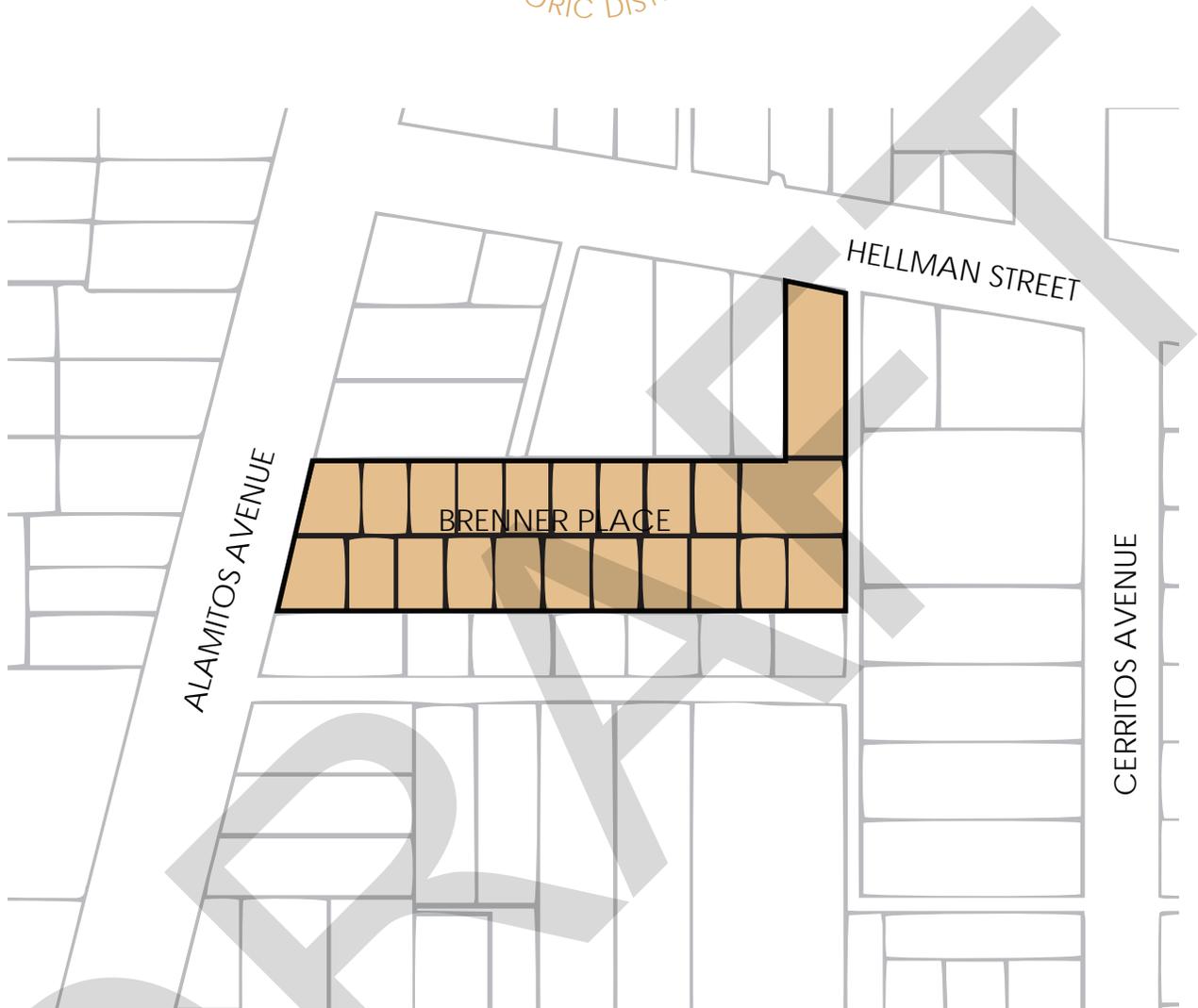


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Brenner Place Historic District Design Guidelines

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District Significance

The Brenner Place Historic District was established in 1994. The district is significant as an early example of the courtyard housing type. The nineteen single-family homes were historically identical. They were all built in 1923 by a man named Steinbrenner. The district represents the privacy and amenities that courtyard housing offered the working class in early Long Beach, as well as the City's period of tremendous growth that created the need for this type of housing.

