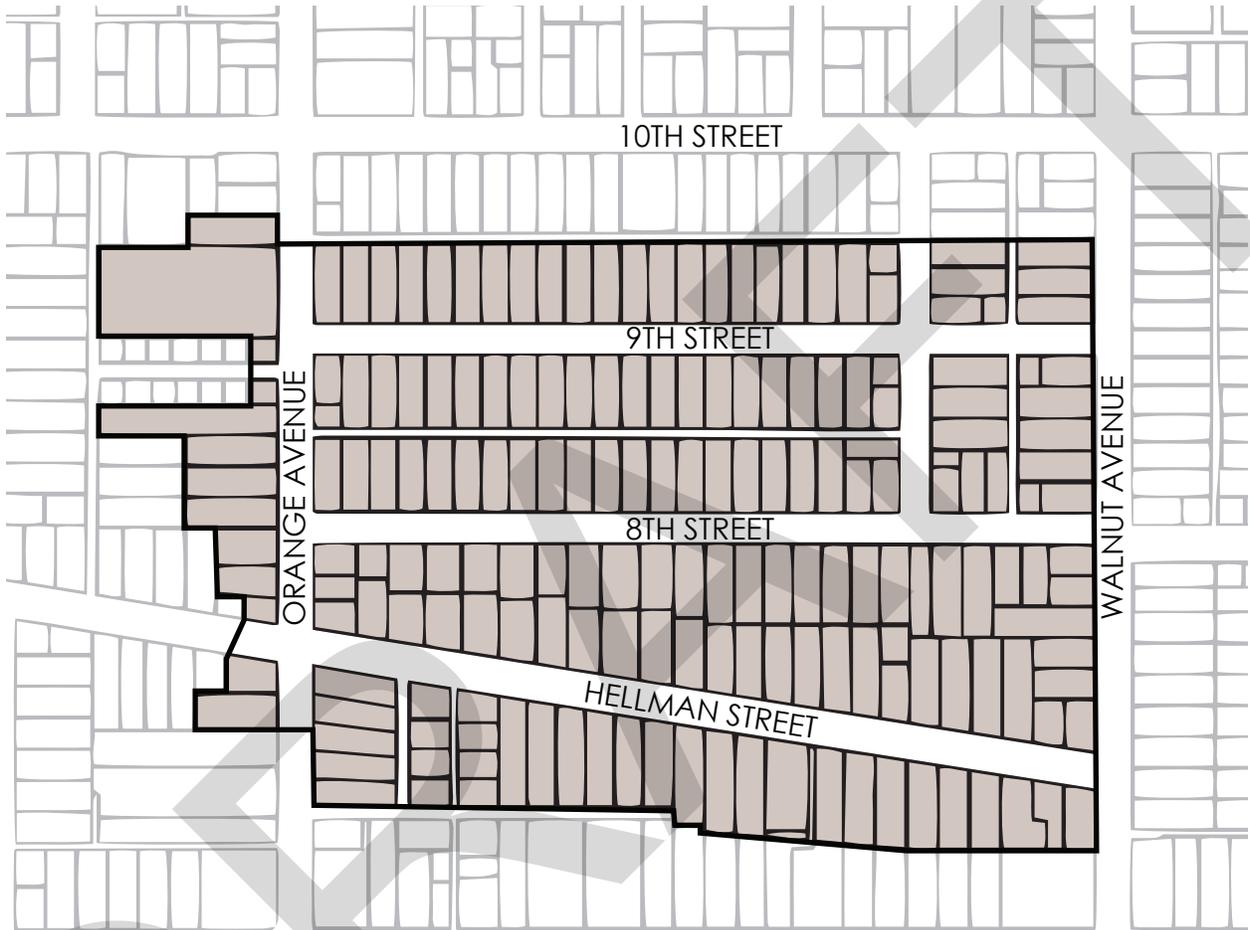


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Hellman Street Craftsman Village Historic District Design Guidelines

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District Significance

The Hellman Street Craftsman Village Historic District was established in 1992. The district is located within the original Alamitos Beach Townsite, developed by Southern California pioneer John W. Bixby; this area was subdivided in 1898 into the Alamitos Tract, and again into the Bridge Tract between 1904 and 1905. Hellman Street is named after Isaias W. Hellman, one of Bixby's partners. The most rapid development in the subdivision occurred between 1911 and 1920, and as a result, the district has a large number of Craftsman Bungalows. The district is significant as an example of an early residential development in Long Beach that retains a high level of continuity. The period of significance is 1902 to 1928, beginning with the construction of Hellman's own house.

