



# Bluff Park Historic District Design Guidelines



# Bluff Park Historic District Design Guidelines

## Table of Contents

District Significance.....	1
District Description.....	2
Site Layout.....	3
<i>Lot Size</i> .....	3
<i>Front Setback</i> .....	3
<i>Driveways</i> .....	4
<i>Garages</i> .....	5
<i>Walkways</i> .....	5
<i>Landscaping</i> .....	7
<i>Fencing</i> .....	8
<i>Porte-Cochères, Trellises, and Decks</i> .....	8
Roof.....	10
<i>Changes to Roofline</i> .....	10
<i>Re-Roofing</i> .....	10
<i>Mechanical and Electrical Equipment</i> .....	11
<i>Dormers</i> .....	12
<i>Roof Decks</i> .....	12
Exterior Cladding.....	14
<i>Paint</i> .....	14
<i>Wood</i> .....	15
<i>Stucco</i> .....	15
<i>Masonry</i> .....	16
<i>Chimneys</i> .....	17
Porches, Entryways, and Balconies.....	18
<i>Enclosure</i> .....	18
<i>Railings and Supports</i> .....	19
<i>Porch Steps</i> .....	19
<i>Porch Foundations</i> .....	20
Windows.....	20
<i>Window Openings</i> .....	22
<i>Window Surrounds</i> .....	22
<i>Window Screens</i> .....	22
<i>Security Bars</i> .....	23
<i>Awnings</i> .....	23



Doors	24
<i>Door Replacement</i>	24
<i>Door Openings</i>	25
<i>Door Surrounds</i>	25
<i>Storm and Screen Doors</i>	25
<i>Security Doors</i>	26
Decorative Features	26
Additions	27
<i>Front Additions</i>	27
<i>Side Additions</i>	27
<i>Rear Additions</i>	28
<i>Upper Story Additions</i>	30
New Construction	32
<i>Secondary Dwellings</i>	32
<i>Accessory Dwelling Units (ADUs)</i>	32
<i>Accessory Buildings</i>	33
<i>Infill Construction</i>	34
Alterations to Non-Contributing Buildings	35

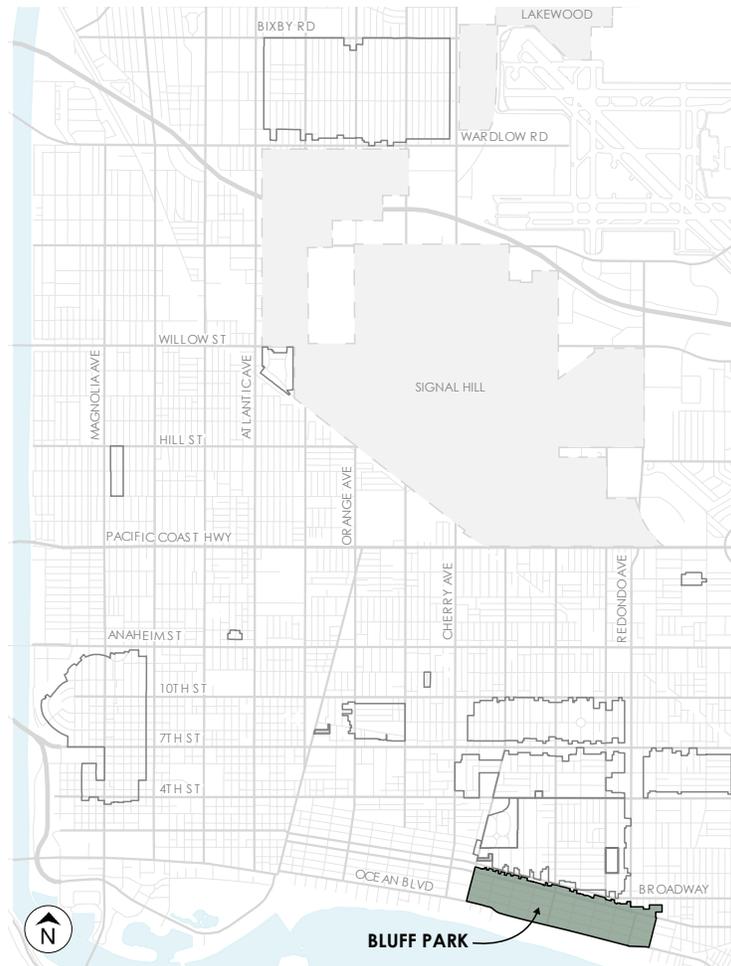
This section of the Long Beach Historic District Design Guidelines is part of a larger document created as a planning tool for the City's **historic districts**. The guidelines are intended to provide recommendations, inspiration, and advice as part of an instructive framework that will help guide sensitive changes to historic properties and encourage rehabilitation. By their nature, design guidelines are flexible. As such, outcomes may depend on the resource, the surrounding district, and the goals of the proposed project.

