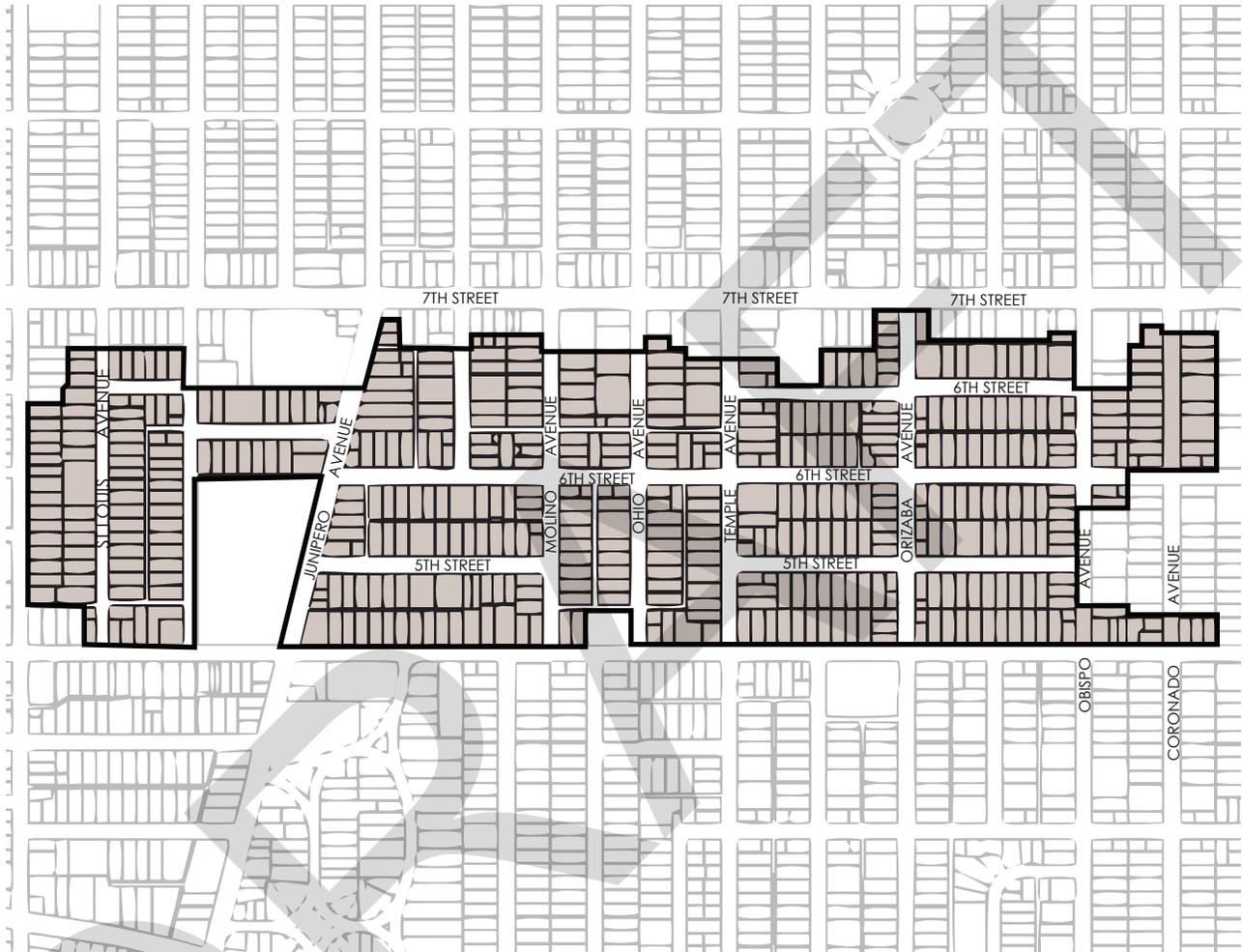


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Rose Park South Historic District Design Guidelines

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District Significance

The Rose Park South Historic District was established in 2001. It is significant for both its architecture and as a representation of development in Long Beach. The earliest homes in Rose Park South are Victorian residences constructed around 1905; however, the most intensive period of development occurred between 1910 and 1922. As such, the most prevalent style of home is Craftsman. Construction continued through World War II with Minimal Traditional tract homes, making the period of significance 1905-1953, and illustrating nearly five decades of residential development in Long Beach.

- Established by ordinance on August 7, 2001 (Ord. No. C-7759)
- 370 Contributing, 156 Non-Contributing, 10 Undetermined
- Period of Significance: 1905-1953



District Description

The Rose Park South Historic District is located in southern Long Beach. The irregularly-shaped district is generally bounded by 7th Street to the north, Coronado Avenue to the east, 4th Street to the south, and Cherry Avenue to the west.