- Established by ordinance on October 27, 1992 (Ord. No. C-7051)
- 155 Contributing, 32 Non-Contributing
- Period of Significance: 1902-1928



District Description

The Hellman Street Craftsman Village Historic District is located in southeast Long Beach. The district spans from the north side of Ninth Street to the south side of Hellman Street, between Orange and Walnut Avenues. The district is comprised almost entirely of single-family residences, most of which are Craftsman in style.

The streets in the district are about 30' wide and are in a regular grid pattern, except for Hellman Street itself, which runs at an angle northwest-southeast. There is an alley that runs east-west between 8th and 9th streets, and an alley that runs north-south between Hoffman and Walnut Avenues. The alleys are approximately 15' wide and are paved in concrete. The majority of homes within the district have side driveways. The alleys provide dual access or rear access for properties without driveways. The sidewalks in the district are approximately 5' wide, and 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 5' wide parkway that is planted grass and mature trees. There is parallel street parking on either side of the street throughout the district. Many residences have detached garages for automobile accommodation.

The district is primarily comprised of Craftsman style single-family residences. Overall, these residences are generally consistent in their massing, style and setback. Following are some examples of residences within the district:



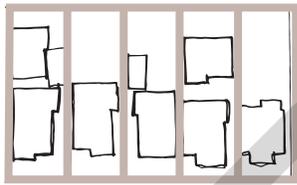


Site Layout

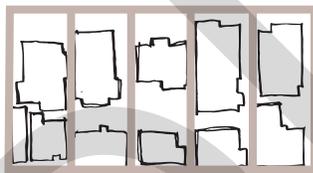
The homes within the Hellman Street Craftsman Village Historic District have small front yard areas and larger areas to the rear. The buildings within the Hellman Street Craftsman Village Historic District have a uniform front setback of about 30' and take up much of their street frontage. Most contributing properties have a detached garage to the rear and a driveway to provide access for vehicles. Some properties may also have secondary dwellings to the rear. Larger properties, particularly multi-family residential properties, may have their vehicular access oriented to the rear via an alley. A handful of single-family properties have both a side driveway and alley access.

The residences in the district are generally uniform in style, height, massing, and roof profile, which differentiates the area from surrounding neighborhoods. Some of the non-contributing properties consist of large, blocky apartment buildings dating outside the period of significance, breaking up the continuity of the district in some areas.

Lot Size



9th Street



Lots in the Hellman Street Craftsman Village Historic District are generally

The lot sizes in the Hellman Street Craftsman Village Historic District are generally rectangular, but vary somewhat in size. Most of the lots in the district are uniform rectangles in size, but Hellman Street is oriented along a diagonal. Lots facing Hellman Street are angled slightly along one edge, forming a trapezoidal shape. 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; however, a second dwelling may be added to the rear, provided that it follows the guidelines for accessory building construction (see below) and all other applicable City planning requirements and standards.

Accessory Buildings

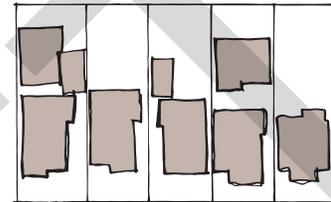
Most properties within the Hellman Street Craftsman Village Historic District are occupied by a single-family residence located near the front of the lot with a modestly sized, single-car detached garage to the rear of the lot. Some garages have been expanded or attached to the primary residence with subsequent additions, and are typically accessed by side driveways.

Small, new accessory buildings to the rear may be appropriate; however, these ancillary buildings should be sensitively designed and constructed. Any new accessory buildings should be appropriate to the size of the backyard and consistent with other City setback requirements. (Continued next page.)