- Established by ordinance on January 11, 1994 (Ord. No. C-7179)
- 20 Contributing Properties, 1 Non-Contributing Properties
- Period of Significance: 1923



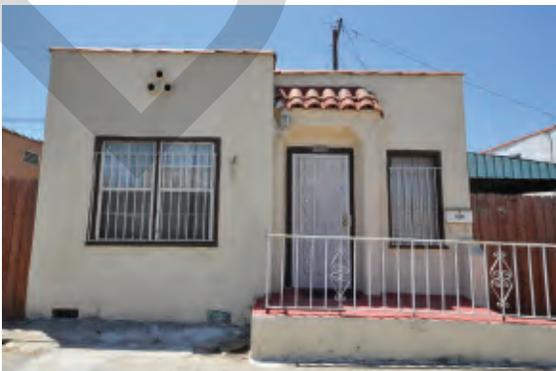
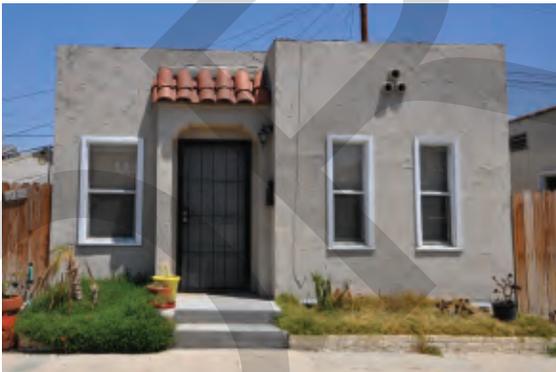
District Description

The Brenner Place Historic District is located on Brenner Place, a narrow private road that runs east to west between Hellman Street and E 7th Street. Brenner Place is accessed via Alamos Avenue or a narrow alley at its east end. It is approximately 15' wide and paved in asphalt and concrete.

The sidewalks and curbs in the district are made up of a single solid concrete form, and there is no planting strip separating the sidewalk and the curb. This form is approximately 6-8" high, 3'-5' wide, and has a squared edge. At the corner of Alamos Avenue and Brenner Place there are rounded, sloping curb cuts. Parking in this district is limited to the south side of Brenner Place. Only one property, 750 Alamos Avenue, has a driveway.

All of the buildings in the Brenner Place Historic District, apart from 1060 Brenner Place, are small, boxy single-family cottages in a simple Spanish Colonial Revival style. The cottages are clad in stucco with flat, parapeted roofs lined with clay tile coping. They are all identical in plan; the plans on the south side of the street are a mirror image of those on the north side. Originally, each house would have had an entrance with a small concrete stoop on one side of the front elevation, and two narrow windows on the other side. The houses are generally intact.

Common alterations include textured stucco and new windows, often in new window openings.



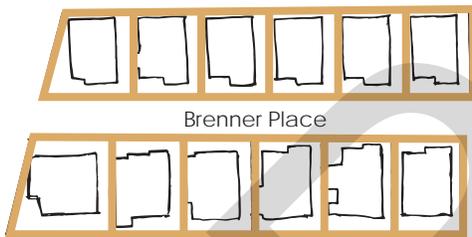


Site Layout

Brenner Place is comprised entirely of small, single-family residences designed in a modest, Spanish Colonial Revival style. The residences take up almost the entirety of their small, square lots. The buildings are nearly flush with the street, and there is a very narrow space between the houses. As such, there is only room for one small residence per lot. Only one property has a driveway; the rest of the contributing residences have no side or back yards, garages, driveways or secondary structures. For these properties, parking is restricted to parallel street parking on the south side of Brenner Place.

All of the residences are uniform in style, height, massing, and roof profile, giving this small historic district a very distinctive feel that differentiates it from the surrounding neighborhoods. Each residence is nearly rectangular in form with the exception of the front elevation, which has two bays; the bay with the front entrance is slightly set back from the primary elevation.

Lot Size

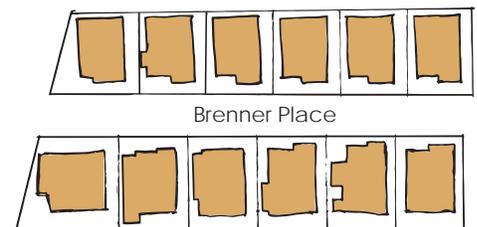


Lots sizes in Brenner Place are nearly all uniform.

The lot sizes in the Brenner Place Historic District are all quite small and are approximately 30' by 50' in size. Because Brenner Place is a private street, a portion of each lot is comprised of street, while the homes occupy a space as small as 30' by 35'. Any change in lot size is not permitted. Lot splitting is not permitted by the City's zoning laws, and combining lots could result in the loss of a contributor or a disruption in the cohesiveness and visual continuity of the district; therefore, combining lots is not permitted.

