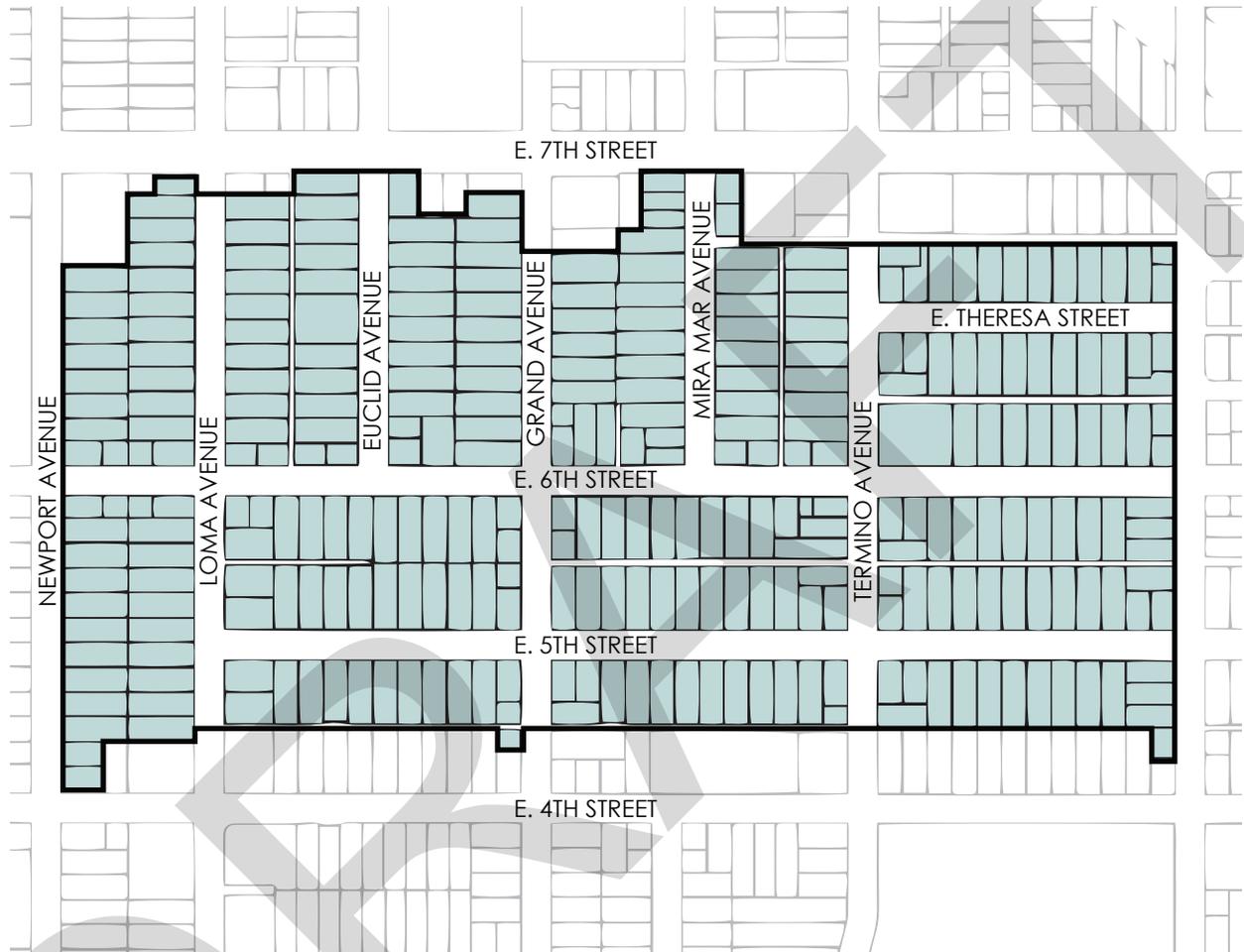


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Belmont Heights Historic District Design Guidelines

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District Significance

The Belmont Heights Historic District was established in 2002. Belmont Heights derives its significance from its association with the early history of Long Beach as part of the original township of Belmont Heights, and from its predominantly Craftsman architecture. The district area was part of a separate town called Belmont Heights that was incorporated in 1908. In 1909, the town of Belmont Heights was annexed to Long Beach. There are a number of architectural styles represented within the district, including Victorian and Spanish Colonial Revival, Tudor Revival, and Mediterranean Revival, but the most prevalent is the Craftsman style.

- Established by ordinance on May 7, 2002 (Ord. No. C-7802)
- 267 Contributing, 37 Non-Contributing
- Period of Significance: 1905-1939



District Description

The Belmont Heights Historic District is located in southeast Long Beach. The district is generally bounded by Newport Avenue on the west, Roswell Avenue on the east, 7th Avenue on the north and 5th Street on the south. The district is comprised of single-family and multi-family residential properties in a variety of styles dating between 1905 and 1939.

The streets in Belmont Heights are generally in a grid pattern. They are approximately 35' wide, paved in asphalt, and allow for two lanes of traffic. There are rear alleys between some blocks in Belmont Heights, but not all. The alleys are narrow, approximately 15' wide, and paved with concrete. The sidewalks within the district are concrete, and approximately 5' in width. The curbs are roughly 8" high and squared off at the edges. At corner crossings and driveways, there are sloping curb cuts. The street and the sidewalk are separated by an approximately 4' wide planting strip that is planted with everything from grass, to mature trees, to drought-tolerant landscaping. Parallel street parking is available on both sides of the street within the district. Houses have driveways and detached garages for automobile accommodation. Driveways are generally arranged to the side of the houses, although some properties have access to garages from the rear, or have dual-access.