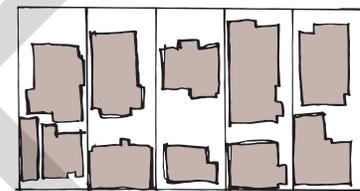


Accessory Buildings, Continued

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 built on a lot with a Craftsman style contributing residence, consider implementing shingled, front-gabled roofs, horizontal wood cladding material, and rectangular openings for accessory buildings in your design. Spanish Colonial Style contributing residences would be most compatible with an accessory building that had a flat roof, clay tile accents, and smooth stucco cladding.



9th Street



Most properties have a detached garage to the rear.

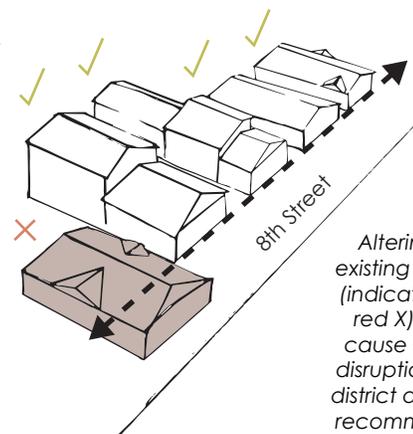
The accessory building should be constructed in such a way that it does not obscure or damage existing character-defining features or structures on the lot. Adding a new building or feature that would require removal of an existing, historic building or feature is never recommended. For example, removing a historic detached garage to replace it with an attached garage would not be appropriate. 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 to the rear in order to accommodate larger, contemporary vehicles; it may also be possible or appropriate to add a second story to the detached garage, as long as the second story 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. Historically 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.

Front Setback

The contributing buildings within the Hellman Street Craftsman Village Historic District have a consistent setback of approximately 30' from the street. Any change to the setback from the street on the primary elevation would 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.



Altering the existing setback (indicated with red X) could cause a visual disruption in the district and is not recommended.



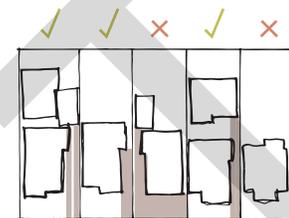
Driveways

The majority of properties within the Hellman Street Craftsman Village Historic District have a driveway alongside the property line 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, the majority are now consist of 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, a smooth concrete slab with scored joints is recommended.

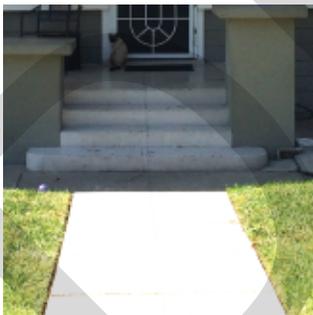
Creating new parking areas or driveways in front of the residence is not permitted. Although not recommended, if space allows, an alternative may be to create additional parking areas to the rear of the property, provided that the work is not highly visible from the street, and conforms to other City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



9th Street



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



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

Walkways

The majority of the contributing buildings within the Hellman Street Craftsman Village Historic District have a centralized front 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. This approach can also be used to address handicap accessibility. Any new walkways should be executed in a compatible paving material. Within the Hellman Street Craftsman Village Historic District, the most appropriate material is poured concrete with scored joints. (Continued next page.)



Walkways, Continued

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, or brick, 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. However, porte-cochères are not a characteristic feature of the Hellman Street Craftsman Village Historic District. The introduction of features that did not exist historically and are inconsistent with the contributing properties in the district is not recommended.

There are some examples of trellises on the primary elevations within the district; however, these features do not appear to be historic. Property owners should prioritize adding features such as trellises or decks to the rear elevations. Existing trellises on primary elevations obscure character-defining features of historic properties. Changes to the rear elevation are a much less visually obtrusive alternative.

The addition of a trellis or deck should avoid damaging or penetrating the existing historic or character-defining features of the historic building, 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, siding materials, 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 original walkway that existed historically to add a new patio and trellis. Property owners with existing trellises installed on the front elevation are encouraged to consider removing or relocating them to the rear.



The trellises within the district are not character-defining.