The district contains squared, concrete curbs, concrete sidewalks that are approximately 4-5' wide, and sloping curb cuts at corner crossings and driveways. The sidewalk is separated from the street by a parkway that is approximately 4-5' wide, and planted with a variety of mature trees including palms, elms, and magnolia. The streets in the district are generally gridded, forming rectangular blocks. The streets are approximately 35-40' wide throughout the district, accommodating two lanes of traffic. There are alleys that run behind some residences throughout the district; however, they are not included throughout the entire district. The majority of homes within the district have side driveways, but alleys provide dual access to some garages.

The district is comprised of single-family and multi-family residential properties, predominantly Craftsman in style. The majority of buildings are one-story, single-family Craftsman bungalows with prominent, front-gabled roofs.

Common alterations include the installation of new windows and metal security doors.





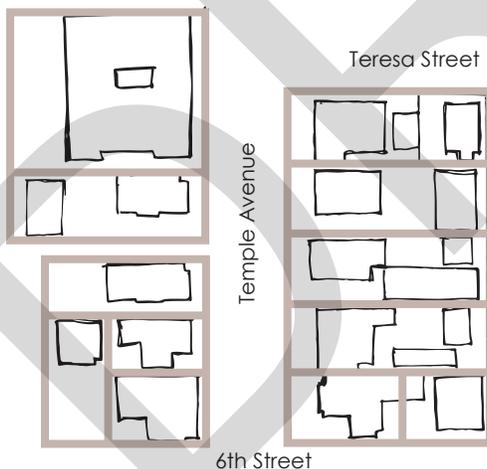
Site Layout

The Rose Park South Historic District is an extension of the Rose Park South Historic District located to the north. Rose Park South Historic District is also primarily comprised of residential properties ranging from the turn of the century to the 1950s; however the majority of the district is made up of single-family Craftsman homes, as the most intensive period of development occurred in this area in the 1910s and 1920s. There are some later, non-contributing infill properties consisting of larger apartment buildings scattered throughout the district. Some properties consist of a contributing primary residence, and a newer non-contributing home or unit in the rear.

Most of the properties are arranged near the fronts of their lots with a relatively uniform setback of approximately 20' and take up much of their street frontage, leaving buildable area to the rear of the property. The majority of contributing properties have a detached garage to the rear and a driveway. Some blocks within the district have rear alleys that also provide vehicular access; however, they are not consistent throughout the entire district. Larger multi-family properties typically have their vehicular access oriented to the alley, or have paved parking areas near the front of the property. Some properties have both a side driveway and rear alley access to garages.

The Rose Park South area is characterized by its high concentration of intact, Craftsman residences that are uniform in style, height, massing, and roof profile, which differentiates the area from surrounding neighborhoods.

Lot Size



Lots in Rose Park South are nearly all square or rectangular, although some vary in size.

The lot sizes in the Rose Park South Historic District are generally rectangular. The typical lot is approximately 50' by 135' with the narrow end facing the street. Some lots may be smaller or larger, especially where a newer multi-family property has been constructed. Any change in lot size is not permitted.

Combining lots together to construct a new, large building could result in the loss of a district contributor or create a disruption in the visual continuity of the district. Therefore, combining lots is not permitted in the Rose Park South Historic District. Likewise, 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 (next page) and all other applicable City setback and lot coverage requirements and standards.



Accessory Buildings

The majority of properties within the Rose Park South Historic District are occupied by a single-family residences 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 and are typically accessed by side driveways. Intermittent rear alleys provide secondary access to some properties, most often when an additional dwelling has been added to the rear.

Construction of new secondary dwellings or accessory buildings to the rear may be appropriate; however, these dwellings and accessory buildings should be sensitively designed and constructed in a manner that is compatible with the primary historic building and the historic district. Any new accessory buildings should be appropriate to the size of the backyard and consistent with 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 with the primary building. When an accessory building will share a lot with Craftsman, Folk Victorian, Neoclassical, or similar style contributing building, consider designing the new building with features such as shingled, front-gabled roofs, horizontal wood cladding material, and rectangular openings when designing an accessory building to the rear. Contributing buildings designed in the Spanish Colonial Revival, or Mediterranean Revival would be most compatible with an accessory building that had a flat or low-pitched roof, clay tile accents, and smooth stucco cladding. Minimal Traditional and Ranch style contributing buildings would be compatible with an accessory building that had a low-pitched, shingled roof, wood or stucco siding—either alone or used in combination—and rectangular openings.