The buildings within the district are almost all single or multi-family residential buildings, with one notable exception being a church on the northeast corner of Termino Avenue and 6th Street. The buildings are generally no more than two stories in height and are typically oriented with their narrower end facing the street. Following are examples of contributing buildings within the district.



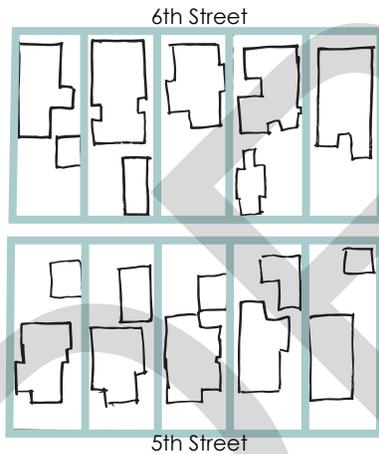


Site Layout

The Belmont Heights Historic District is comprised of residential examples of the Craftsman, Folk Victorian, Tudor Revival, Mediterranean Revival, and Spanish Colonial Revival styles, the latter being most frequently seen as a duplex, or other multi-family property type. There are some post-WWII infill buildings, consisting of larger apartment buildings, but the district is predominantly made up of single-family Craftsman residences. Most of the buildings are arranged near the front half of their lots with a uniform front setback. This leaves buildable area to the rear of the property. The majority of contributing properties have a detached garage to the rear and a side driveway to provide access. Some blocks within the district have rear alleys that also provide vehicular access, however, the alleys are not consistent throughout the entire district.

The area is characterized by its high concentration of intact, Craftsman residences that are uniform in style, height, massing, and roof profile, helping to differentiate the area from surrounding neighborhoods.

Lot Size



Lots in the Belmont Heights Historic District are generally rectangular.

The lots in the Belmont Heights Historic District are generally rectangular, approximately 50' by 135' with the narrow end facing the street. Any change in lot size is not permitted.

Combining lots together to construct a large, new building could result in the loss of a district contributor or create a disruption in the visual continuity of the district. Lot splitting is not permitted by the City's zoning laws.

Accessory Buildings

The majority of the properties within the Belmont Heights Historic District are occupied by a single-family residence located near the front half of the lot with a modestly sized, single-car detached garage to the rear of the lot. Garages are typically accessed by side driveways; some garages have been expanded. Intermittent rear alleys provide secondary access to some properties, most often when an additional dwelling has been added to the rear. The addition of new small accessory buildings to the rear of the property may be appropriate within the Belmont Heights Historic District; however, these accessory buildings should be sensitively designed and constructed to be compatible with the primary residence and the overall character of the historic district. (Continued next page.)

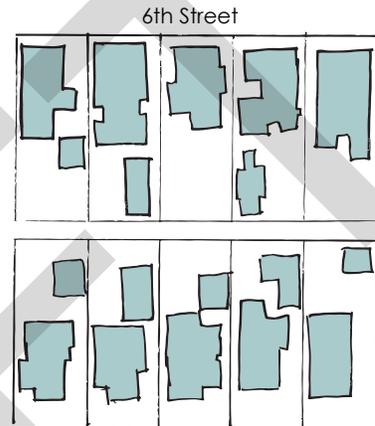
Accessory Buildings, Continued

Any new accessory buildings should be appropriately sized for available space within the backyard and should comply with all other City setback and lot coverage requirements. Any new construction should not be highly visible from the street, and should be compatible in size, scale, and design to the primary building. When an accessory building is constructed for a Craftsman, Folk Victorian, Neoclassical or similar styled contributor, consider including architectural design elements such as front-gabled roofs, horizontal wood cladding, and rectangular openings in the design. Spanish Colonial Revival and Mediterranean Revival contributors would be most compatible with an accessory building that had a flat roof, clay tile accents, and smooth stucco cladding.

The accessory building should be constructed in such a way that it does not obscure or damage any existing character-defining features or structures. Adding a new building or feature that would require removal of an existing, historic building or feature is never recommended. For example, removing a historic detached garage to replace it with an attached garage would not be appropriate. Instead, consider constructing a free-standing structure instead of attaching it directly to the primary residence in a manner that could damage or penetrate the exterior.

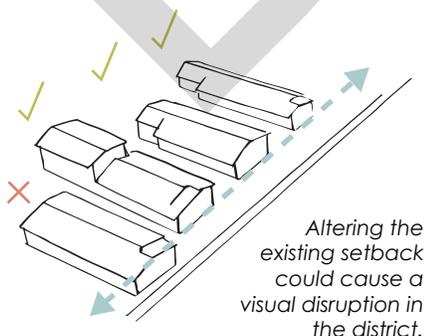
Existing detached garages may be expanded, as long as the addition is not highly visible from the street and does not overpower a single-story contributing residence in the front of the lot. Any addition or expansion should be compatible in design and materials with the existing garage and the primary residence. Detached garages should not be attached to the primary building, so that its original relationship to the site is maintained.

Expansions or alterations to secondary dwellings with historic value are acceptable, so long as they follow the same guidelines for contributing buildings. Non-historic secondary dwellings should follow the guidelines for non-contributing buildings.



6th Street
5th Street
Most properties have a detached garage to the rear.

Front Setback



Altering the existing setback could cause a visual disruption in the district.