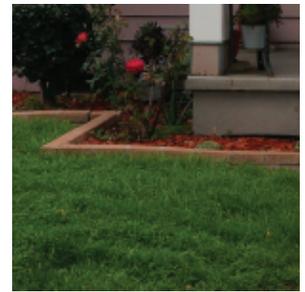
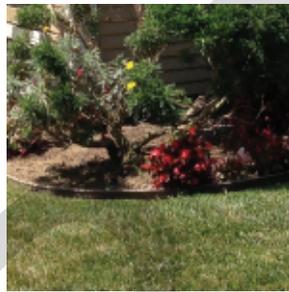
Trellises with climbing vegetation should be carefully maintained by keeping plants trimmed away from the residence. Vegetation left too near a building for extended periods of time, especially wood elements, can cause moisture damage and attract wood-boring insects.



Landscaping

The majority of properties in the Hellman Street Craftsman Village Historic District have a shallow front yard. The yards generally consist of a grass lawn, although some have been replaced with drought-tolerant landscaping and others have been incompatibly paved. Many properties also have small gardens, shrubs, and mature trees. A narrow, grassy parkway in front of each building separates the sidewalk from the street.

Changes to the landscaping are acceptable, so 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 to 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 Hellman Street Craftsman Village Historic District have front yard fencing. Many of them are non-historic wrought iron, or a combination of wrought iron and brick or concrete block. Other existing fences are wood picket or low chain link fences.

Generally, installing a new fence on the front-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 many properties in the district already have front yard fencing, the introduction of this feature would not necessarily disrupt the visual continuity of the district; however, these fences do not appear to be historic and generally detract from the historic character of the district. (Continued next page.)



Fencing, Continued

Removal of the non-compatible front fencing, although not required, is encouraged.

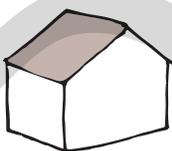
If the addition of front fencing is necessary, property owners should consider visually lighter, low fences with voids, such as a wood picket or wood slat fence. The use of incompatible, heavy, and visually disruptive fences such as concrete block, vinyl, chain link, or wrought iron and masonry unit fences is strongly discouraged. Using 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.



Replacing incompatible fences with a more compatible material such as wood or removing the fencing entirely is encouraged, but not required. Please see Chapter 2 for additional information on implementing historically-compatible security measures for your home.

Constructing rear fencing is acceptable within the Hellman Street Craftsman Village 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.

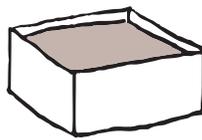
Roof



Front-gabled



Cross-gabled



Flat with parapet wall

The majority of the contributing buildings within the Hellman Street Craftsman Village Historic District are designed in the Craftsman style. The roofs are mostly moderately-pitched front or cross-gabled roofs with open eaves, exposed rafter tails, and

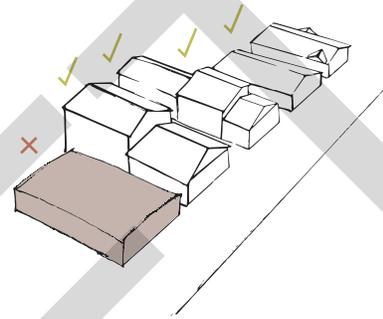
projecting beams. The majority of residences are covered with non-original composition shingle roofing material. Most Craftsman entryways are sheltered by a projecting porch with a front-gabled roof.

There are a few Spanish Colonial Revival style properties in the district as well, which 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.

Changes in Roofline

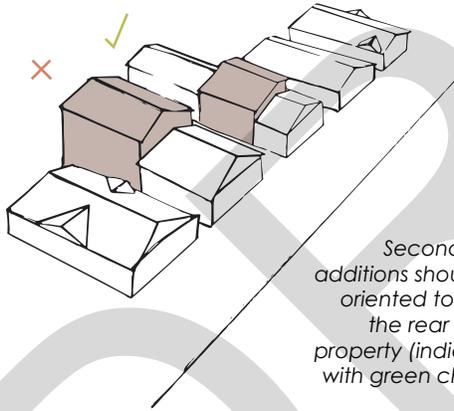
Radically changing the overall shape of the historic roofline—i.e., adding a gabled roof to a flat roofline, or changing the pitch of a gabled roof is not permitted. However, there are some situations where the roof can be compatibly altered to improve the interior light or space, as specified below.

