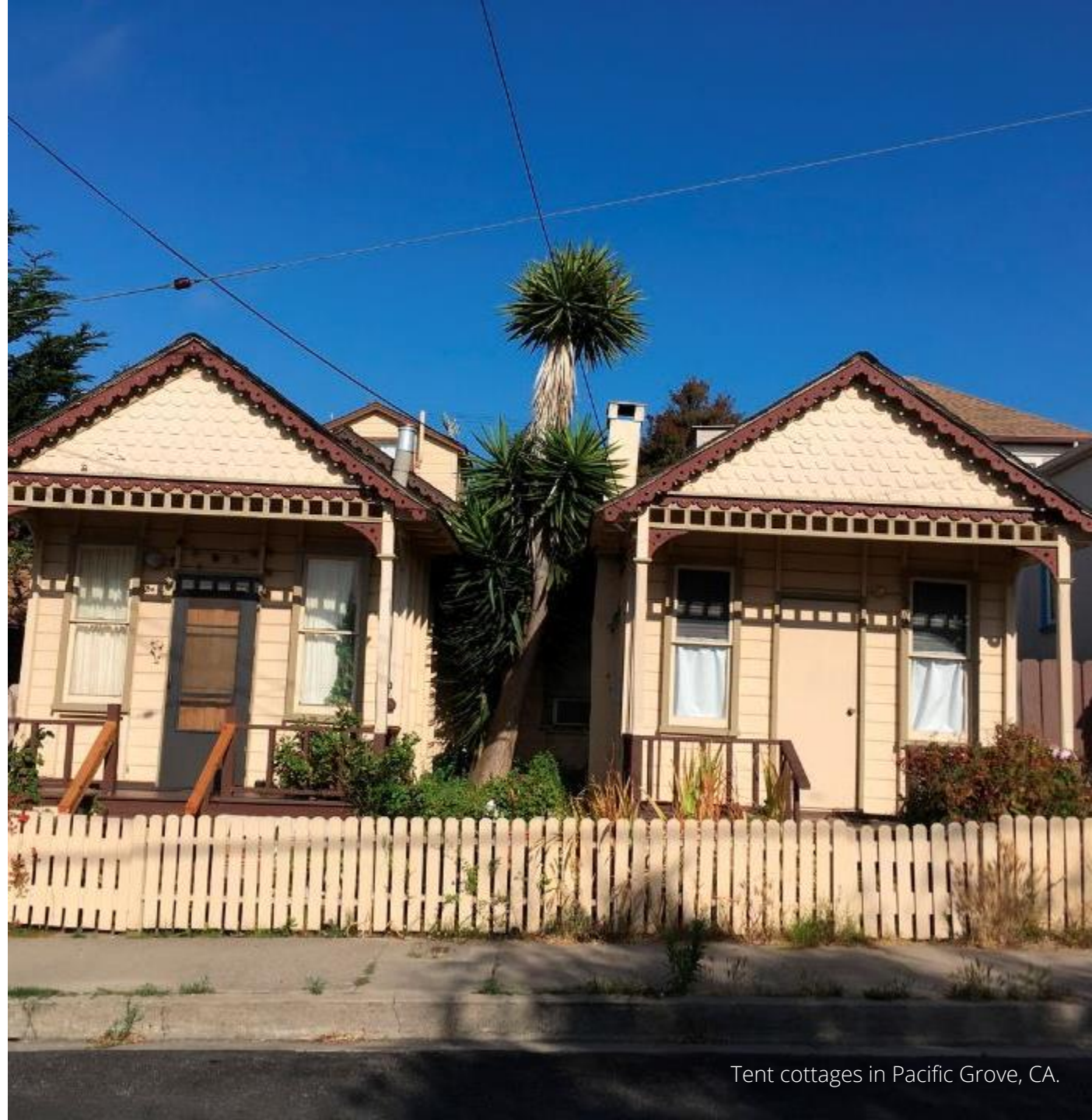
M
a
D
F
Location
A
W
S

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



M a D F L Association W S

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



M a D F L A S

Workmanship

Workmanship is the physical evidence of the crafts of a culture.