Ancillary Buildings

There is only one residential building per lot in the Brenner Place Historic District. The small lot sizes and narrow space between buildings leave little room for additions or architectural projections of any kind, on any elevation. The shallow setbacks in the district are an existing nonconforming depth from the sides of the lot, meaning they existed before the current standards were developed, and have therefore been "grandfathered" in. Any enlargement to the existing residence would further reduce the setback; additions or architectural projections to contributing buildings in Brenner Place Historic District are therefore not permitted.



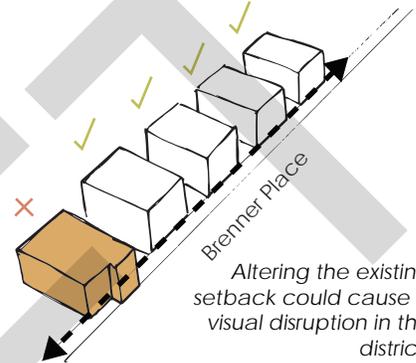
There are no ancillary buildings in the Brenner Place district.



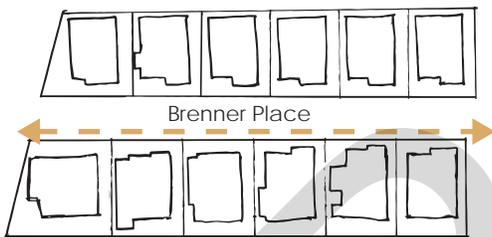
Setback

As discussed above, the very shallow setbacks in the Brenner Place Historic District are an existing nonconforming depth, meaning they existed before the current standards were developed, and have been “grandfathered” in.

The existing setbacks from the sidewalk are 3’ to 5’ in depth. Any change in setback would not only disrupt the cohesiveness and visual continuity of the district, but would not be allowed by the City’s zoning laws, and is therefore not permitted.



Automobile Access



Automobile parking is restricted to the south side of Brenner Place.

The Brenner Place Historic District is characterized by small worker’s cottages that cover nearly the entire parcel with no space within the individual lots for vehicular access. Only one property has a side driveway: 750 Alamos Avenue. There are no other instances of automobile access to the other properties in the district, and available parking is generally restricted to the south side of Brenner Place.

Due to the small lot sizes, shallow setbacks and short distances between residences, adding a front or side driveway to a property is not feasible, and is therefore not permitted.

Walkways

All of residences within the Brenner Place Historic District are accessed by three entry steps that abut the sidewalk. As the setback from the street is so shallow, there is no need for an individual walkway leading to the entrance of the property. The only walkways in the district include the public sidewalks that run the length of the street, as well as private side walkways that may have been added by private property owners to access the rear of the residences; however, the majority of the properties do not currently have walkways. (Continued next page).



Front entry steps abut the sidewalk in the Brenner Place district.

Walkways, Continued

Although the addition of walkways along the side of an individual residence is not discouraged, the design of the paving materials should be compatible with the Spanish Colonial Revival style; such materials may include Spanish style clay pavers, unpainted concrete, or some interlocking pavers as illustrated in the Spanish Colonial Revival style guide in Chapter 4, Section 16. Using brick, gravel, stone, or tile pavers (other than the Spanish style pavers), is not recommended.



(Left to right) Spanish style pavers, interlocking pavers, and unpainted concrete are recommended materials for walkways.



(Left to right) Fieldstone, brick, and gravel are not recommended materials for walkways.

Landscaping

Many of the properties in the Brenner Place Historic District have a shallow landscaped area adjacent to the entry steps. Some of these landscaped areas are enclosed by a low garden wall or fence, though these do not appear to be original features. Other property owners have paved the small strip of landscaping or converted the area to a small concrete porch.

Removing the existing concrete adjacent to the entry steps and replacing it with plantings is acceptable. The use of drought-tolerant landscaping is encouraged, but not mandatory. Adding a garden or planter wall may also be acceptable, so long as the wall is low-profile, of a compatible material, and does not obscure or damage any character-defining features of the primary elevation. The wall should be added in such a way that it does not penetrate the existing structure, and if it were removed in the future, the front elevation would be unaltered.

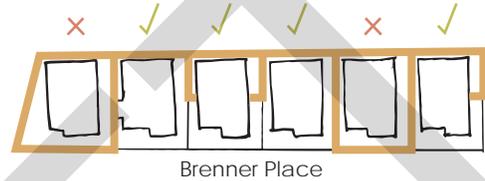


Examples of existing landscaping within the Brenner Place Historic District.



Fencing

Front fencing is not recommended in the Brenner Place Historic District, as it disrupts the visual continuity of the district. Some properties do have existing front fencing consisting of tall wrought iron, or incompatible cinder block. Consider removing this existing front fencing rather than replacing it as it comes to the end of its useful life. Please refer to Chapter 2 for more historically compatible ways to implement security measures on your property.