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.

Rooftop/Upper Story Additions



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

The majority of contributing properties in the Hellman Street Craftsman Village Historic District are limited to one story in height, although there are a few two-story examples. Constructing an addition on the roof of a one-story property may be appropriate if constructed towards the rear of the property, minimizing its visibility from the street.

The roof shape of any addition should be compatible with the existing roofline. Consider blending the addition with the existing roof pitch, or building an addition with a compatible roofline. For example, adding a reasonably-sized addition with a side-gabled roof 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 is not recommended; for example, adding a gable roof addition to a house with an existing flat roof would not be appropriate or compatible, and is not permitted. 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 these guidelines.

For properties that are already two stories in height, owners should consider constructing an addition to the rear of the property before considering a rooftop addition. Three stories or more in height would disrupt the visual continuity of the district, and would not be in keeping with the historic character and property types found in the Hellman Street Craftsman Village Historic District. 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. (Continued next

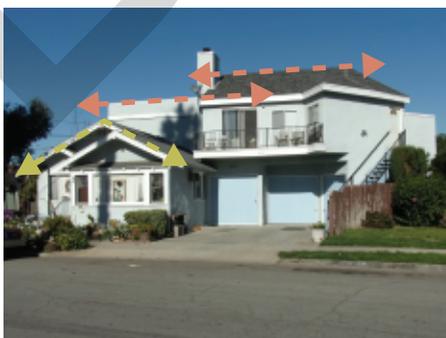
Rooftop/Upper Story Additions, Continued



The additions shown above, while generally compatible with their respective styles, are very large and would not be permitted in the Hellman Street Craftsman Village 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.



The two homes shown above also have second story additions. However, because these examples are placed towards the rear and have been carefully designed with compatible features, they blend in with the existing building. The additions shown below are not only too large, they are oriented towards the front of the building, but introduce a new roofline (indicated with red dash). These additions are not compatible with the original historic 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 moderately sized dormer to the gabled roof of a contributor, 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 Hellman Street Craftsman Village Historic District, the most appropriate location is to the rear.

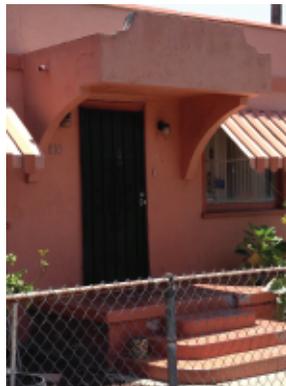
Many of the roofing materials within the Hellman Street Craftsman Village Historic District have already been replaced with contemporary composition shingles; therefore, constructing a new dormer onto a composition shingle roof would not destroy any historic or character-defining roof material. However, 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

Porches and Entryways

The most common entryway on Craftsman style residences in the Hellman Street Craftsman Village Historic District is a projecting porch, 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, often clad in red clay tile (B) or a shallow, projecting portico with arched openings (C). (Continued next page.)



(A)



(B)



(C)



Porches and Entryways, Continued

Porches and entryways are a visually dominant feature 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 features such as railings, paving materials, etc. should be compatible with the respective style of the contributing property, as outlined in the Style Guide in Chapter 4.

Porch Enclosure

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

Although not required, restoring porches that have previously been enclosed with solid walls within the Hellman Street Craftsman Village Historic District is strongly encouraged, in order to restore the character of the property and the district as a whole.

Porch Supports and Railings

The majority of porches within the Hellman Street Craftsman Village Historic District do not have any railing at all, or are surrounded by low walls that match the exterior cladding. These walls should be treated the same as the exterior cladding, as described later in these guidelines, and should not be covered with any other material.



Historic porch supports should be regularly maintained and repaired, rather than replaced.

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 railing option that is compatible with the building's architectural style. Where non-original railings have been introduced, their removal and/or replacement with a more historically-compatible railing is encouraged.

Where historic porch railings do 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. (Continued next page.)



Porch Supports and Railings, Continued

Use the material, profile, and overall shape of existing balusters, newel posts, handrails, and base rails to guide a new railing design.

If evidence of 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 supports are a focal point of any porch, especially a Craftsman style porch. The existing original 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.