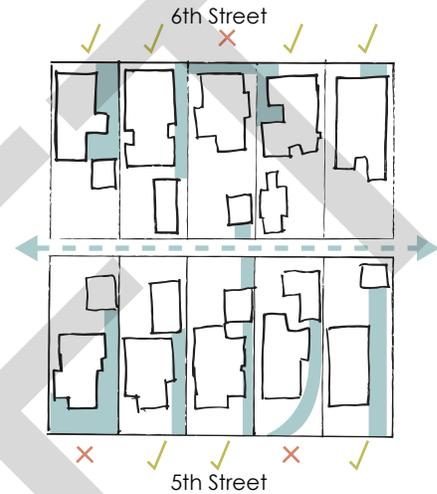
The contributing buildings within the Belmont Heights Historic District have a consistent front setback from the street of approximately 25'. Any change to the setback from the street on the primary elevation could cause a disruption in the visual continuity of the district, and is not recommended. Furthermore, a change in setback may not be permitted by the City's zoning code.



Driveways

The majority of properties within the Belmont Heights Historic District have a side driveway that leads to a detached garage to the rear of the lot. Driveways should not be relocated. Retaining the location of existing driveways will preserve the building's historic relationship to its site, and maintain the visual continuity of the district. There is evidence to suggest that the driveways in this area were historically dual-ribbon concrete driveways; however, most are now a solid concrete slab.

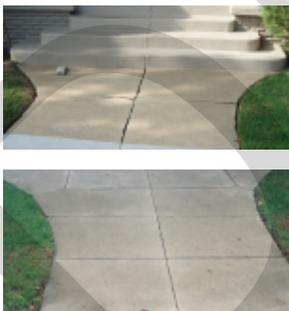
Repaving the driveway with a different material, such as brick, flagstone, or pavers without sufficient evidence that these materials existed historically is not recommended. If a driveway requires replacement, consider installing a more historically-compatible smooth concrete slab or dual ribbon driveway with scored joints instead. The two concrete strips of the dual ribbon driveway may be separated by grass or loose rock, such as crushed quarts or river rock.



Changing the shape or width of the existing driveways (indicated with red X) can disrupt the visual cohesion of the neighborhood.

Creating new parking areas or driveways in front of the residence is not permitted. Although not recommended, an alternative may be to create additional parking areas to the rear of the property, provided that the work is not highly visible from the street and conforms to other City lot coverage and setback requirements.

Walkways



Historic walkways are concrete with scored joints; they often "bow" out at the front of the porch steps.

The majority of the contributing buildings within the Belmont Heights Historic District have a centralized walkway leading from the front porch or entry to the sidewalk. The width of the central walkways often bows outwards to match the width of porch steps. Many houses also have walkways wrapping around the front of the property, leading to the sides and rear of the house. Multi-family properties may have walkways that are oriented more towards the side of the property.

Historically, these walkways would have been smooth concrete with scored joints, and many remain intact. The location of the walkways should be retained. The addition of a secondary walkway wrapping around the property where one does not already exist is acceptable, as long as the original, centralized walkway is retained. This will help to maintain the visual cohesion of the district as well as the property's historic relationship with its site. This approach can also be used to address handicap accessibility. Any new walkway should be executed in a compatible paving material. Within the Belmont Heights Historic District, the most appropriate paving material is poured concrete with scored joints. (Continued next page.)



Walkways, Continued

Although it is more important to retain the location of the historic walkway, altering the historic width or material of the walkway is generally not recommended. Removing the concrete and replacing it with another material such as pavers, fieldstones, gravel or dirt, would not be compatible with the historic character of the district. In instances where the walkway has already been altered, consider restoring the historically compatible concrete when the non-original material has come to the end of its useful life.

Porte-Cochères, Trellises, and Decks

Often, features such as porte-cochères and trellises can be an appealing addition to a home. Many contributing properties in the Belmont Heights Historic District have trellises at the side elevation that extend over the side driveway, forming a porte-cochère. As these trellises are characteristic of the district, the addition of a sensitively designed wood trellis at the side elevation is acceptable. Take design cues from surrounding properties with existing trellises for an appropriate design.

The addition of a trellis should avoid damaging or penetrating the existing historic or character-defining features, even on the rear. New features should not obscure or damage existing character-defining features or historic fabric such as original, character defining windows, porch features, chimneys, etc. Adding a new feature that would require removing an existing historic or character defining feature is never recommended; for example, it would not be appropriate to remove an existing walkway that existed historically to add a new patio and trellis.

Trellises with climbing vegetation should be carefully maintained by keeping plants trimmed away from the residence. Vegetation left too close to a building for extended periods of time, especially against wood elements, can cause moisture damage on wood and attract wood-boring insects.

Decks should not be constructed on the primary elevation, but may be constructed at rear elevations, provided that they are not highly visible from the street. Like trellises, the addition of a deck should avoid damaging or penetrating the existing historic or character-defining features of the historic residence, even on the rear. Removing an existing feature to add a non-original feature is never recommended.



This property in Belmont Heights has a porte-cochère over the side driveway.



Landscaping

The majority of the properties within the Belmont Heights Historic District have a front yard. Most yards consist of grass lawn, although some have been replaced with drought-tolerant landscaping. Many properties also have small gardens, shrubs, and mature trees. Additionally, there is a narrow, grassy planting strip in front of each building that separates the sidewalk from the street.

Changes to the landscaping are acceptable, as long as the existing planting area and layout are retained. Drought-tolerant landscaping is acceptable within the existing planting area. Hardscaping or otherwise paving the front yard with materials such as concrete, fieldstone, bricks, or pavers is not permitted. Property owners with previously paved or hardscaped front yards are encouraged to replace them with a more traditional yard with a permeable surface as the hardscaping comes of the end of its useful life.



In most cases, adding new garden or planter walls where they did not exist historically is not recommended on the front elevation; however, some contributors have existing gardening edges or planters in the front yard. Adding gardening edges or planters may be acceptable as long as they are low-profile, of a compatible material, and do not obscure or damage any character-defining features of the primary elevation.

Consider removing or trimming excessively overgrown shrubs, bushes, or landscaping that may obscure or highly detract from the visibility of a contributing building within the district to maintain the overall cohesive feel of the historic district.