Any new construction should be built in such a way that it does not obscure or damage any existing character-defining features or structures on the historic property. 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, obstruct, or penetrate the exterior of the primary residence. New structures should be set back from the primary structure as far as is feasible.

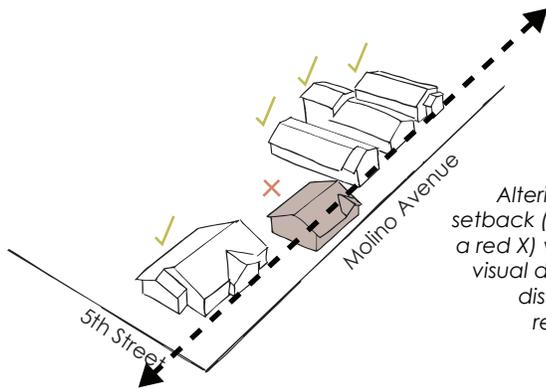
Existing detached garages may be expanded to the rear to accommodate larger, contemporary vehicles. If additional space is needed, expanding the width of a detached garage to one side may be acceptable, as long as the addition is compatible in design and materials, and is not highly visible from the public right-of-way. Historically detached garages should not be attached to the primary building so that its original relationship to the site is maintained.



New accessory buildings should not be visible from the public right-of-way, nor should they require demolition of an existing, historic structure.



Front Setback



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

The contributing buildings within the Rose Park South Historic District have a generally consistent front setback of approximately 20' 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 permitted.

Automobile Access

The majority of properties within the Rose Park South 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.

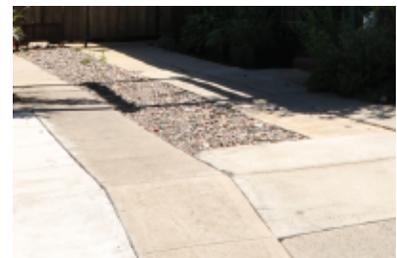
Like many historic neighborhoods in Long Beach, the driveways in this area were likely dual-ribbon concrete driveways originally; however, the majority are now a solid concrete slab.

Repaving the driveway with a different material, such as brick, gravel, dirt, flagstone, or pavers without sufficient evidence that these materials existed historically is not recommended. If a driveway requires replacement, consider replacing it with a smooth concrete slab or dual ribbon driveway with scored joints. The two concrete strips of the dual ribbon driveway may be separated by grass or loose rock, such as crushed quartz or river rock. If a driveway has already been replaced with non-original materials, consider restoring the historically-compatible smooth concrete with scored joints when the existing material has come to the end of its useful life.

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.



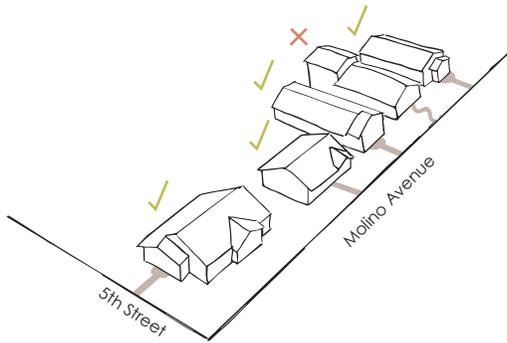
Changing the shape or width of the existing driveways (indicated with red X) can disrupt the visual cohesion of the neighborhood.



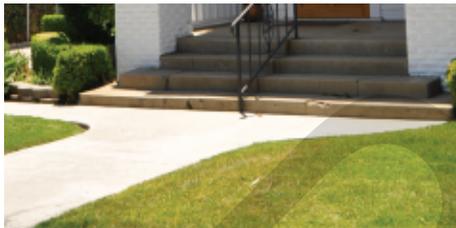
Historically, many of the driveways in Rose Park South would have been dual ribbon, as shown in this photo.



Walkways



Like driveways, retaining the placement and path of the walkways (indicated with green checkmarks) will help maintain visual cohesion.



Historically, many of the walkways in Rose Park would have been smooth concrete with scored joints, as shown in these photos. Retaining the smooth concrete is encouraged.

The majority of contributing buildings within the Rose Park South 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 building, 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, walkways would have been smooth concrete with scored joints, and many remain intact. The location of the original walkways should be retained. The addition of a secondary walkway that wraps 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. Any new walkways should be executed in a compatible paving material. In the Rose Park South Historic District, the most appropriate material is smooth, poured concrete with scored joints.

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, 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 scored concrete when the non-original material has come to the end of its useful life.