Porch Floor, Steps and Foundation

The majority of the contributing residences in the Hellman Street Craftsman Village Historic District have a set of smooth concrete steps leading to the porch, often also made of smooth concrete with scored joints. Existing original or historically-compatible 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. Please see the Style Guides in Chapter 4 for when selecting compatible colors for your historic home.



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 removing them and/or replacing them with smooth scored concrete when the existing material has reached the end of its useful life.

The porch foundations within the Hellman Street Craftsman Village 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 later in this section, and should not be covered with any other non-historic 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. If the original is no longer extant, consider replacing the incompatible material with a more historically accurate material to preserve the historic character of the contributing residence.



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 Hellman Street Craftsman Village Historic District are limited to one story in height; however, there are a few contributing multi-story properties in the district that have existing balconies and balconettes. If original or character-defining, these features should be preserved and repaired rather than replaced, especially 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. If necessary, use the material, profile, and overall shape of existing

balusters, newel posts, handrails, and base rails to guide a new railing 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.

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.

Installing a bay window or other, similar projecting feature to the sides or front of the buildings in the Hellman Street Craftsman Village Historic District is not permitted, as these features would drastically alter their historic appearance of your home. 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 residences in the Hellman Street Craftsman Village 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, though there are exceptions. Some of the residences have secondary buildings to the rear, or additions to detached garages and accessory buildings.



Front Additions

Adding a new addition to the front elevation of a contributing building within the Hellman Street Craftsman Village 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 consistency of the existing setback from the street and disrupt the visual continuity of the district. Therefore, additions to the front of a contributing or non-contributing residence are not permitted.

Instead, consider constructing additions, if necessary, on elevations that are less visible from the street; within the Hellman Street Craftsman Village Historic District, the most appropriate location

Side and Rear Additions

Side additions are generally less visually obtrusive than front additions; however, the buildings within the Hellman Street Craftsman Village Historic District have a shallow setback from the street, leaving most side elevations highly visible from the street. The residences also take up the majority of their street frontage, leaving little room between properties for an addition. Therefore, based on these physical constraints, side additions are not recommended in the Hellman Street Craftsman Village Historic District.

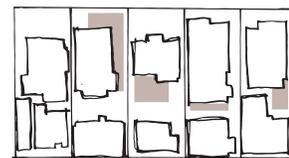
Adding a single-story addition to the rear of a residence is acceptable for most properties within the Hellman Street Craftsman Village Historic District, provided that it is sensitively sited and designed, and it is not highly visible from the public right of way. A two-story addition may be acceptable, as long as it is located at the rear of the residence, and is not highly visible from the street. The complex rooflines of Craftsman residences can help to conceal a two-story addition in the rear of a residence when viewed from the street. Two-story additions are 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. 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 of the historic building should not be duplicated exactly so that the new portion is not mistaken for an original portion of the residence in the future. (Continued next page.)



9th Street



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).

Side and Rear Additions, Continued

All additions should be planned and carefully constructed so 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.



This addition (indicated by dashed line) is reasonably sized. It is located on a rear addition, away from the public right-of-way, and is no higher than the original roofline. The wood board-and-batten siding used on the addition is similar to the original wood clapboard siding, but distinct enough to differentiate the new construction. New multi-light wood windows were used on the addition, referencing the original windows.

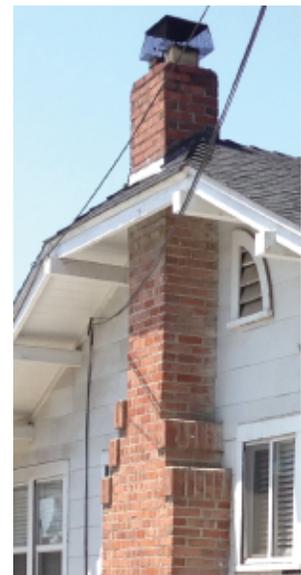
Altogether, this addition is very harmonious and compatible with the original residence.

Chimneys

Some contributing buildings within the Hellman Street Craftsman Village Historic District have chimneys, but most do not. 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; instead, inactive chimneys may be sealed and not used, as long as their external appearance is retained. Changing the size, height, or dimensions of the chimney is not recommended.