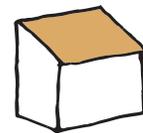
Fences should be located to the rear or sides of the property. Installing front fencing is not recommended, as indicated above with a red X.

All properties in the district have side and rear fencing. The majority of this fencing consists of a compatible, 6' wood **dog-ear fence** at the sides and rear of the property. Other existing fencing includes wrought iron and chain link fence. Any new or replacement fencing should be consistent with the 6' dog-ear wood fencing. The use of pre-fabricated materials like concrete block and chain link are never recommended; these materials often appear temporary, and are rarely visually compatible with historic styles.

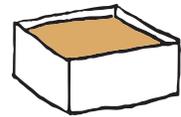
Homeowners are encouraged to replace incompatible fencing materials with 6' wood dog-ear fencing as any existing incompatible materials come to the end of their useful life.

Roof

All of the roofs on the contributing properties are flat with a parapet wall. Historically, these parapet walls were covered with Spanish clay tiles called **coping**. Many residences still retain their original clay tile coping along the parapet; however, others have been completely removed. Above the entries, there is a shallow pent roof clad in clay tile. Composition shingles are not acceptable on a Spanish Colonial Revival style building.



Pent/shed roof



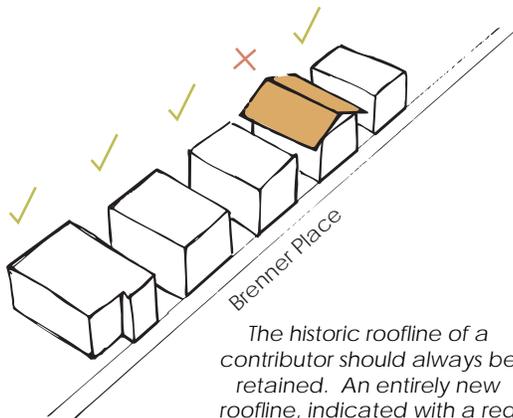
Flat roof with parapet wall.



Clay tile coping should remain around a parapet (left); it should not be replaced with metal flashing (center) or removed entirely (right).

Changes in Roofline

All the roofs on contributing buildings within the district are flat. Radically changing the overall shape of the historic roofline--such as adding a gabled roof to a historically flat roofline--is not permitted.



The historic roofline of a contributor should always be retained. An entirely new roofline, indicated with a red X, would drastically alter the appearance of the building.

Removal of clay tile coping is also not permitted; the clay tiles should be repaired rather than replaced. If the coping is demonstrably beyond repair, it should be replaced in kind. If the clay tile coping has already been removed, replacing it with a compatible clay tile is strongly encouraged. Not only is it a more historically appropriate and attractive finish to the parapet, the coping also provides a measure of protection to the roofline and helps to deflect water away from the building.

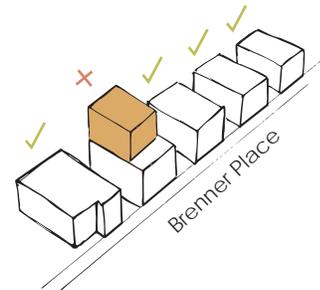
Please see Chapter 2 for guidance on minor alterations to the roof, such as repairs, re-roofing, or installing equipment including solar panels and satellite dishes.

Rooftop/Upper Story Additions

Radically changing the overall shape of a historic roofline—i.e., adding a gabled roof to a flat roofline, is not permitted.

Removal of clay tile coping is also not permitted; the clay tiles should be repaired rather than replaced. If the coping is demonstrably beyond repair, it should be replaced in kind. If the clay tile coping has already been removed, replacing it with a compatible clay tile is strongly encouraged. Not only is it a more historically appropriate and attractive finish to the parapet, the coping also provides a measure of protection to the roofline and helps to deflect water away from the building.

Please see Chapter 2 for guidance on minor alterations to the roof, such as repairs, re-roofing or installing equipment including solar panels satellite dishes.



Second story additions, indicated with a red X, would disrupt the visual cohesion of the Brenner Place district.



This second-story addition (shaded orange) is highly visible from the street and changes the overall scale of the original, single-story Spanish Colonial Revival home.