Landscaping

The majority of properties within the Rose Park South Historic South District have a moderately-sized front yard. Many yards consist of grass lawn, although some have been replaced with drought-tolerant landscaping. Many properties also have small gardens, shrubs, and mature trees. There is also a narrow parkway in front of each building that separates the sidewalk from the street. (Continued next page.)



Landscaping, Continued

Changes to the landscaping are acceptable, as long as the existing planting area, yard configuration, and layout are retained. Drought-tolerant landscaping may be 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 should consider replacing it with a more traditional yard with a permeable surface as the hardscaping comes to the end of its useful life, rather than replacing or repairing it.



Examples of existing landscaping in the Rose Park South Historic District.

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. 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 wood elements, can cause moisture damage and attract wood-boring insects.

Fencing

A number of properties in the Rose Park South Historic District have existing front yard fencing; the fences are primarily compatible wood picket or horizontal wood 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 district already have front fencing, the introduction of this feature would not necessarily disrupt the visual continuity of the district.

When considering adding a fence around the perimeter of the front yard, property owners should consider installing visually lighter, low fences with voids, such as a wood picket or wood dog-ear fence. (Continued next page.)

Fencing, Continued



Appropriate fences are low, wood fences with voids, to avoid obstructing the view from the public right-of-way.

Alternatively, using a plant-based boundary along the edge of the property, such as a low hedge, is acceptable. The use of incompatible, heavy, and visually disruptive fences such as concrete block, chain link, vinyl, 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 residences. Replacing existing incompatible fences with a more compatible material such as wood is encouraged, but not required. Please see Chapter 2 for additional information on implementing historically-compatible security measures for your home.

Rear fencing is acceptable. Height restrictions may apply, and vary by location. Appropriate rear fencing materials include 5 to 6' high solid wood vertical planks or dog-eared fences, board and batten fencing or other solid wood fencing.

Porte-Cochères, Trellises, and Decks

Often, features such as porte-cochères and trellises can be an appealing addition to a home. There are a few contributing Craftsman properties in the Rose Park South Historic District that have trellises at the side elevation that extend over the side driveway, forming a porte-cochère. As these trellises are characteristic of the district and Craftsman style, the addition of a sensitively designed wood trellis at the side elevation of a Craftsman is acceptable. When designing such a trellis, take design cues from surrounding properties with existing trellises for an appropriate design. In general trellises are not recommended on the primary elevation; there are a few existing trellises that are obscuring primary elevations. Although not required, property owners are encouraged to relocate these trellises to a side or rear elevation.



This property in the Rose Park South Historic District has a trellis forming a porte-cochère over the driveway.

The addition of a trellis should avoid damaging or penetrating the existing historic or character-defining features, even on the rear of the historic building. 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. (Continued next page.)



Porte-Cochères, Trellises, and Decks, Continued

For example, it would not be appropriate to remove an existing walkway that existed historically to add a new patio and trellis.

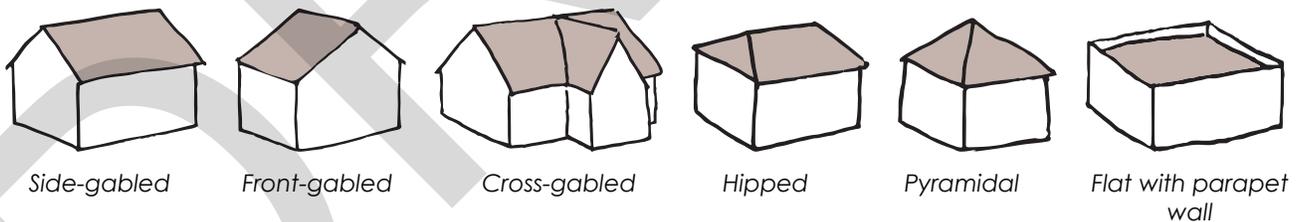
Decks may be constructed to the rear of a property, provided that they are not highly visible from the street. Like trellises, the addition of a deck should avoid damaging or penetrating the existing historic or character-defining features, even on the rear elevation.

Roof

The majority of contributing buildings within the Rose Park South Historic District are Craftsman in style. The roofs are primarily front or cross-gabled with open eaves, exposed rafter tails, and projecting beams. Most Craftsman entryways are sheltered by a projecting porch with a front-gabled roof.

Other contributing buildings within the Rose Park South Historic District include Neoclassical cottages, which have steeply-pitched pyramidal hipped roofs with a front-gabled dormer in the front as well as shallow boxed eaves and a recessed entry porch.