M a D F L A W Setting

Setting is the physical environment of a historic property.



M a D F L A W Setting

Setting is the physical environment of a historic property.



Historic Integrity District Contributors

Homes within historic districts may have *some* alterations to materials, design, or workmanship and still have integrity as district contributors.

Contributors to a district may have a greater degree of acceptable alterations than properties individually eligible.



Historic Integrity

Important Note

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 character-defining features to convey their significance.



Integrity

How would you assess the historic integrity of these properties?

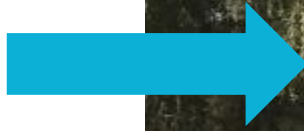






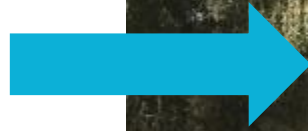
Does this building have integrity?

Which aspects of
integrity have been
LOST?



Integrity: Not Intact

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

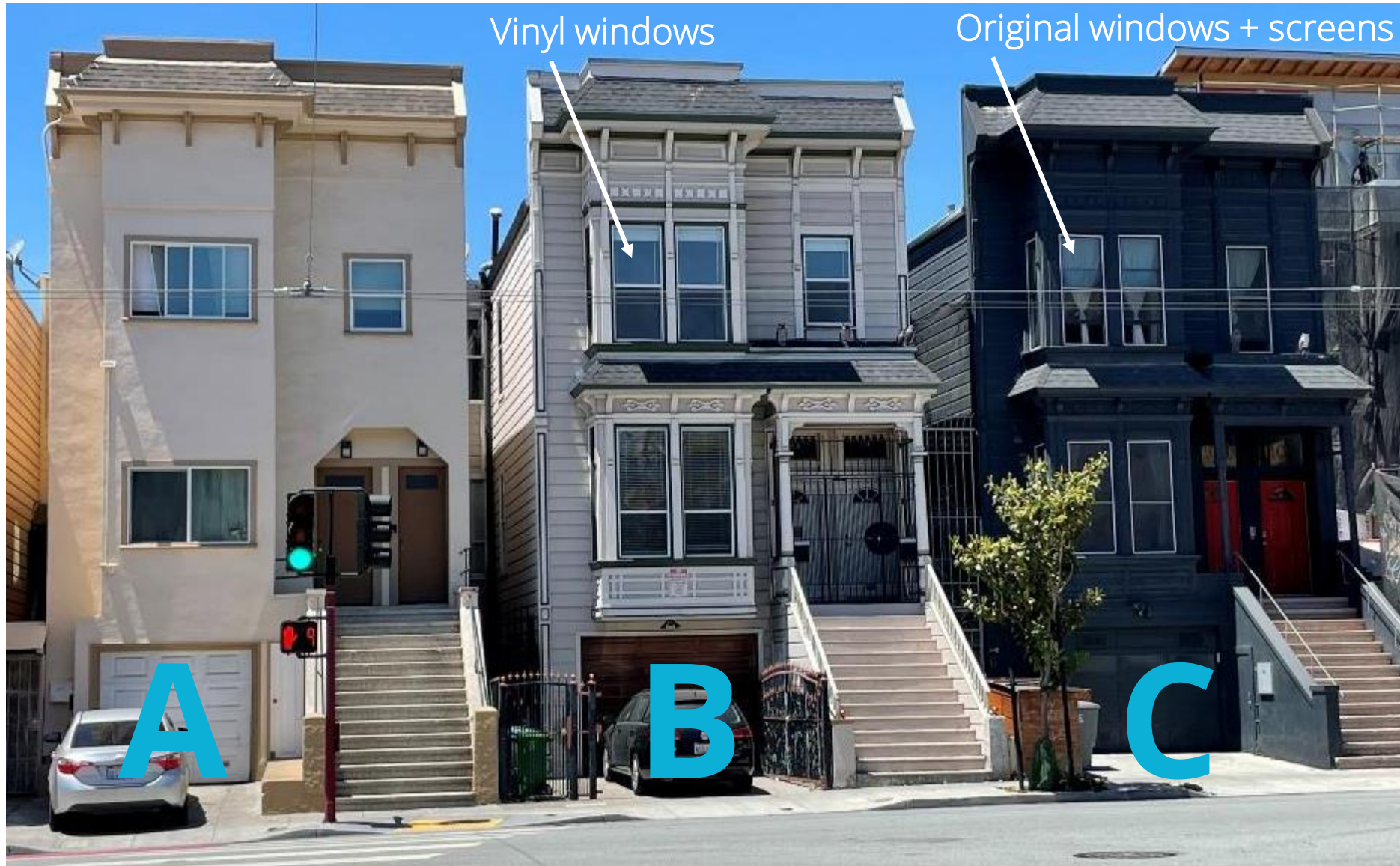


Integrity: Intact

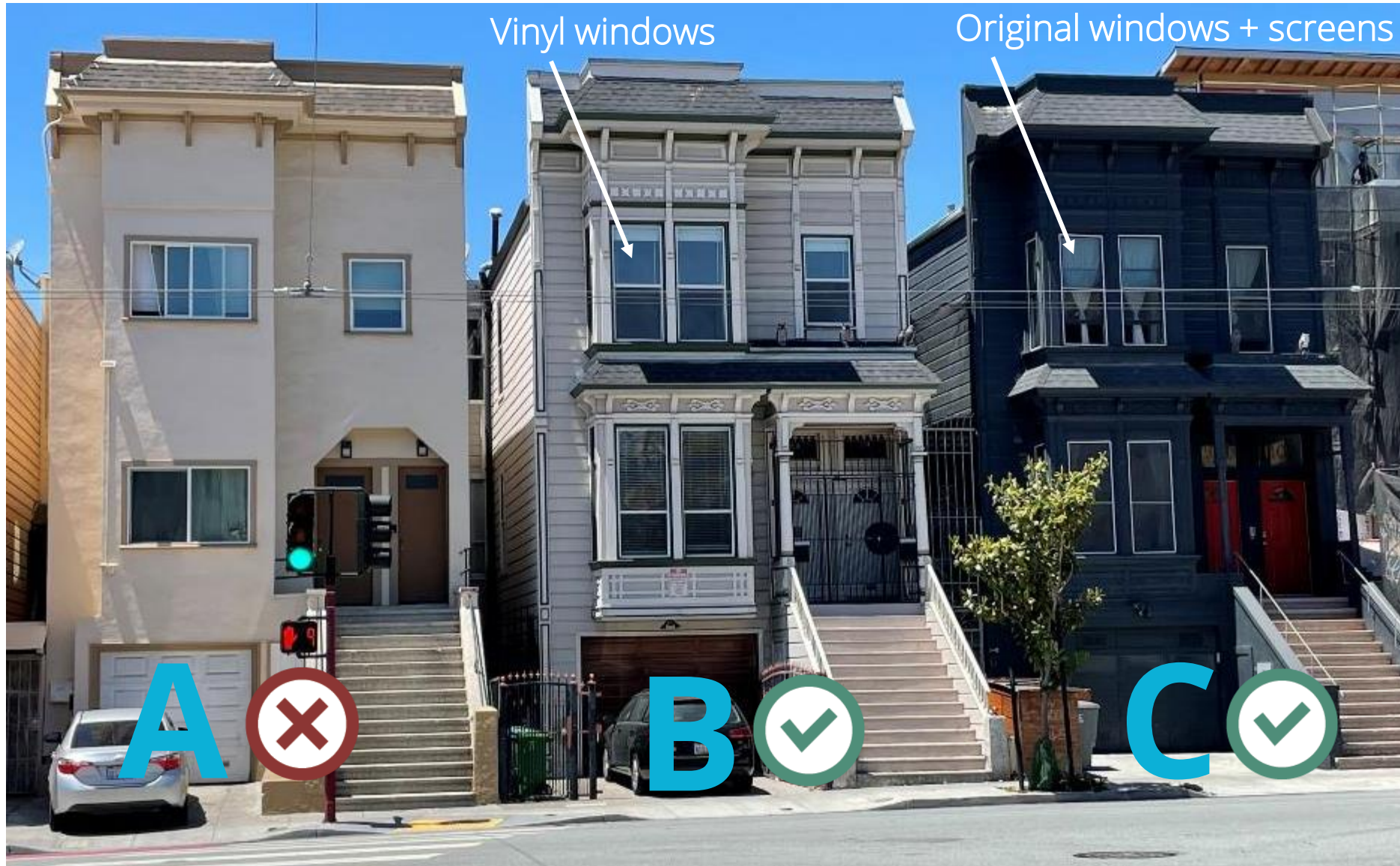
- Retains Material, Design, Feeling, Location, Association, Workmanship, Setting