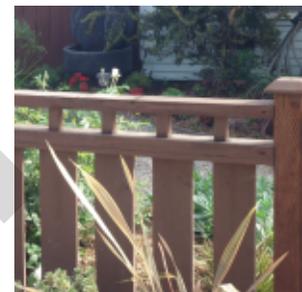
Fencing

A number of properties in the Belmont Heights Historic District have existing front fencing; most fences are compatible horizontal wood or wood picket fences.

Generally, installing a new fence on the street-facing elevation is not recommended without sufficient documentation to indicate that it existed historically, or if the surrounding properties in the district do not have front fencing. As the many properties in the Belmont Heights Historic District already have fencing around the perimeter of the front yard, the introduction of this feature would not necessarily disrupt the visual continuity of the district. (Continued next page.)

Fencing, Continued

If considering adding front fencing, property owners should consider low fences with voids, such as a wood picket or a horizontal wood fence, like other fences on contributing buildings found in the district. The use of incompatible, heavy, and visually disruptive fences such as concrete block, vinyl, chain link, or wrought iron and masonry unit fences is strongly discouraged. The use of pre-fabricated materials like concrete block and chain link is never recommended; these materials often appear temporary, and are rarely visually compatible with historic styles. Removing incompatible fences or replacing them with a more compatible material such as wood is encouraged. Please see Chapter 2 for additional information on implementing historically-compatible security measures for your home.

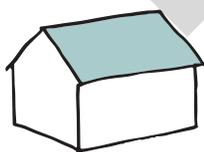


Rear fencing is acceptable within the Belmont Heights Historic District. Height restrictions may apply, and vary by location. Appropriate rear fencing materials include five to six foot high solid wood vertical planks or dog-eared fences, board and batten fencing or other solid wood fencing.

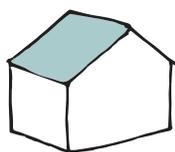
Roof

The majority of contributing buildings within in the Belmont Heights Historic District are Craftsman in style. The roofs are primarily front or cross-gabled with composition shingles, open eaves, exposed rafter tails, and projecting beams. Most Craftsman entryways are sheltered by a projecting porch with a front-gabled roof. The other extant architectural styles such as the Folk Victorian, Victorian, and Tudor Revival often also have gabled or combination roofs. Some Victorian or early twentieth century residences may have hipped or pyramidal roof shapes in combination with gabled roofs.

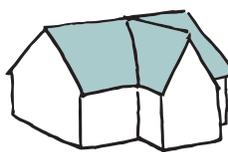
Spanish Colonial and Mediterranean Revival style properties within the district typically have flat roofs with parapet walls, clay tile coping, and often a projecting porch with a clay tile roof. Other examples may have a more complex roof line, clad in clay tile with shallow eaves. (Continued next page.)



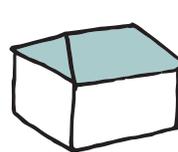
Side-gabled



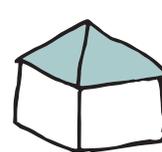
Front-gabled



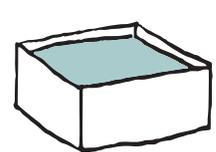
Cross-gabled



Hipped



Pyramidal

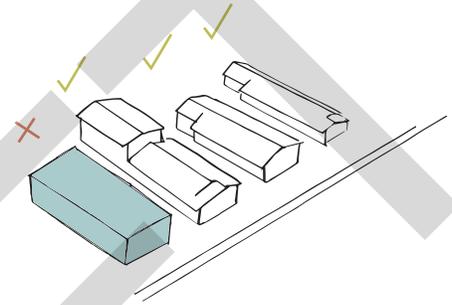


Flat with parapet wall

Changes in Roofline

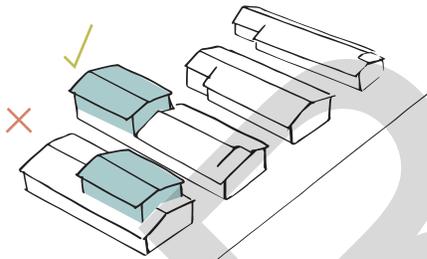
Radically changing the overall shape of the historic roofline—i.e., adding a gabled roof to a flat roofline, or changing the pitch of a gabled roof is not permitted. However, there are some situations where the roof can be compatibly altered to improve the interior light or space, as specified below.

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.



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 and is not recommended.

Upper Story Additions



Second story additions should be oriented towards the rear of the property (indicated with green check).

Rooftop or second story additions may be acceptable in Belmont Heights Historic District. While most of the contributing properties are limited to one story in height, there are a number of two-story contributing properties in the district as well. In addition, the roof forms within the district are generally complex, and may be better able to conceal and compatibly accommodate second-floor additions. These additions should always be located towards the rear of the property to minimize their visibility from the street.

There are some gabled roofs in the district that are clad in historic materials such as Spanish clay tile; constructing an addition on a roof clad in historic material is not recommended, in order to avoid the unnecessary removal or destruction of historic fabric. These properties may be more compatibly expanded with a small, sensitively-designed addition to the rear.

The shape of any rooftop or second-story addition should be compatible with the existing roofline. Consider blending the addition with the existing pitch of the roof, or creating an addition with a compatible roofline. For example, adding a reasonably-sized gabled addition to the rear of a front-gabled building could be appropriate, as long as the overall size and scale of the addition is not highly visible from the public right-of-way. Introducing a new roofline shape that did not exist historically or that is inconsistent with the general architectural style of the residence is not permitted; for example, adding a gabled rooftop addition to an existing flat roof would not be appropriate or compatible. The other features of the addition, such as cladding, windows, and decorative detailing should follow the same general guidelines as other additions, as detailed later in this section. (Continued next page.)