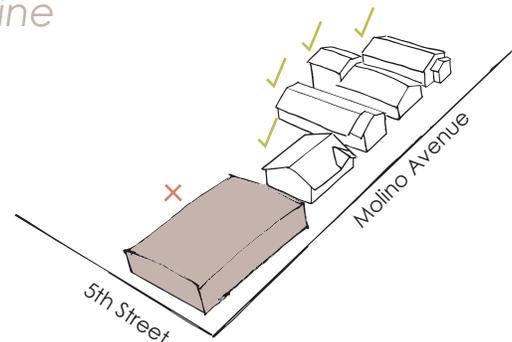
There are also Spanish Colonial Revival styled properties in the district, which typically have flat roofs with parapet walls, clay tile coping, and often a projecting porch with a clay tile roof. Other examples may have a more complex roof line, clad in clay tile with shallow eaves. Contributing Minimal Traditional and Ranch style properties within the district typically have a low-pitched hipped or gabled roof covered in wood shake or composition shingles.



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 on the following pages.

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



Rooftop/Upper Story Additions

Rooftop or second story additions may be acceptable in the Rose Park South 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 roof shape of any addition should be compatible with the existing roofline of the historic building. 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 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 described later in this section.

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

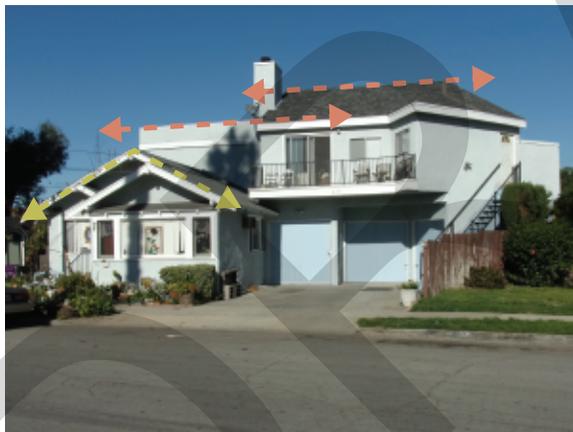


The additions above, while generally compatible with their respective styles, are very large and are not compatible with the small-scale contributing buildings within the Rose Park South Historic District. They are arranged near the front of the building, making them highly visible from the street and detracting from the original, historic home.

Rooftop/Upper Story Additions, Continued



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.



The additions shown above are not only too large and 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 Rose Park South Historic District, the most appropriate location is the rear. (Continued next page.)



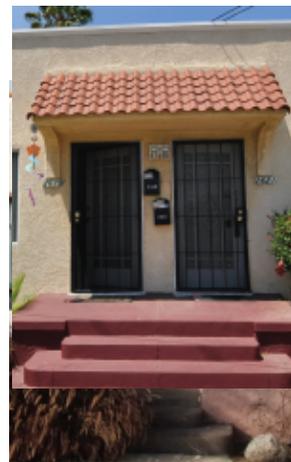
Dormers, Continued

The majority of the roofs within the Rose Park South Historic District have already been replaced with contemporary composition shingles; therefore, constructing a new dormer 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; with these properties. Installing a dormer 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 compatibly expanded with a rear addition instead.

Dormers should not be added to properties with historically flat roofs.

Porches and Entryways

The most common entryway type in the Rose Park South Historic District is a projecting porch, often covered by a front-gabled porch roof that is supported by wood posts with masonry piers, as seen on contributing Craftsman properties (A). These porches generally have a centered set of steps that lead to the entryway. Spanish Colonial Revival or Period Revival properties are more likely to have flush entries sheltered by shallow roof overhangs or projecting porches (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 historic 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, etc., should be compatible with the respective style of the contributing property, as outlined in the Style Guide located in Chapter 4.



Porch Enclosure

There are a number of porches in the Rose Park South Historic District that 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 Rose Park South Historic District is not permitted.

Restoring porches that have previously been enclosed is strongly encouraged, but not mandatory.



Enclosing a front porch can drastically alter a building's appearance and historic character.

Porch Supports and Railings



Non-original porch railings should only be added if necessary for safety, handicap accessibility, or egress.

The majority of porches within the Rose Park South Historic District do not have any railing at all, or are surrounded by low walls typically clad in wood or stucco. 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. 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 option. Where non-original railings have been introduced, their removal is encouraged.

Where non-original, incompatible railings have been introduced, their removal is encouraged. If a non-original railing was added out of necessity, please refer to the appropriate Style Guide in Chapter 4 for a more compatible replacement to consider when the existing railing has reached the end of its useful life.