These homes all had a similar design when first constructed.
Which of these homes do you think still has integrity? (Select one or multiple)



These homes all had a similar design when first constructed. All have changed over time. Which of these homes do you think still has integrity? (Select one or multiple)



Building A

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

Building B

- Retains Design, Feeling, Workmanship, Location, Association, Setting
- Materials somewhat impacted by vinyl replacement windows; still contributes to district

Building C

- Paint color does not affect integrity
- Screens are removable
- Retains all aspects of integrity

Character-Defining Features



Character-Defining Features

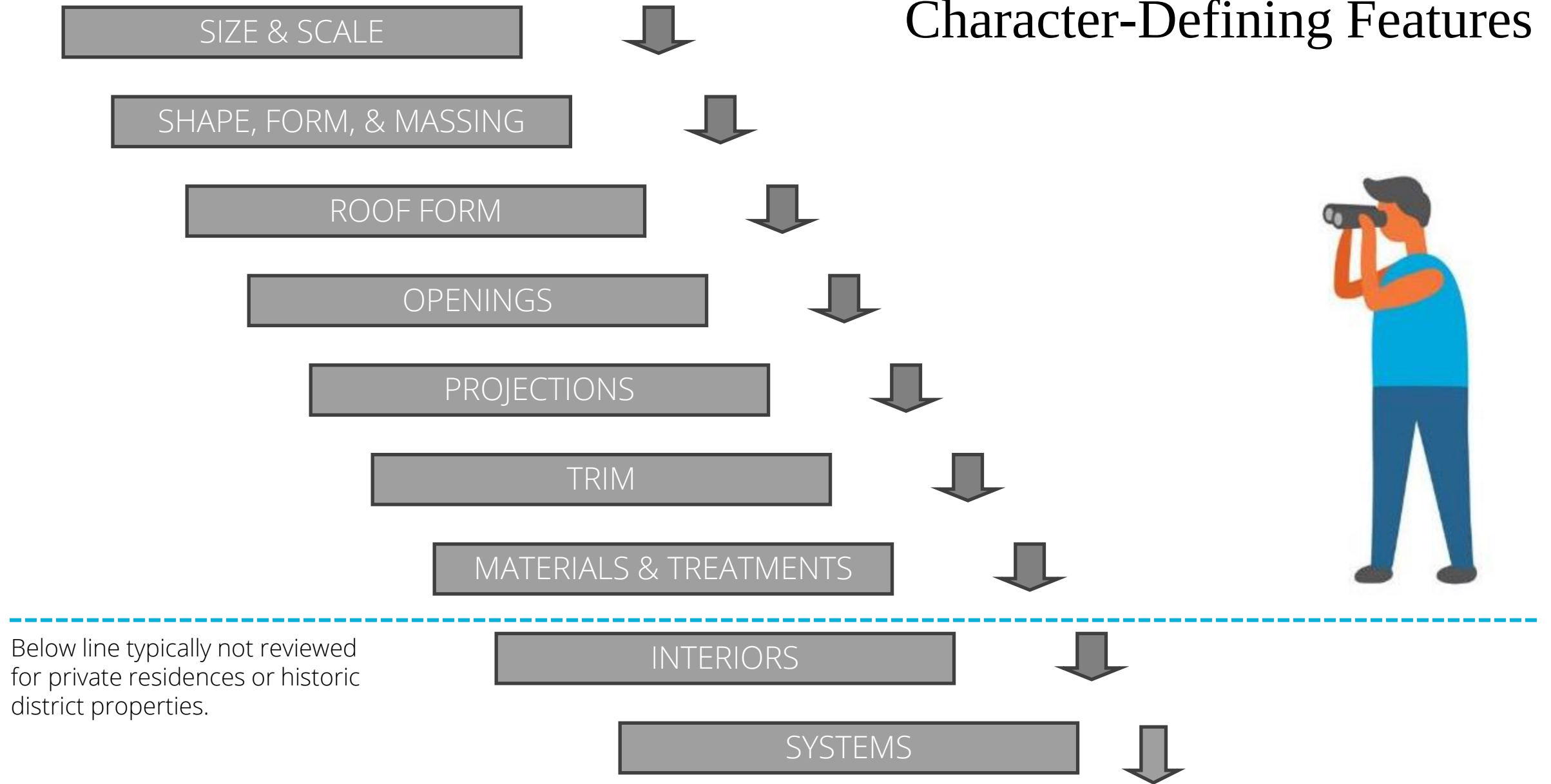
Those elements or architectural components which establish the visual character of the property. They are the tangible elements that embody its significance or association with specific events.