Rooftop/Upper Story Additions, Continued

For properties that are currently two stories in height, owners should consider constructing an addition to rear of the property to create additional space before considering a rooftop addition. For properties with historically flat roofs, rear additions should also be prioritized as upper story additions are generally more visible on a residence with a flat roof.



The additions above, while generally compatible with their respective styles, are very large and would not be permitted in the Belmont Heights Historic District. They are arranged near the front of the building, making them highly visible from the street and detracting from the original, historic home.



These two homes also have second story additions. However, because these examples are oriented towards the rear and have been carefully designed with compatible features, they readily blend in with the existing building. (Continued next page.)

Rooftop/Upper Story Additions, Continued



The additions shown above are not only too large, oriented towards the front of the building, but introduce a new roofline (indicated with red dash); these additions are not compatible with the original homes.

Dormers

Sensitively adding dormers to a modestly-sized residence may be an appropriate measure to increase the interior space of a residence without adding a second story or rooftop addition. The addition of a dormer to the gabled roof of a Craftsman, Folk Victorian, or other style contributor with a pitched roof may be appropriate, as long as it is consistent with the building's architectural style.

The roof pitch, shape, and design of the dormer should mirror that of the overall roof. Dormers should only be added to elevations that are not highly visible from the public right of way. In the Belmont Heights Historic District, the most appropriate location is the rear.

Many of the roofing materials within the Belmont Heights Historic District have already been replaced with contemporary composition shingles; therefore, constructing a new dormer onto a composition shingle roof would not destroy any historic or character-defining roof material. However, there are some gabled roofs in the district that are clad in historic materials such as Spanish clay tile or wood shake; installing a dormer on a roof plane clad in historic material is not recommended, in order to avoid the unnecessary removal or destruction of historic fabric. In these instances, consider constructing a small rear addition to the rear of the residence instead. Dormers should not be added to properties with historically flat roofs.

Porches and Entryways

The most common entryway type in the Belmont Heights Historic District is the projecting porch on a Craftsman residence, often covered by a front-gabled porch roof that is supported by wood posts with masonry piers (A). These porches generally have a centered set of steps that lead to the entryway. Spanish Colonial Revival properties are more likely to have flush entries sheltered by shallow roof overhangs or projecting porches, often covered in red clay tile (B).



(A)



(B)

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. Therefore, careful attention should be made when proposing alterations to the porch or entryways. Any new or replacement features such as railings, paving materials, etc., should be compatible with the respective style of the contributing building, as outlined in the Style Guide located in Chapter 4.

Porch Enclosure

There are several instances in the Belmont Heights Historic District where porches have already been enclosed. Enclosing the porch area drastically alters the appearance of buildings and affects their historic character, especially for a Craftsman style residence. As such, enclosing the porch on a contributing property within the Belmont Heights Historic District is not permitted.

Restoring porches that have previously been enclosed is strongly encouraged.

Porch Supports and Railings

The majority of porches are not surrounded by any railing at all, or are surrounded by low, stucco walls. These walls should be treated the same as the exterior cladding, as described later in this section, and should not be covered with any other material. (Continued next page.)

Porch Supports and Railings, Continued

Porch supports are a focal point of any porch, especially a Craftsman style porch. The existing supports and piers should always be retained, maintained, and repaired. Piers are typically of masonry construction, and should not be covered with another material. In the event that a porch support or pier is damaged beyond repair, it should be replaced in kind.

The introduction of railings where they did not exist historically is not recommended; however, should the addition of a railing be required for safety, please refer to the appropriate Style Guide in Chapter 4 for a compatible railing option. Where incompatible railings have been introduced, their removal or replacement with a more compatible design is encouraged.

When historic railings exist, they should be repaired rather than replaced. If the railing is demonstrably damaged beyond repair, it should be replaced in kind as accurately as possible, while taking into account contemporary safety measures such as a minimum railing height and more closely spaced balusters. Use the material, profile, and overall shape of existing balusters, newel posts, handrails, and base rails to guide a new design.

If the historic railing profile is not available and cannot be reasonably replicated, then consider an alternative railing that is compatible with the historic architectural style of your home. Please see the appropriate Style Guide in Chapter 4 for compatible railing options.



Porch Floor, Steps and Foundation

The majority of contributing residences in the Belmont Heights Historic District have a set of steps leading to the front porch, often with smooth concrete and scored joints. Smooth concrete steps and porch floors should be retained, and may be painted or stained as desired in a color that is compatible with the architectural style of your residence. (Continued next page.)



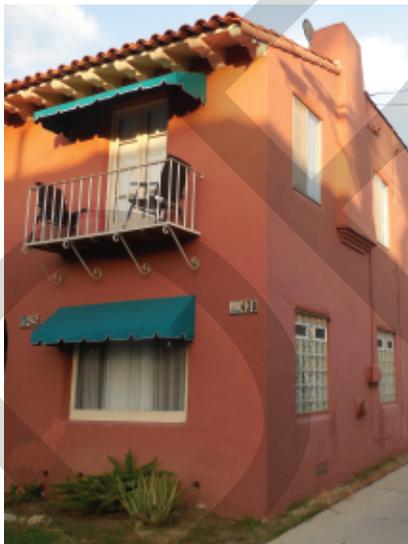
Porch Floor, Steps and Foundation, Continued

Please see Chapter 4 for Style Guides listing compatible colors to the respective architectural styles.

Installing new steps or covering the existing steps with an incompatible material or texture, such as tile, pavers, or fieldstone veneer on a street-facing elevation is not recommended without sufficient documentation to substantiate that they existed historically. Where these non-original materials have already been installed, consider replacing them with smooth concrete with joints when the existing material has reached the end of its useful life.