The chimneys within the district are primarily clad in stucco. 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, or replaced with a new chimney that is compatible with the historic design, size, scale, and materials of the building. If a damaged chimney must be removed, it should be replaced, as removing a historic feature and neglecting to replace it in kind, 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 minor maintenance to exterior cladding.

Covering or replacing the all of the 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 of ongoing deterioration or future failure, this approach can cause more damage to the property in the long run. In some instances, moisture can even get trapped between layers of siding, 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 Hellman Street Craftsman Village Historic District. Therefore, installation of these materials in place of historic materials 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!

Wood Siding

The majority of the contributing Craftsman residences retain their original horizontal wood clapboards; however, there are some examples of Craftsman residences that have been covered in a historically incompatible stucco cladding. All original or historically-compatible wood siding should be retained in place, and should be repaired rather than replaced. If wood siding is demonstrably damaged beyond repair, only replace the damaged portions of the siding in kind; removal of sound building material during replacement of damaged material is not recommended. Wood siding should never be replaced or covered with a new or different material that did not exist historically, such as brick or stucco. Where wood siding has already been replaced or covered with an incompatible building material, property owners are highly encouraged to remove it and restore the siding to a historically-compatible wood siding when the existing non-compatible cladding has reached the end of its useful life.



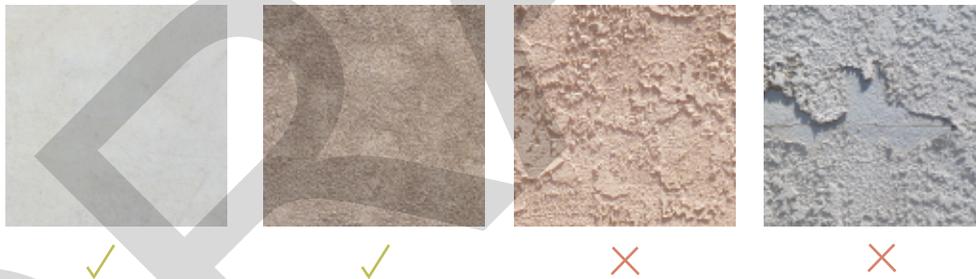
This bungalow has been incompatibly clad in stucco.



Stucco Cladding

Many of the Spanish Colonial Revival style properties in the Hellman Street Craftsman Village Historic District have been covered 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.

Original smooth stucco should be repaired rather than replaced in its entirety. If the original or historically compatible smooth stucco finish 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, troweled texture would alter the historic character of the building. Replacing the cladding with a new material that is not stucco, such as wood, stone veneer, tile, or brick, etc., is not permitted. These materials would not be compatible with the historic nature of the Hellman Street Craftsman Village Historic District or the Spanish Colonial Revival architectural style.



Historically appropriate stucco has a smoother finish (left, indicated with green check mark) and is more 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

Many of the windows within the Hellman Street Craftsman Village Historic District appear to be original, or are generally compatible with their respective historic styles. Some 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, with an emphasis on repair over replacement. Replacement should really 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 windows on historic buildings, even if these non-historic windows presently exist. In the event that an existing vinyl or aluminum window requires replacement on a contributing building, replace the window with a new window in a design that is compatible with the applicable architectural style for the building. Please refer to the architectural Style Guide in Chapter 4 for examples of window designs that are appropriate for the style of your residence.



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.

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

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 aluminum framed window screens are not recommended.



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



Security Bars

Adding visually obtrusive security bars on the primary or side elevations is generally not recommended; however, in instances where additional security becomes necessary, owners of Spanish Colonial Revival style contributors may consider a window grille that does not fully obscure the window behind it, as 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 for a Spanish Colonial Revival style home in the Hellman Street Craftsman Village Historic District without diminishing the overall character of the historic district.

Adding security bars to Craftsman style buildings is never appropriate nor characteristic of the Craftsman style. In these instances, when additional security becomes necessary, compatible security measures to consider may include interior locks, swing-away interior mounted security bars, and 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.



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

Awnings are not appropriate for a Craftsman style residence and are therefore not permitted; however, it may be appropriate to install awnings on contributing properties in different architectural styles. Homeowners are still encouraged to consider other methods of increasing shade or privacy before installing awnings on a primary or side elevation, such as interior shutters or window treatments. Please refer to the applicable Style Guide in Chapter 4 for additional information on awnings.