Front Elevation

Porches and Entryways

All of the residences in the Brenner Place Historic District have two or three concrete steps that lead to the entryway and a small concrete porch. Porches and entryways are visually dominant features on a historic building, especially for residences. Even minor changes to an entryway can drastically alter the appearance of the building and could affect its historic character, especially with small modest residences such as those within the Brenner Place Historic District. Therefore, careful attention should be made when proposing alterations to the porch or entryway as specified below. Since all the residences within the Brenner Place Historic District are designed in the Spanish Colonial Revival Style, any new features such as railings, paving materials, etc. should be compatible with the Spanish Colonial Revival style, as outlined in Chapter 4, Section 16.



Porch Enclosure

All of the porches in the Brenner Place Historic District are small in scale, and are more like stoops as they do not have porch supports or a covered roof like those that might be present on a larger residence in a different style. As such, enclosing the porch area within this district would drastically alter the appearance of contributing buildings and affect their historic character. An enclosed porch would obscure the character of the primary elevation and would only add a negligible amount of new space; therefore, enclosing a porch within Brenner Place Historic District is not permitted.

Porch Supports and Railings

Many steps and front porches within the Brenner Place Historic District are enclosed by wrought iron railings. It is possible that this was the original design; however, there is not enough cohesion to the existing railings to provide clues about the historic railing. It appears as though many have been replaced with newer types of wrought iron railing over time, or removed entirely. Other porches have been enclosed by a low concrete wall. The introduction of railings along the stairs and porches within the Brenner Place Historic District is acceptable; however, please refer to Chapter 4, Section 16 for a compatible replacement railing to the Spanish Colonial Revival style. Reversal of prior incompatible alterations, such as the introduction of cinder block walls or brick walls, is recommended as these materials reach the end of their useful life.



Porch Floor, Steps and Foundation

All of the houses in Brenner Place have a set of steps leading to the porch. Some have metal hand rails as discussed in the above section. Historically, the steps and porch floor were smooth concrete. The concrete steps and porch floor should remain, and may be painted as desired in compatible colors. Please see Chapter 4, Section 16 for compatible colors to the Spanish Colonial Revival style. Installing new steps or covering the existing steps and porch floor with a new material or texture, such as tile, pavers, or fieldstone veneer, on a street-facing elevation is not recommended. Removal of new or incompatible material and replacing it with smooth concrete is recommended when the existing material has reached the end of its useful life.

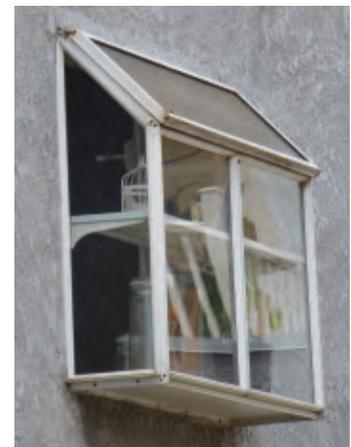


Examples of existing porch steps within the Brenner Place Historic District.

The foundations surrounding the small porches within the Brenner Place Historic District are all concrete. The foundations should not be covered with any other material and should be repaired in accordance with minor repairs outlined in Chapter 2.

Balconies, Balconettes and Architectural Projections

The contributing buildings within the Brenner Place Historic District do not have balconies or balconettes, nor are these features compatible with the modest Spanish Colonial Revival worker's cottages. These features are typically—and logically—associated with multi-story buildings, and all of the contributing properties in the district are just one story in height. Additionally, any projection from the existing exterior of the building would reduce the setback from the lot line. As discussed above, the very shallow setbacks in the Brenner Place Historic District are an existing nonconforming depth, meaning they existed before the current standards were developed, and have been “grandfathered” in. Any change in setback would not be allowed by the City's zoning laws. Therefore, the addition of these features within the district is not permitted.



Non-original architectural projections can alter the appearance of a historic building.

Installing a bay window or other, similar projecting feature to the sides or front of the buildings in Brenner Place is not recommended, as these features would not be compatible with the historically modest nature of the contributing properties in the district, and would further reduce the existing nonconforming setback, as discussed above.



Additions

While some buildings in the district have free-standing structures or non-original pent roofs along the sides of the property, none of the contributing residences within the Brenner Place Historic District have permanent, built additions on any elevation. The prohibitively small lot sizes in the Brenner Place Historic District leave little room for additions of any kind, on any elevation. As such, additions are not permitted.

Chimneys

None of the properties in the Brenner Place Historic District have chimneys. Adding a chimney to a building without sufficient evidence to suggest that it existed historically is not recommended.

Exterior Cladding

As cladding covers the majority of a building, even minor changes can drastically alter its historic appearance. Please see Chapter 2 for additional information on proper repairs and maintenance for stucco cladding.