The porch foundations within the Belmont Heights Historic District are typically of masonry construction or are covered in stucco. These materials should be treated the same as the exterior cladding, as described on the following pages, and should not be covered with any other material. If possible, property owners are encouraged to restore any foundations that have been previously covered with a non-compatible material by removing it to expose the original material. If the original material is no longer extant, consider replacing the incompatibly material with a more historically accurate material to preserve the historic character of the contributing

Balconies, Balconettes and Architectural Projections



This Spanish Colonial Revival multi-family property has an existing, historic balconette on the second story of the front elevation.

The majority of contributing buildings within the Belmont Heights Historic District are limited to one story in height; however, there are some multi-story properties in the district with original balconies and balconettes. These features should be preserved, and should be repaired rather than replaced, especially the railings and balustrades. In the event that a railing or balustrade is demonstrably damaged beyond repair, it should be replaced in kind as accurately as possible, while taking into account contemporary safety measures such as a minimum railing height and more closely spaced balusters. Use the material, profile, and overall shape of existing balusters, newel posts, handrails, and base rails to guide a new, safer design.

If the historic railing profile is not available and cannot be reasonably replicated, then consider an alternative railing that is compatible with the historic architectural style of your home. Please see the appropriate Style Guide in Chapter 4 for a compatible railing options. (Continued next page.)



Balconies, Balconettes and Architectural Projections, Continued

Like porches and entryways, balconies and balconettes on primary or side elevations should not be enclosed to avoid affecting the building's historic character. Many of these balconettes are primary character-defining features of their respective styles. Although not recommended, enclosing a balcony or balconette on the rear elevation may be acceptable, as long as it is not visible from the public right of way.

Installing a bay window or other, similar projecting feature to the sides or front of the buildings in the Belmont Heights Historic District is not permitted, as these features would drastically alter their historic appearance. Changes to the rear elevation are much less visually obtrusive, and therefore the construction of a bay window or similar architectural projection on the rear elevation may be acceptable, provided that it is not visible from the street. When adding such features avoid unnecessarily damaging or penetrating the existing historic or character-defining features of the property, even on the rear elevation.

Additions

Several of the contributing residences within the Belmont Heights Historic District already have additions to the rear; generally, these additions are no taller than the original building and are not highly visible from the street.

Front Additions

Adding a new addition to the front elevation of a contributing building within the Belmont Heights Historic District would cause a drastic change to the historic character of the primary elevation of the building. Furthermore, an addition to the front would also alter the existing setback from the street and disrupt the visual continuity of the historic district. Therefore, additions to the front of a contributing building are not permitted.

Instead, consider constructing additions, if necessary, on elevations that are less visible from the street. Within the Belmont Heights Historic District, the most appropriate location to add an addition would be to the rear of the residence.

Side and Rear Additions

Side additions are generally less visually obtrusive than front additions; however, the buildings within the Belmont Heights Historic District have a shallow setback from the street, leaving most side elevations highly visible from the street. Side additions are not recommended in the Belmont Heights Historic District.

Adding a single-story addition to the rear of a residence is acceptable for all properties within the Belmont Heights Historic District, provided that it is sensitively designed, and not highly visible from the public right of way. (Continued next page.)

Side and Rear Additions, Continued

A two-story addition may be acceptable, as long as it is at the rear of the residence, and is not highly visible from the street. The complex rooflines of the Craftsman, Folk Victorian, and Victorian residences within the district can help to conceal a taller addition from the street. Two-story additions are generally not recommended for properties with flat roofs, unless the addition is to the rear of the residence and can adequately be obscured from view from the street.

The size and massing of the addition should be compatible with the historic character of the residence. The addition should not envelop or be larger than the existing building.

All rear additions should be compatible with, yet distinguishable from, the original historic building. Design your rear addition to be compatible with the size, massing, material, and color of the primary residence. For example, if your house is clad in wood clapboards, consider a thinner or wider horizontal wood board to differentiate the addition. The addition should always be smaller than the existing building, and should be harmonious with the historic design. The original building materials, style and detailing should not be duplicated exactly so that the new portion is not mistaken for an original portion of the residence in the future. In the same vein, other historic styles should not be duplicated, either. This can create what is called a false sense of history, (i.e. it could be difficult, even for professionals, to determine which portion of the residence is original).

All additions should be planned and constructed carefully so that they do not cause damage to the historic building. The construction of an addition should never involve the removal of any part of the building's original footprint. One way to think about it is: if you were to someday remove the new addition, would the original building remain intact?

Note: if your proposed addition is a total of 250 square feet in size or less, then the project may be approved by the Planning Bureau without further review. While larger additions may be possible, they will be subject to further review by the Cultural Heritage Commission.



Additions should be smaller than the primary building, and arranged towards the rear. Any additions should not be highly visible from the public right-of-way (indicated with a red X).

Chimneys

Many contributing buildings within the Belmont Heights Historic District have chimneys, but not all of them do. Adding a chimney to a building without sufficient evidence to suggest that it existed historically is not recommended. Removing an original chimney is also not recommended; inactive chimneys may be sealed, as long as their external appearance is retained. Changing the size, height, or dimensions of the chimney is not recommended. (Continued next page.)



Chimneys



A chimney on a contributing building in the Belmont Heights Historic District.

The chimneys within the district are primarily masonry or clad in stucco. Painting masonry chimneys is not recommended unless there is sufficient evidence to suggest it was painted historically. Paint is not only difficult to remove from masonry, but it can drastically alter the character of the historic feature. Similarly, masonry that is painted should not be stripped of its paint without sufficient documentary evidence that it was historically unpainted. The stucco covering a chimney should be treated the same as the exterior cladding, as described below, and should not be covered with any other material.