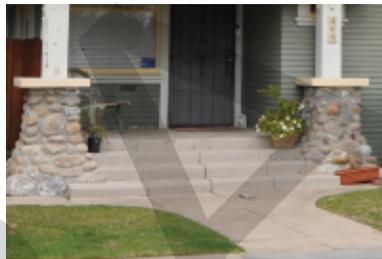
Where historic railings exist, they should be repaired rather than replaced. If the railing is demonstrably damaged beyond repair, it should be replaced in kind as accurately as possible, while taking into account contemporary safety measures such as a minimum height and more closely spaced balusters.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



Porch Floor, Steps and Foundation

The majority of contributing residences in the Rose Park South 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. 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. When these non-original or non-compatible materials have already been installed, consider replacing them with smooth concrete with scored joints when the existing material has reached the end of its useful life.



Historic porches in the Rose Park South Historic District.

The porch foundations within the Rose Park South Historic District are typically covered in stucco or constructed in masonry. These materials should be treated the same as the exterior cladding, as described below, 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. 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 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 Rose Park South Historic District are limited to one story in height, and therefore do not have balconies or balconettes; however, there are a few multi-story properties in the district with existing balconies and balconettes. (Continued next page.)



Balconies, Balconettes and Architectural Projections, Continued

These features should be preserved and repaired rather than replaced, especially their 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 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.

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. Because alterations to the rear are much less visually obtrusive, enclosing a balcony or balconette on the rear elevation may be acceptable, although not highly recommended.

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

Additions

Several of the contributing residences within the Rose Park South Historic District already have additions to the rear; generally, these additions are not taller than the original building and are not highly visible from the street, but there are some existing, non-compatible additions that disrupt the visual continuity of the district.

Front Additions

Additions to the front elevation of a contributing building within the Rose Park South 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 alter the existing setback from the street and disrupt the visual continuity of the district. Therefore, front additions are not permitted. As an alternative, consider constructing additions, if necessary, on elevations that are less visible from the street. Within the Rose Park South Historic District, the most appropriate location to add an addition would be to the rear of the residence.

Property owners are encouraged to remove incompatible front additions that have already been constructed, but it is not required.

Side and Rear Additions



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 additions are generally less visually obtrusive than front additions; however, the buildings within the Rose Park South 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 Rose Park South Historic District.

Adding a single story addition to the rear of a residence is acceptable for most properties within the Rose Park South Historic District, provided that it is sensitively designed, and not highly visible from the public right of way. 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 Craftsman residences may help conceal a taller addition to the rear from the public right-of-way. Two-story additions are generally not recommended for properties with flat roofs. However, a two-story addition may be acceptable on a building with a flat roof if the addition is situated to the rear of the property and is minimally visible 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 building style. Design your rear addition to be compatible in size, massing, material, and color. For example, if your house is clad in wood clapboards, consider a thinner or wider horizontal wood board to differentiate the addition from the original portion of the building. 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 unnecessary 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? (Continued next page.)

Side and Rear Additions, Continued

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, and is clearly differentiated as an addition.

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 to Secondary Dwellings

Additions to secondary dwellings on the rear of the lot that are historic in nature should follow the guidelines for additions to the primary residence on the previous two pages.

Additions to secondary dwellings that are not historic in nature should follow the guidelines for alterations to non-contributing buildings, included later in this section.

Chimneys



A chimney on a contributing property in the Rose Park South Historic District.

While some contributing buildings within the Rose Park South Historic District have chimneys, the majority 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; 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.

The chimneys within the Rose Park South Historic District are primarily constructed out of masonry. 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. (Continued next page.)



Chimneys, Continued

Similarly, masonry that is painted should not be stripped of its paint without sufficient historic 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 damaged chimney must be removed, it should be replaced; removing a historic feature and then neglecting to replace it, whether in kind or with a compatible design, is not permitted.

If an existing non-original or incompatible chimney is damaged and in need of replacement, consider removing it entirely to restore the historic character of the residence. Otherwise, the feature may be replaced with a new chimney that is compatible with the architectural style of the residence and the historic character of the district.

Exterior Cladding

As cladding covers the majority of a building, even minor changes or poorly executed repairs can drastically alter its historic appearance.

Please see Chapter 2 for additional information on proper repairs and maintenance to exterior cladding.