Any changes to the exterior of the property must be given prior approval by Historic Preservation staff through a **Certificate of Appropriateness**, and all projects may be subject to other City requirements not listed within these guidelines.

The first instance of certain terms throughout the Guidelines are highlighted in **bold** text. These terms are defined in a glossary in *Chapter 5: Additional Resources*.

For additional information, please refer to the other chapters of this document:

- Chapter 1: Purpose, Procedures & Overview
- Chapter 2: Guidelines for Maintenance and Repair
- Chapter 3: Design Guidelines by Historic District
- Chapter 4: Architectural Style Guides
- Chapter 5: Additional Resources



## District Significance

- The Bluff Park Historic District was established in 1982. The district is significant for its rich architecture that includes some of the grandest homes in the City of Long Beach. Within the district boundaries, there are intact examples of variety of architectural styles, including Spanish Colonial, Mediterranean and Tudor Revivals, as well as Craftsman, Victorian, and Streamline Moderne homes. The architectural **period of significance** for the district spans from 1903 to 1949, illustrating several decades of Long Beach history.

- Originally established by ordinance on July 29, 1982 (Ord. No. C-5869) and amended on December 18, 1990 (Ord. No. 6835)
- 299 **Contributing**, 75 **Non-Contributing**, 54 Undetermined
- Period of Significance: 1903-1949



## District Description

The Bluff Park Historic District is located in southern Long Beach, near the ocean. The district is generally rectangular, and is bounded by Broadway to the north, Loma Avenue to the east, Ocean Boulevard to the south and Junipero Avenue on the west. There are three properties east of Loma Avenue and north of 2nd Street. The east-west streets are at an angle so as to be parallel with the shore, and the north-south streets are perpendicular with this angle.

The district is outfitted with squared, concrete curbs, concrete sidewalks that are approximately 5-6' wide, and sloping curb cuts at corner crossings and driveways. The sidewalk is separated from the street by planting strips that range between approximately 6' to approximately 10' wide and are planted with a variety of mature trees including palms and eucalyptus. Portions of the district are further characterized by ornate street lamps. The streets in the district are arranged in a grid pattern, forming rectangular blocks. The streets are generously sized, approximately 60' wide throughout the district. They are gridded at an angle so that the east-west streets are parallel with the nearby shore. There are two alleys that run the full length of the district: Bronze Way and Dodge Way. Many of the homes within the district only have rear access via these alleys, while others have dual access from a side driveway and the alley.



The Bluff Park Historic District is a residential district near the coast with a high concentration of large-scale, high-style homes. Some of the best architectural examples in the City of Long Beach are located in Bluff Park. They are designed in a range of architectural styles from the pre-war period, including Craftsman, Tudor Revival, Spanish Colonial Revival, and Streamline Moderne. There is some existing post-WWII infill throughout the district, generally consisting of larger apartment buildings, but the district is primarily made up of stately, single-family residences. The area is characterized by its high concentration of large-scale, intact, residences, wide boulevards and generous, uniform setbacks, all of which differentiate the area from surrounding neighborhoods. The majority of contributing properties within the district are highly intact.



## Site Layout

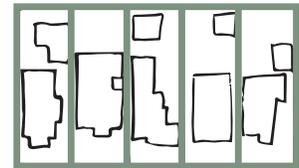
Contributing properties are located on large parcels; they are generally arranged near the fronts of their large lots with a generous, uniform setback, leaving ample space to the front and rear of the property. The majority of contributing properties have a detached garage to the rear and a side driveway to provide vehicular access. Rear alleys provide secondary access to many properties.

### Lot Size

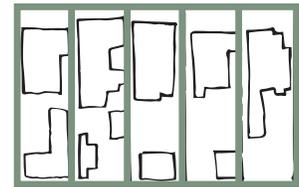
- *Changes in lot size are not permitted.*

The lots in the Bluff Park Historic District are generally rectangular with the narrow end facing the street. Many are approximately 55' by 175'.

Combining lots together or splitting lots is discouraged to prevent disruption of the visual continuity of the district, or the loss of a contributor. The east and west ends of the district have multi-family zoning. As such, subdivision may be possible in these areas, but the removal of a contributor for new development is not permitted. Any new construction should follow the guidelines included in this document.