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.”



Character-Defining Features



Character-Defining Features



DOMINANT FRONT-FACING GABLE

PYRAMIDAL ROOF

CUTAWAY BAY WINDOW WITH TRIMMED OVERHANGS

DECORATIVE DETAILING AT BRACKETS, POSTS, AND SPINDLES

Folk Victorian

Character-Defining Features



Craftsman Bungalow

Character-Defining Features



TILED ROOF

GABLE ROOF

OVERHANGING EAVES

BUNGALOW COLUMNS

DECORATIVE STONE FACADE

Circa 1920s Bungalow

Character-Defining Features



STEEP PITCHED ROOF

DECORATIVE HALF-TIMBERING

BRICK NOGGING

WINDOWS WITH MULTIPANE GLAZING

STONE QUOIN DOORWAY
SURROUND

Tudor Revival Style

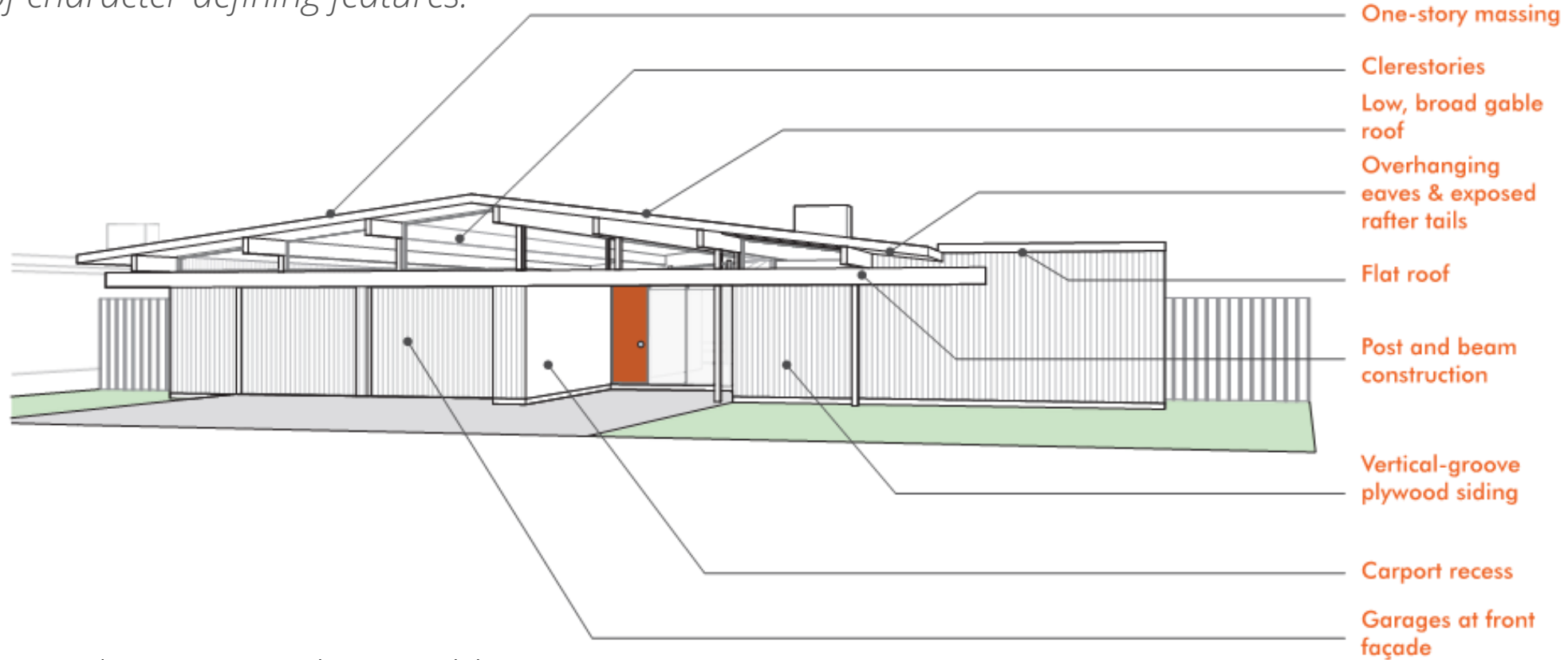
Character-Defining Features



Spanish Colonial Revival Style

Character-Defining Features

The reason for significance and period of significance both inform the identification of character-defining features.



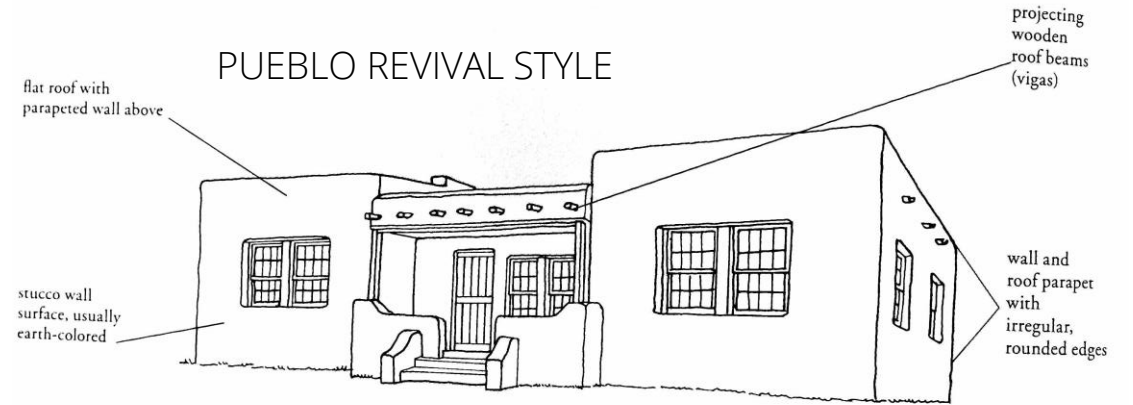
Midcentury Modern (Eichler)