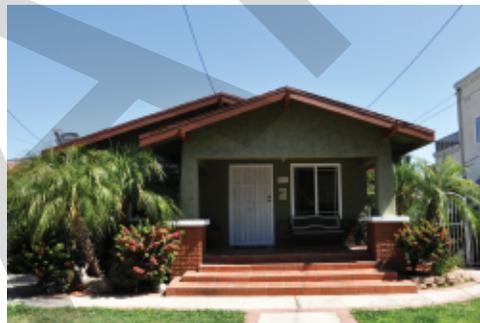
Covering or replacing the entire exterior cladding is often used as a means to “fix” or obscure prior cracks, repairs, patches, damage, or deferred maintenance. Without identifying the underlying cause of deterioration, which could be an early warning sign of future failure, this approach can cause more damage to the property in the long run. In some instances, moisture can 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 Rose Park South Historic District. Therefore, installation of these materials in place of historic fabric is not permitted. When properly maintained, historic siding or in-kind replacement of historic siding materials are just as durable and economically sound as any modern alternative. The fact that these historic cladding materials remain on so many old buildings is proof of their potential longevity.



Wood Siding

The majority of the contributing residences within the Rose Park South Historic District were designed in the Craftsman, Folk Victorian, and similar style residences that retain their original horizontal wood clapboards, shingles, or board-and-batten wood siding. However, there are some examples of wood-clad residences that have been covered in a historically incompatible stucco cladding or other incompatible materials. In general, 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 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.



Applying an incompatible cladding, such as stucco, on a Craftsman residence (right) can drastically alter its appearance.

Where wood siding has already been replaced or covered with a new building material, property owners are highly encouraged to restore the wood siding when the existing cladding has reached the end of its useful life, rather than repairing the non-original material. In many cases, the original wood siding material has been concealed under a second layer of siding material and could easily be restored to its original historic appearance.

The City will require that a historically compatible wood cladding material be replaced, rather than permitting the replacement of any existing, incompatible material, such as stucco or brick veneer.

Stucco Cladding

The majority of the stucco-clad buildings within the Rose Park South Historic District retain smooth, historically accurate stucco, while others have been covered with a less compatible, heavily textured stucco. As the non-original textured stucco comes to the end of its useful life, replacement with a more historically appropriate smooth textured stucco finish is encouraged, rather than replicating the existing texture. (Continued next page.)



Stucco Cladding, Continued

If the stucco is demonstrably damaged beyond repair, it should be replaced in kind with a visually similar material. 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 or historic 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 on a contributing building in Rose Park South Historic District with a new material that is not stucco, such as wood, stone veneer or brick, is not permitted. These materials would not be compatible with the historic nature of the architectural styles for which stucco is a character-defining feature.

Replacing the cladding on a contributing building in Rose Park South Historic District with a new material that is not stucco, such as wood, stone veneer or brick, is not permitted. These materials would not be compatible with the historic nature of the architectural styles for which stucco is a character-defining feature. Where stucco cladding has already been replaced or covered with a new building material, property owners are highly encouraged to restore the historically compatible stucco when the existing, incompatible cladding has reached the end of its useful life, rather than repairing the non-original material. The City will require that a historically compatible cladding material be used in instances where incompatible cladding is damaged beyond repair and requires replacement, rather than permitting the replacement of the existing, incompatible material.



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

Many windows within the Rose Park South Historic District appear to be original, or are generally compatible with their respective historic styles. However, a number of windows have been previously 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 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 needs to be replaced, it should be demonstrably damaged beyond repair and replaced in kind. 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. Homeowners are encouraged to remove these inappropriate, conjectural features where they exist.

New Window Openings



Changing window openings can leave "scars" on the exterior of a building. The original extent of the window is indicated with red arrows.

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

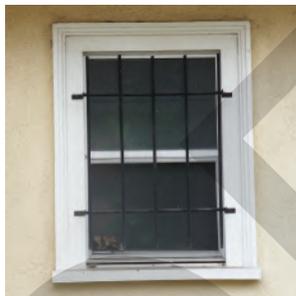
Wood window screens may be added to the primary elevation, provided that they are sensitively designed and carefully installed. Window screens sized to match the original windows that have narrow, wood frames and are painted to correspond with the building's trim are recommended. The screen itself should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



This wood window screen, painted blue, does not detract from the 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 an ornamental 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 Rose Park South Historic District without diminishing the overall character of the historic district.



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 property, and could be used as a more historically compatible way to provide extra security as needed.

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.

Awnings

Awnings are not appropriate for Craftsman style residences. It may be appropriate to install awnings on Spanish Colonial Revival or other Period Revival style properties; however, homeowners are encouraged to consider other methods of increasing shade or privacy, including interior shutters or window treatments, before installing exterior awnings. (Continued next page.)



Awnings, Continued

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, climate control, and energy efficiency measures for your home.