Adding window screens, security bars, awnings, or other window features to the rear may be 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 and energy efficiency measures for your home.



Doors



The majority of front doors on the contributing properties within the Hellman Street Craftsman Village Historic District are partially-glazed wood doors that are generally compatible with their respective historic styles, but many of the doors do not appear to be original. As a general rule, historic doors should always be regularly maintained and protected. There is always an emphasis on repair over replacement. Replacement should 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 an existing historic, character-defining or historically compatible door needs replacement because it is damaged beyond repair, it should be replaced with a door that is compatible with the building's architectural style. Please see the Style Guide in Chapter 4 for examples of doors that are historically-compatible with your respective architectural style. 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. Replacing an existing incompatible door with a more appropriate, compatible door is highly encouraged, in order to help restore the historic character of the residence and preserve the overall character of the historic district.

Generally, door replacement on secondary elevations is less visually obtrusive than replacing doors on the primary elevation. Although not recommended, replacing doors on the side and rear elevations may be acceptable; however, the use of compatible doors is still 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.

Creating new door openings on the rear elevation not visible from the street may be acceptable, but not necessarily recommended. Property owners are encouraged to retain the original door opening sizes and locations on all elevations; however, the addition or relocation of an exterior door on rear elevations may be acceptable in order to accommodate a new single-story addition. All additions should adhere to the guidelines provided earlier in this section.



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 and 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.

Security Doors

Adding thick 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 that is more compatible with your home's respective style. For Spanish Colonial Revival style homes, a wrought iron grille may be appropriate. For Craftsman styles, a wood-framed storm door may be the more compatible option to provide security while helping to maintain the building's historic character, as described above.

These features should be carefully installed in a manner that does not cause any unnecessary damage, and so the property would remain essentially unchanged if it were removed in the future. Adding new locks, hardware, or deadbolts is acceptable; however, strike plates and similar hardware should be installed carefully by a skilled practitioner 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 window grilles, 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 any other relevant 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. Consider a style like one of these pictured.



Decorative Elements

The Hellman Street Craftsman Village Historic District is characterized by its concentration of Craftsman bungalows, which were historically somewhat modest in size and scale, and relied on natural materials and exposed structural elements for aesthetic effect, rather than applied ornamentation. Therefore, adding conjectural 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



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

Non-contributing buildings within the Hellman Street Craftsman Village 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 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 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. (Continued next page.)

Alterations to Non-Contributing Buildings, Continued

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 Hellman Street Craftsman Village Historic District, as well as those for the applicable architectural style, included in Chapter 4.

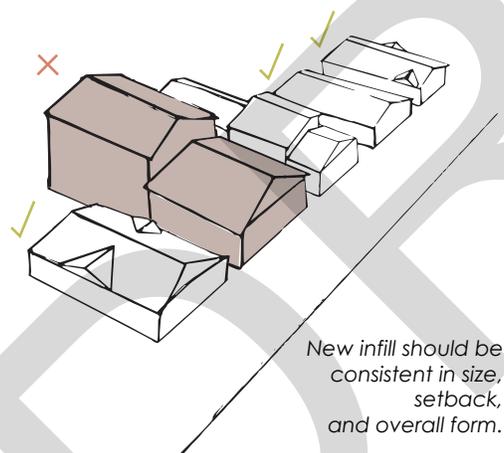


Example of a non-contributing property within the Hellman Street Craftsman district.

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 due to safety concerns.



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 the guidelines for new infill.

New construction is not required to exactly match the contributing buildings. (Continued next page.)



New Infill, Continued

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 Hellman Street Craftsman Village Historic District are predominantly small-scale, single-family Craftsman homes with front-gabled roofs, horizontal wood clapboard siding, and prominent porches. They are primarily one story in height with a shallow setback from the street. Property owners planning new construction should consider including features like a gabled roof, horizontal wood siding, projecting porches and rectangular openings in their design, and anticipate conforming to the prevailing height and setback in the district, especially those contributing properties immediately adjacent to the subject property.