Character-Defining Features

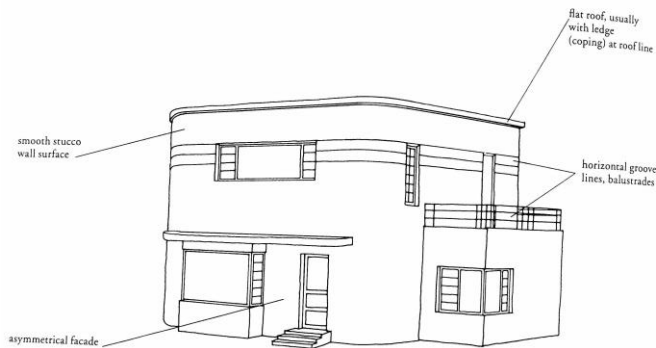
MISSION STYLE



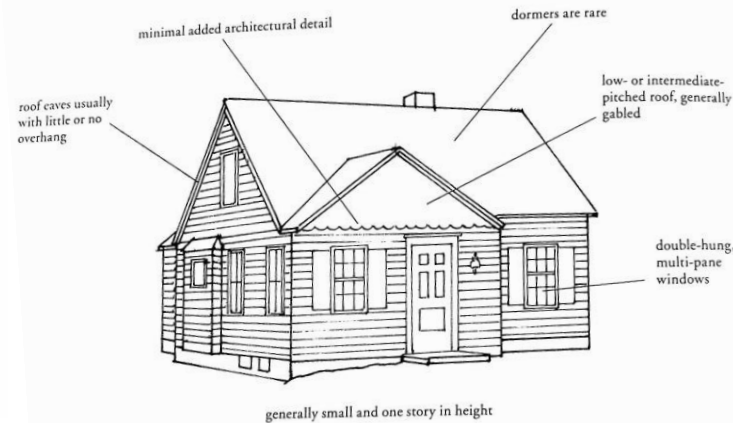
PUEBLO REVIVAL STYLE



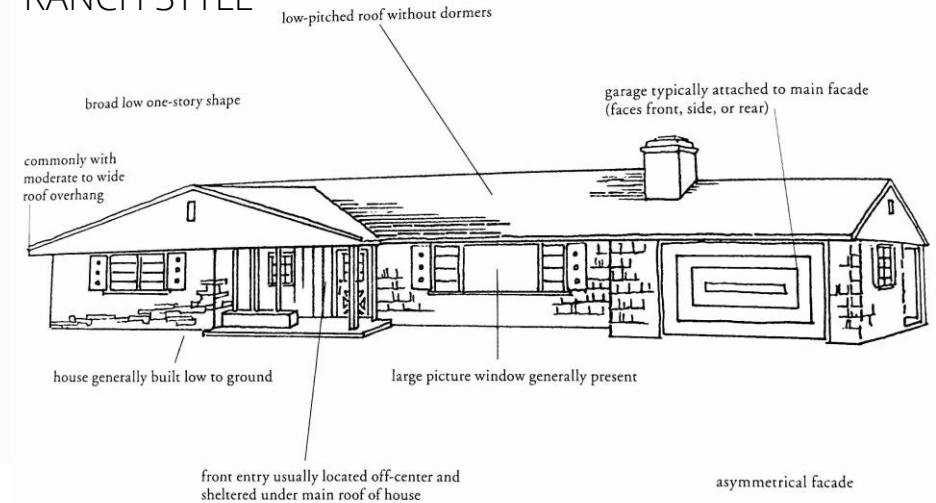
MODERNISTIC STYLE



MINIMAL TRADITIONAL STYLE



RANCH STYLE



Learn more about architectural styles and terminology:
Virginia Savage McAlester, *A Field Guide to American Houses* (Second Edition), Knopf (2015).