All of the buildings in the Brenner Place Historic District are clad in stucco. Many of the contributing residences retain smooth, historically accurate stucco, while others have been covered with heavily textured stucco. As the existing non-original stucco comes to the end of its useful life, replacement with a more historically appropriate smooth textured stucco finish is encouraged, rather than replicating the existing texture.



Stucco with a smoother finish (left) is more historically compatible than contemporary, heavily textured stucco finishes that are sprayed or troweled on (right, indicated with red X). The far right image even shows the non-original stucco spalling away, revealing the smoother finish underneath.

If the stucco is demonstrably beyond repair, it should be replaced in kind with a visually similar material. Wholesale replacement of the exterior cladding on elevations visible from the street is not recommended when the new material is substantially different from the existing material. For example, replacing historically smooth stucco with new stucco that has a heavy, troweled texture would alter the historic character of the building. Replacing the cladding on a building in Brenner Place with a new material that is not stucco, such as wood or brick, is not permitted. (Continued next page).



Exterior Cladding (Continued)

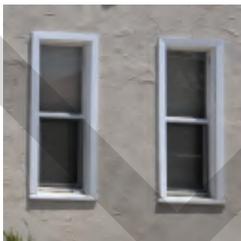
These materials would not be compatible with the historic nature and architectural style of the district contributors.

Covering or replacing the entirety of exterior cladding is often used as a means to “fix” or obscure prior cracks, repairs, patches, damage, or deferred maintenance. Without identifying the underlying cause of deterioration, which could be an early warning sign, this approach can cause more damage to the property in the long run. In some instances, moisture can even get trapped between layers of stucco, causing the building to rot from the inside out. Therefore, adding a second layer of cladding over damaged or deteriorating cladding without investigating and remedying the underlying cause of such damage is not recommended.

Contemporary or non-historic building materials such as vinyl, asbestos and aluminum siding are often marketed by vendors as being durable and low maintenance. However, despite the wide variety of colors, textures and sizes available in these materials, they are visually incompatible with most historic architectural styles. These materials are not appropriate for the historic properties within the Brenner Place Historic District. Therefore, installation of these materials in place of historic fabric is not permitted. When properly maintained, historic siding or in-kind replacement of historic siding materials are just as durable and economically sound as any modern alternative. The fact that these historic cladding materials remain on so many old buildings is proof of their potential longevity!

Windows

Because the Brenner Place Historic District is such an unusually cohesive street of modest Spanish Colonial Revival worker’s cottages, it is easy to see that the windows were originally uniform in size and type. The windows on the primary elevation consisted of two, tall narrow windows on the projecting bay and a second window to the side of the main entry on the recessed bay. Historically, all of the windows for buildings in this district would have been narrow wood double-hung windows.



Historically, the cottages in Brenner Place had two tall, narrow windows on their front elevations (right). Many window openings have been altered over time (left).



One of the most common alterations to the residences within the Brenner Place Historic District is the modification of windows. Although some of the windows within the district are generally compatible with the character of the district, others have been replaced with less compatible types of windows, such as aluminum or vinyl. As a general rule, historic windows should always be regularly maintained and protected. There is always an emphasis on repair over replacement. Replacement should really only be considered when the window is demonstrably beyond repair. For more information on proper maintenance and repair of historic windows, energy efficiency, etc., please refer to Chapter 2.

Window Replacement

In the event that an original wood window on any elevation needs to be replaced, it should be demonstrably beyond repair and replaced in kind. The City of Long Beach does not allow the installation of new vinyl windows on historic buildings, even if vinyl windows presently exist.

In the event that an existing vinyl window requires replacement on a contributing building, replacing the window with a wood double-hung window in a style that is compatible with the Spanish Colonial Revival style windows outlined in Chapter 4, Section 16 is required. The size of the window opening should not be altered to accommodate the new window; rather, the window should be sized to fit the historic window opening.



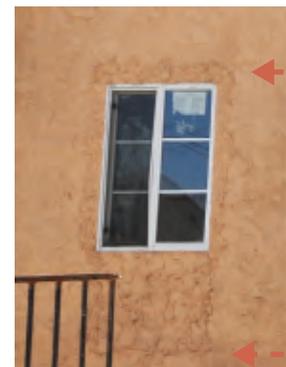
Historically compatible windows in their original openings (left) are always preferable to non-original replacements (right).

New Window Openings

Changing the size, shape, number, or location of window openings, especially on elevations visible from the street, is never recommended, and would drastically alter the appearance of the building and affect its historic character. In Brenner Place, the historic window configuration consists of two narrow, rectangular, vertically-oriented windows on the projecting volume of the façade of the building, and a larger, rectangular window near the front door.