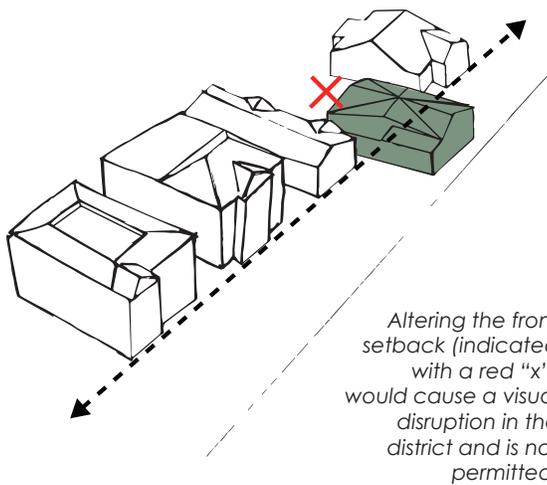
1st Street



The lot sizes and shapes in the Bluff Park Historic District are generally rectangular

### Front Setback

- *Changes to the front setback are not permitted.*



The contributing buildings within the Bluff Park Historic District have a generally consistent setback of approximately 45-50' from the street.

Any change to the setback from the street on the primary elevation could cause a disruption in the visual continuity of the district or the historic relationship of a building with its site, and is not permitted. Furthermore, a change in setback may not be permitted by the City's zoning code.



## Driveways

The majority of properties within the Bluff Park Historic District have a side driveway that leads to a detached garage to the rear of the lot.



Many of the existing driveways in the Bluff Park Historic District are dual ribbon driveways.

- *Driveways should not be relocated or resized*

The width, location, and configuration of existing driveways should be retained, as this will preserve the building's historic relationship to its site, and maintain the visual continuity of the district.

- *If a driveway requires replacement, it should be replaced in kind or with concrete in an appropriate texture or color.*

If the driveway is surfaced in an original, historic material such as brick or stone, this material should be retained and repaired as needed, and replaced in kind if damaged beyond repair.

Otherwise, a historically compatible slab or dual ribbon driveway with scored joints should be installed. The two strips of a dual ribbon driveway may be separated by grass or loose rock, such as crushed quartz or river rock.

If there is evidence to suggest that an existing driveway configuration, such as dual ribbon, is original, it should be retained.

- *Repaving driveways with a visually different material such as brick, pavers, or flagstone is not permitted.*

If the driveway is surfaced in an original, historic material such as brick or stone, this material should be retained and repaired as needed, and replaced in kind if damaged beyond repair.

Otherwise, a historically compatible slab or dual ribbon driveway with scored joints should be installed. The two strips of a dual ribbon driveway may be separated by grass or loose rock, such as crushed quartz or river rock.



If there is evidence to suggest that an existing driveway configuration, such as dual ribbon, is original, it should be retained.

*Contemporary concrete pavers are not appropriate for use in the Bluff Park Historic District.*



## Garages

The majority of lots within the Bluff Park Historic District are occupied by a single-family residence located near the front of the lot with a detached garage to the rear of the lot. Many garages have been expanded and are typically accessed by side driveways or rear alleys.

- *Existing detached garages may be expanded or widened to accommodate larger, contemporary vehicles.*

Garage expansion should be considered first to the rear of the property; however, many of the detached garages in the Bluff Park Historic District may already be built to the property line. If additional space is needed, expanding the width of a detached garage to the side may be acceptable, as long as the addition or expansion is compatible in design, scale, and materials, and not highly visible from the public right-of-way.



*An existing detached garage in the Bluff Park Historic District.*

- *Detached garages should not be attached to the primary building.*

The detached garages in the district may have been constructed over time as vehicle use became more common. However, in an effort to maintain the integrity of the primary building and a historically compatible site layout, garages should remain detached.

- *Other alterations to the exterior of an existing garage should follow the guidelines presented here for Accessory Buildings.*

## Walkways

- *Where they exist, original walkways should be retained and repaired as needed.*

Walkways should always be regularly maintained and protected, and repaired rather than replaced. If replacement becomes necessary, the walkway should be replaced in kind. Particularly in Bluff Park, there are walkways made of brick or stone that should be retained if original.

- *Walkways should not be relocated or resized.*

The residences in the Bluff Park Historic District typically 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. Some of the residences also have walkways wrapping around the front of the property, leading to the sides and rear of the house.

The location, width, and configuration of existing walkways should be retained, in order to help maintain the historic feel and visual cohesion of the district.