Character-Defining Features

What character-defining features
do you see?



What are the character-defining features of this house?

Enter your answer(s) in the poll pop-up window.



Tudor Revival style home in Los Angeles.

What are the character-defining features of this house?

- Scale: Two-stories
- Roof form(s): Gabled roofs – front and side
- Exterior material: Brick
- Openings: Bay windows with metal roofs
- Projections: Brick chimney with decorative top
- Trim: Cast stone door surround with peak



Summary & Questions



Summary of What Makes a Place Historic

Historic Context + Significance + Integrity

=

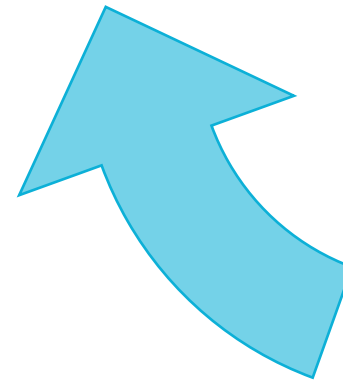
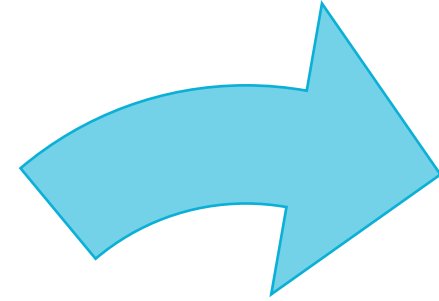
Historic Resource Eligibility

- Resources can be significant under one or multiple criteria
- Historic resources have a defined **period(s) of significance**
- Historic resources have physical **character-defining features** that convey their significance
- Historic resources are typically (but not always) 50+ years old (“age-eligible”)

**1. HISTORIC
CONTEXT**

2. SIGNIFICANCE

3. INTEGRITY



Summary of What Makes a Place Historic

HISTORIC CONTEXT

Theme

Place

Time

HISTORIC SIGNIFICANCE

Events

Person

Design

Information Potential

HISTORIC INTEGRITY

Materials

Design

Feeling

Location

Association

Workmanship

Setting



Thank you. Questions?

Workshop #1: What Makes My Home ‘Historic’? | Thursday, June 23, 2022

NEXT WORKSHOP -- Workshop #2: Is ‘Compatible’ ‘Matchy-Matchy’? | Tuesday, July 26, 2022

Workshop #3: Retrofitting Basic Training | Tuesday, August 30, 2022

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For registration, workshop handouts and more information, visit:

<https://californiapreservation.org/events/seismic-safety-homes/>



Additional Resources & Further Reading

- National Register of Historic Places - <https://www.nps.gov/subjects/nationalregister/index.htm>
- National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation - https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf
 - *More information on historic significance and historic integrity*
- NPS Preservation Brief #17: Architectural Character – Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character - <https://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>
 - *More information on character-defining features*
- NPS Preservation Brief #18 – Rehabilitating Interiors in Historic Buildings: Identifying and Preserving Character-Defining Elements - <https://www.nps.gov/tps/how-to-preserve/briefs/18-rehabilitating-interiors.htm>
- California Office of Historic Preservation - <https://ohp.parks.ca.gov/>
- OHP Bulletin #6: California Register and National Register: A Comparison - <https://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>
- Virginia Savage McAlester, *A Field Guide to American Houses* (Second Edition), Knopf (2015) - https://www.google.com/books/edition/A_Field_Guide_to_American_Houses/fjbaCwAAQBAJ?hl=en&gbpv=0
 - *More information on identifying and understanding American residential architectural styles and character-defining features. This book is well-illustrated with photographs of houses of various styles from across the country.*

Find Property/District-Specific National Register and California Register Nomination Documentation:

- National Register of Historic Places Database: <https://npgallery.nps.gov/nrhp>
- California Historical Resources Database: <https://ohp.parks.ca.gov/listedresources>