Doors

Of the doors that are fully visible in the Rose Park South Historic District, the most common type consists of a partially-glazed wood door. As a general rule, historic doors should always be regularly maintained and protected. There is always an emphasis on repair over replacement. Replacement should really only be considered when the door is demonstrably beyond repair. Please see Chapter 2 for more information on the proper maintenance and repair of historic doors.

Door Replacement



An example of a historic door in the Rose Park South Historic District.

In the event an existing historic, character-defining or historically compatible door needs replaced 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.

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, is 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 rear 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

Many front doors on the contributing properties within the Rose Park South Historic District are obscured behind metal mesh security doors; others are protected behind more historically compatible wood framed screen 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 is 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 so as not to cause any unnecessary damage, and the property would remain essentially unchanged if it were removed in the future. Adding new locks, hardware, or deadbolts is acceptable; however, strike plates and similar hardware should be installed carefully by a skilled practitioner, so as to avoid unnecessary damage to the door frame.

Please see Chapter 2 for additional information about more historically sensitive ways to provide security measures for your home. Adding screen doors, security bars 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 all City codes.



Security doors and gates that are both compatible with the Spanish Colonial Revival style and do not obscure the door beneath are much less visually obtrusive than metal mesh security doors. If necessary, consider a style like one of these pictured.



Decorative Elements

The contributing buildings within the Rose Park South Historic District are designed in a variety of architectural styles, but are predominantly Craftsman bungalows. The styles found in Rose Park South Historic District, such as Craftsman, Neoclassical, and Spanish Colonial Revival duplexes typically did not rely on applied ornamentation for decoration. Rather, natural materials and exposed structural elements were used for aesthetic effect on these homes. 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 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



Example of a typical, non-contributing property within the Rose Park South Historic District. The property was constructed outside the period of significance.

Non-contributing buildings within the Rose Park South 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. (Continued next page.)



Alterations to Non-Contributing Buildings, Continued

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.

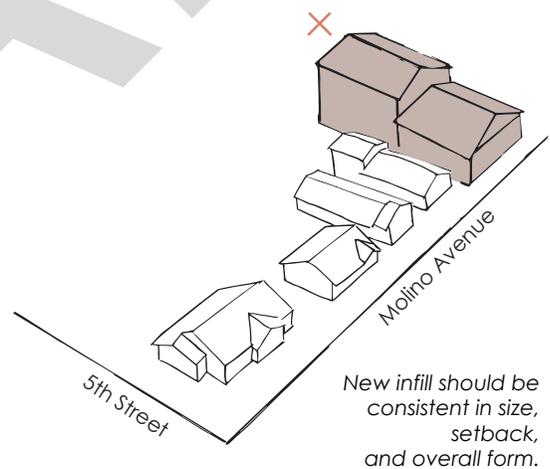
Owners of properties that no longer contribute to the district solely due to major alterations are strongly encouraged to reverse these alterations over time. While not required, this reversal would allow the property to better complement its surroundings and help to enhance the overall character and 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 Rose Park South 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. (Continued next page.)





New Infill, Continued

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 buildings to fit into the district more harmoniously.

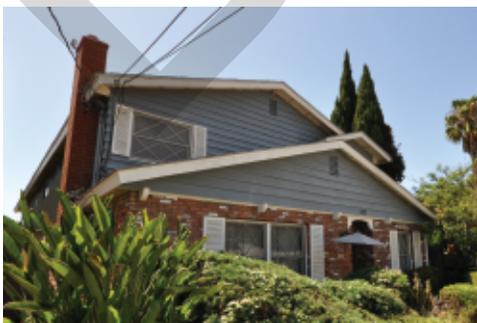
The contributing residences within the Rose Park South Historic District are varied in style, but the majority are Craftsman residences, with front-gabled roofs and wood cladding. They are primarily one story in height, although there are a number of two-story properties in the district. Property owners planning new construction within the Rose Park South Historic District 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 those contributing properties immediately adjacent to the subject property.



Least compatible: this multi-family building is very large in comparison to a typical Rose Park South contributing property. It takes up much more street frontage than the surrounding properties, and disrupts the rhythm and visual continuity of the block.



More compatible: this multi-family building is more compatible than the above example, as the shorter end is facing the street, taking up less street frontage. The building is overall smaller in scale; however, it is primarily clad in stucco and does not have any features such as a prominent recessed porch or wood cladding to help tie in with the majority of contributing properties within the Rose Park South Historic District.



Most compatible: this multi-family building is the most compatible infill of these three examples. The shorter end of the building is facing the street, its second story is setback from the front elevation, it has a multi-gabled roof, wood and brick cladding, decorative wood brackets and an exterior brick chimney, all of which help this newer construction blend in with the surrounding Craftsman bungalows.