If a chimney is demonstrably damaged beyond repair, it should be replaced in kind with a chimney that is the same design, size, scale, and materials as the original. If a chimney is beyond repair and must be removed, it should be replaced; removing a historic feature and neglecting to replace it, whether in kind or with a compatible design, 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 to exterior cladding.

Wood Siding

The majority of the contributing Craftsman, Folk Victorian and Victorian residences retain their original wood siding; however, there are some examples of Craftsman residences that have been covered in a historically incompatible stucco cladding. Original or historically-compatible wood siding should be retained and repaired rather than replaced. If wood siding is demonstrably damaged beyond repair, only replace the damaged portions in kind; removal of sound historic building material during replacement of damaged material is not recommended.

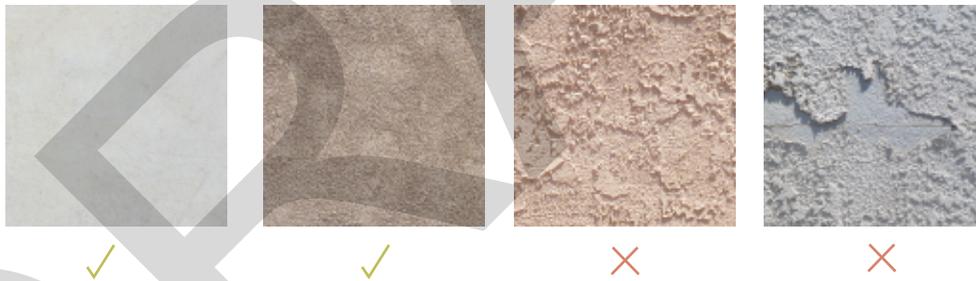
Property owners should determine the underlying cause of the deterioration and remedy or repair the cause before carrying out the repair or replacement of siding to prevent further damage in the future. Wood siding should never be replaced or covered with a new or different material that did not exist historically, such as brick, stone veneer or stucco. Where wood siding has already been replaced or covered with a new, incompatible building material, property owners are encouraged to restore the wood siding when the existing cladding has reached the end of its useful life, rather than replacing or repairing the non-original material.



Stucco Cladding

Many of the Spanish Colonial Revival, Mediterranean Revival and Tudor Revival properties in the Belmont Heights Historic District have been covered with stucco. Some have been altered with a historically incompatible, 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 non-compatible textured coating.

If the original or historically-compatible stucco is demonstrably damaged beyond repair, it should be replaced in kind with a visually similar material of the same composition, color, and application technique. Wholesale replacement of the exterior stucco on elevations visible from the street is not recommended when the new finish is substantially different from the existing finish. For example, replacing historically smooth stucco with new stucco that has a heavy texture would alter the historic character of the building. Replacing the cladding on a contributing building in Belmont Heights Historic District with a new material that is not stucco, such as wood, stone veneer or brick, is also not permitted. These materials would not be compatible with the historic nature and Spanish Colonial, Mediterranean, or Tudor Revival architectural styles.



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. Note that in some cases, a heavily troweled stucco finish may be a character-defining feature; therefore, it is important to consult with City staff or a professional architectural historian in identifying what may be a character-defining stucco finish rather than an inappropriate alteration to stucco cladding.

Windows

The majority of windows in the Belmont Heights Historic District appear to be original, or are generally compatible with their respective historic styles. However, a fair amount of windows have been replaced with less compatible windows, such as aluminum or vinyl. As a general rule, historic windows should always be regularly maintained and protected and repaired rather than replaced. Replacement should only be considered when the window is demonstrably damaged beyond repair. Please see Chapter 2 for more information on the proper maintenance and repair of historic windows.

Window Replacement

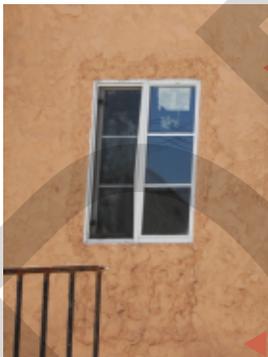
In the event that an original window on any elevation is damaged beyond repair, it should be replaced in kind (same design, profile, material, etc.). The City of Long Beach does not allow the installation of new incompatible windows, such as vinyl or aluminum, on historic buildings, even if these windows presently exist. In the event that an existing incompatible window requires replacement on a contributing building, the window must be replaced with one of a design and material that is compatible with the appropriate historic style, as outlined in the Style Guide in Chapter 4.



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

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. The historic window surrounds also should be preserved; adding new window surrounds out of contemporary materials such as foam and stucco or installing a window surround from another architectural style would not be appropriate.

New Window Openings



Changing window openings can leave "scars" on the exterior of a building.

Changing the size, shape, number, or location of window openings, especially on elevations visible from the street, is not permitted. It would drastically alter the appearance of the building and affect the building's historic character. Where window openings have already been altered, although not required, property owners are encouraged to restore the traditional fenestration pattern.

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

Window Screens Security Bars, Awnings, and other Window Features

Adding security bars, awnings, or any other features that were not historically present to the primary or side elevations is generally not recommended without sufficient evidence that they existed historically. (Continued next page.)



Window Screens Security Bars, Awnings, and other Window Features

However, window grilles are often seen on Spanish Colonial Revival and Mediterranean Revival styled architecture and may be acceptable within the Belmont Heights Historic District. With a sensitive design, window grilles could be compatibly added to a Spanish Colonial Revival or Mediterranean Revival property in the Belmont Heights Historic District without diminishing the overall historic character of the historic property or district. However, the grilles should not fully obscure the historic window beneath. To select an appropriate grille for your Spanish Colonial or Mediterranean Revival home, refer to sample design identified in the Style Guide for these architectural styles in Chapter 4. Security bars or grilles are not appropriate for a Craftsman style residence.