Some of the buildings in Brenner Place have had their front elevation window openings altered. The alterations are very apparent because of the visual continuity of intact contributors in the district. In some cases, there are even “scars” of the original openings in the exterior stucco. In these instances, it is recommended that property owners consider restoring the original openings rather than replacing a window in the new, non-original opening.

Creating new window openings on the rear elevation not visible from the street is acceptable, but not recommended. Property owners are encouraged to retain the original window opening sizes and locations on all elevations.



Changing window openings can leave “scars” on the exterior of a building. Red arrows indicate the original extent of the opening.

Window Screens

Window screens may be added to the primary elevation if needed, provided that they are sensitively designed and carefully installed. Window screens sized to match the original windows that have narrow, wood frames and are painted to correspond with the building's trim, as shown to the right, are recommended. The screen itself should be relatively transparent, and should not obscure the window behind it. Retractable screens may also be acceptable. Metal or vinyl framed window screens are not recommended.



This wood window screen, painted blue, does not detract from the historic window behind it.

Security Bars

Installing security bars over windows is generally not recommended; however, in instances where additional security becomes necessary, property owners may consider a Spanish Colonial Revival style window grille that does not fully obscure the window behind it. Window grilles are often seen on Spanish Colonial Revival style architecture. With a sensitive design, these grilles could compatibly be used as a security measure in the Minerva Park Place Historic District without diminishing the overall character of the historic district. Other compatible security measures may include interior locks or wireless security sensors, where feasible. This equipment should be installed carefully so as to avoid damaging historic windows, even from the interior. Damage, especially to wood windows, may leave the window susceptible to deterioration. For additional information on implementing historically-compatible security measures for your home, please see Chapter 2.

Adding window screens, security bars, awnings, or other window features to the rear is acceptable as long as they are not visible from the public right of way.



Consider a wrought iron or metal design that does not obscure the window beneath it. All of the above examples would be compatible with a Spanish Colonial Revival style home, and could be used as a more historically compatible way to provide extra security as needed.



Awnings

It may be appropriate to install window awnings on a Spanish Colonial Revival property; however, homeowners are encouraged to consider other methods of increasing shade or privacy, including interior shutters or window treatments, before installing exterior awnings. Please refer to the Spanish Colonial Revival Style Guide in Chapter 4, Section 16 for additional information on awnings.

Doors

The majority of front doors in the Brenner Place district are obscured behind metal security doors. Those that are visible consist of a paneled wood door, but none of the doors appear to be historic. As a general rule, historic doors should always be regularly maintained and protected. There is always an emphasis on repair over replacement. Replacement should really only be considered when the historic door is demonstrably beyond repair. For more information on proper maintenance and repair of historic doors, energy efficiency, etc., please refer to Chapter 2.

Door Replacement

In the event an existing door needs replaced, it should be replaced with a door that is compatible with the building style. Please see the style guide for Spanish Colonial Revival style in Chapter 4, Section 16. The size of the door opening should not be altered to accommodate the new door; rather, the door should be sized to fit the historic door opening. Likewise, altering the door opening to accommodate features such as sidelights, fanlights, or transoms that did not historically exist is not recommended.

Generally, door replacement on secondary elevations is less visually obtrusive than replacing doors on the primary elevation. In the Brenner Place Historic District, the side entries are not highly visible from the street due to the installation of side fencing throughout the district. Replacing doors on the side and rear elevations is acceptable, but the use of compatible doors is encouraged.

New Door Openings

Changing the size, shape, number, or location of door openings, especially on elevations visible from the street, is never recommended, and would drastically alter the appearance of the building and affect its historic character.

Storm and Screen Doors

The installation of a storm or screen door on the primary elevation for light or ventilation may be acceptable, as long as the door is sensitively designed and carefully installed. Storm or screen doors that are sized to match the original door, have narrow, wood frames, and are painted to correspond with the building's trim or primary door are recommended. The screen or glass itself should be relatively transparent, and should not obscure the door behind it. Metal-framed screen or storm doors are not recommended.



Security Doors

Adding metal mesh security doors that obscure the front door is generally not recommended. However, in the event that additional security becomes necessary, consider a security door or gate that does not fully obscure the door behind it. These features should be carefully installed so as not to cause any unnecessary damage, and the property would remain essentially unchanged if it were removed in the future. Adding new locks, hardware, or deadbolts should be installed carefully by an experienced practitioner to avoid causing damage to the primary door. Strike plates and similar hardware should also be installed carefully so as to avoid unnecessary damage to the door frame. Please see Chapter 2 for additional information about more historically sensitive ways to provide security measures for your home.