In some cases, particularly with Spanish Colonial Revival or Tudor Revival residences, the addition of awnings may be historically appropriate and can help control the interior climate of your home as long as they do not overly damage, obscure or detract from the character defining features of the residence. For examples of appropriate awnings, refer to the Style Guide in Chapter 4. Awnings are not appropriate for a Craftsman style residence.

Adding 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. Please see Chapter 2 for additional information on implementing historically-compatible security, climate control, and energy efficiency measures for your home.

Doors



Many front doors on the contributing properties within the Belmont Heights Historic District are protected by historically compatible wood framed screen doors. Others are obscured behind metal security doors. Of the doors that are fully visible, the most common type is a partially-glazed wood door (see the example at left). As a general rule, historic doors should always be regularly maintained and protected and repaired rather than replaced. Replacement should really only be considered when the door is demonstrably damaged beyond repair. Please see Chapter 2 for more information on the proper maintenance and repair of historic doors.

Door Replacement

In the event that an existing original or historically-compatible door requires replacement, it should be replaced in kind or replaced with a door that is compatible with the building's architectural style. Please see the appropriate style guide in Section 4 for a compatible option. 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. (Continued next page.)



Door Replacement

Generally, door replacement on secondary elevations is less visually obtrusive than replacing doors on the primary elevation. Replacing doors on the side and rear elevations is acceptable, but the use of architecturally compatible doors is still encouraged.

Security Doors, Storm Doors, Awnings, and Other Door Features

Adding metal mesh security doors that obscure the front door, sidelights, or other door features that were not historically present to the primary elevation is not permitted; in some cases, particularly with Spanish Colonial Revival or Tudor Revival residences, the addition of awnings may be historically appropriate and can help control the interior climate of your home as long as they do not overly damage, obscure or detract from the character defining features of the residence. For examples of appropriate awnings, refer to the Style Guide in Chapter 4. Adding screen doors, security bars or other door features to the side and rear elevations may be acceptable as long as they are not highly visible from the public right of way and they meet all other applicable City codes.

Please see Chapter 2 for additional information on implementing historically-compatible security, climate control, and energy efficiency measures for your home.

Decorative Elements

The contributing buildings within the Belmont Heights Historic District are designed in a variety of architectural styles, but are predominantly Craftsman bungalows. These Craftsman bungalows and other architectural styles found in Belmont Heights Historic District typically did not rely on applied ornamentation for decoration. Rather, natural materials and exposed structural elements were used for aesthetic effect on Craftsman homes. Folk Victorian residences are, by virtue of their style, less ornamented than other Victorian examples. The Spanish Colonial Revival contributors in the district are relatively modest examples, and extensive applied ornamentation would not have been a part of their original designs. Therefore, adding decorative elements is not recommended without sufficient evidence to suggest that they existed historically, to avoid creating a false sense of history. Existing decorative features include simple wood millwork, attic vents, and subtle embellishments to the exterior cladding. These features should be retained and repaired as needed, and replaced in kind if they are demonstrably damaged beyond repair.



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

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Alterations to Non-Contributing Buildings



Example of a non-contributing property within the Belmont Heights Historic District.

Non-contributing buildings within the Belmont Heights Historic District are not required to mimic the appearance of surrounding properties; however, it is important that the visual continuity of the district be maintained.

Property owners of buildings that are non-contributing due to being constructed outside the period of significance generally have the most flexibility when proposing changes to their buildings. However, these owners are still encouraged to reference a Style Guide in Chapter 4—if applicable—when planning future alterations. Non-contributing buildings constructed outside the period of significance are

still expected to remain generally compatible with the overall historic character of the district in terms of scale, massing, and setback; for example, large additions and drastic changes to the roofline are discouraged, in order to avoid causing major visual disruptions to the district.

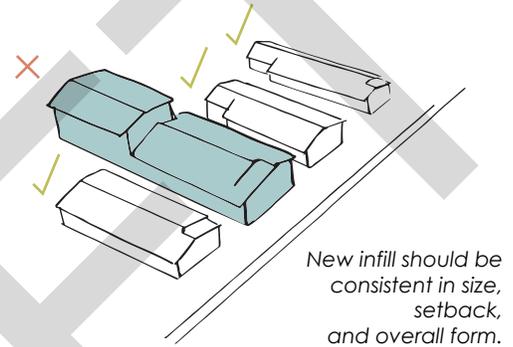
Properties that date from within the district's period of significance but are unrelated to the district's historic significance within a certain context should consider designing any future proposed alterations to the property in a manner that is generally compatible with the surrounding district and by selecting design features from the appropriate Style Guide in Chapter 4.

Owners of properties that no longer contribute to the district solely due to major alterations are strongly encouraged to reverse these alterations over time. While not required, this reversal would allow the property to better complement its surroundings and help to enhance the overall character and feeling of the district as a whole. Sufficient reversal of incompatible alterations could potentially make a property eligible as a contributor to the district in the future. Any proposed future alterations for these properties are expected follow all of the guidelines for the Belmont Heights Historic District, as well as those for the applicable architectural style, included in Chapter 4.



New Infill

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 historic 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, in order 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 Belmont Heights Historic District are varied in style, but the majority are Craftsman in style, with front-gabled roofs and wood cladding. They are primarily one story in height, although there are a number of two-story properties in the district. Property owners planning new construction should consider including features like a gabled roof, wood cladding, prominent porches and rectangular openings in their design, and anticipate conforming to the prevailing height and setback in the district, especially that of contributing properties immediately adjacent to the proposed new construction.