Adding screen doors, security bars, or other door features to the side and rear is acceptable as long as they are not highly visible from the public right of way and they meet all City codes.



Security doors and gates that are both compatible with the Spanish Colonial Revival style and do not obscure the door beneath are much less visually obtrusive than metal mesh security doors (bottom row). Consider a style like one of those pictured in the top row, and indicated with a green check.



Decorative Elements

The Brenner Place Historic District is characterized by its uniform workers' cottages, which were historically quite modest and did not have much in the way of decoration or ornamentation. The decorative elements that do exist include clay tile attic vents as well as clay tile coping along the parapet wall. These features should be retained and repaired as needed, and replaced in kind if they are demonstrably damaged beyond repair. Adding other decorative elements such as shutters, inlaid tile, or other applied architectural decoration is not recommended, as it would not be compatible with the historic setting of the district.



Intact contributors have clay tile attic vents arranged in a triangle configuration and clay tile coping along the parapet wall.

Non-structural and non-permanent decorative elements such as flags, plant pots, hanging plants, bird baths, etc., are acceptable as long as they do not damage, obscure, or overly detract from the character defining features of the historic property or district.

Alterations to Non-Contributing Buildings

Only one building within the Brenner Place Historic District is currently considered a non-contributing property due to extensive alterations. Its entry and concrete steps appear to be the same as those on contributing properties, and building permit research indicates that the single family dwelling was constructed at the same time and by the same contractor as the contributors in the district. Reversing these alterations is highly recommended to better conform to the other buildings within the district and to enhance the overall character and feeling of the district as a whole, but not required. Sufficient reversal of any non-compatible alterations could potentially make the property eligible as a contributor to the district in the future.

As a residence that dates from the district's period of significance and is only a non-contributing property due to alterations, owners are expected follow all of the guidelines for the Hellman Street Historic District, as well as those in the Spanish Colonial Revival Style Guide included in Chapter 4, Section 16 when proposing any future alterations. This will help to avoid introducing any further visual intrusions to the surrounding historic district.



New Infill

There are no vacant lots within the Brenner Place Historic District. Demolishing a contributing property in order to construct a new building is not permitted.

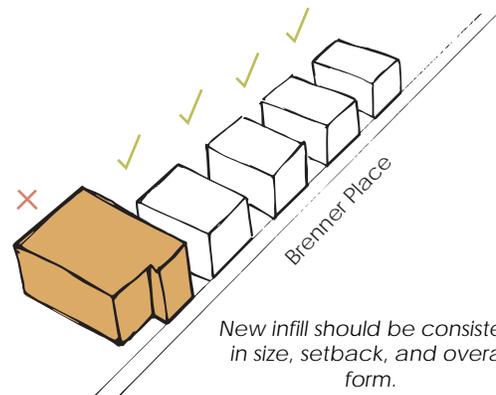
In the event that a contributing building is intentionally altered, damaged, or demolished, the property owner could be subject to fines and penalties, and may be required to replace the damaged components in kind. These penalties may also apply to demolition by neglect, a process in which a property owner attempts to circumvent regulations for historic properties by knowingly and purposefully deferring all maintenance and repair—neglecting the building—until demolition becomes necessary for safety.

If an accidental fire results in damage to a contributing property, the homeowners should replace the damaged elements in kind. In the unlikely event that a contributing property is completely lost to an accidental fire, the property owners will not be expected to recreate the historic property unless desired; however, the replacement property should follow these guidelines in order to remain harmonious with the surrounding district. This replacement property will not be considered a contributor to the district. Lastly, if a non-contributing property is demolished, any new construction in its place will be expected to follow these guidelines.

While the guidelines for new construction within a district are not as prescriptive as those for historic buildings, new construction is expected to reasonably “blend in” with its surroundings, where feasible. New construction should be generally compatible with the existing contributing buildings in size, scale, setback, height, massing, design, materials, and architectural style to protect the overall character of the historic district.

New construction is not required to exactly match the contributing buildings. In fact, matching an existing design too closely is discouraged to prevent the new building from being mistaken for an original historic building in the future; however, the new construction should generally take cues from the contributing building to fit into the district more harmoniously.

The contributing residences within the Brenner Place Historic District are all modest, Spanish Colonial Revival one-story worker’s cottages with flat roofs, stucco cladding, clay tile, and minimal ornamentation. New construction should be consistent with the existing zoning (single family residential) and should be no more than one story in height. Property owners should consider including features like a flat roof, clay tile accents, smooth stucco cladding, and narrow rectangular windows in the design. The front elevation should abut the sidewalk like the surrounding contributing buildings.



New infill should be consistent in size, setback, and overall form.