## Walkways, Continued

- Walkways may be added to the side of properties where they do not already exist.

The addition of a secondary walkway perpendicular to the original is acceptable, as long as the original, centralized walkway is retained. The new perpendicular walkway should be placed near the house to avoid altering the existing front yard configuration. This will maintain the visual cohesion of the district. Any new walkways should be executed in a compatible paving material, such as poured concrete with scored joints.



Walkways in the Bluff Park Historic District are primarily concrete with scored joints; many "bow" out to meet the edges of the porch steps. There are some examples of historic walkways in materials like brick (left).

- Walkways should not be paved or repaved with a material other than poured concrete, such as brick, gravel, or flagstone.

Removing historically appropriate material and replacing it with another material such as contemporary concrete pavers, fieldstones, gravel or dirt, would not be compatible with the historic character of the district. In instances where the walkway has already been altered, property owners are encouraged to consider restoring it with more historically compatible material when the non-original material has come to the end of its useful life.

If there is evidence to suggest that a driveway was historically surfaced in a material such as brick or stone that has since been replaced, this material may be installed in place of concrete.

In the event that an existing walkway requires replacement, it should be replaced in the same location and executed in a visually compatible material. Concrete, or concrete-like permeable paving materials with a comparable color, texture, and appearance are acceptable.



Concrete with scored joints is the recommended material for walkways and driveways.

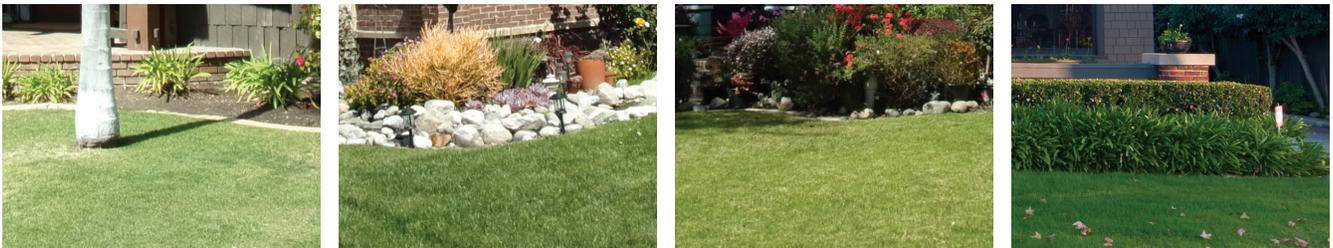


## Landscaping

- *The existing planting area, yard configuration, and layout should be retained.*

The majority of properties in the Bluff Park Historic District have a large front yard. Most yards consist of grass lawn, although some have been replaced with drought-tolerant landscaping. Many properties also have small gardens, shrubs, and mature trees. A wide, grassy planting strip in front of each building separates the sidewalk from the street. Retaining the existing planting area, yard configuration, and layout will help maintain the existing visual cohesion of the district.

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.



*Examples of existing landscaping in the Bluff Park Historic District.*

- *Drought-tolerant or edible landscaping may be acceptable within the existing planting area.*

Drought-tolerant or edible landscaping may be acceptable within the existing planting area if the proposed plantings satisfy all other applicable City regulations. Historically, many residences in Long Beach had a citrus, stone fruit, or avocado tree in the yard.

- *Gardening edges and planters may be acceptable.*

Adding a garden or planter wall may also be acceptable, so long as it is low-profile, constructed of a compatible material, and does not obscure or damage any **character-defining features** of the primary elevation. The wall should be added in such a way that it does not penetrate the existing structure, and if it were removed in the future, the front elevation would be unaltered.

- *Front yards should not be “hardscaped,” or otherwise paved with materials such as concrete, fieldstone, brick, or pavers.*

Replacing the historic planting area in the front yard with a hard, paved surface such as poured concrete or pavers would not be compatible with the historic character of the district and is not permitted.



## Fencing

Very few properties in the Bluff Park Historic District have front fencing. Some properties, especially on corners, have retaining walls as necessitated by the lot grade.

- *Front yard fencing should not be installed.*

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. Front-yard fencing is not a character-defining feature of the Bluff Park Historic District. As few of the properties in the district have front fencing, the introduction of this feature would disrupt the visual continuity of the district.

- *Rear fencing is acceptable.*

Height restrictions may apply, and vary by location. Appropriate rear fencing materials include vertical wood planks, **dog-eared** fencing, board and batten fencing, or other vertically-oriented wood fencing. The use of prefabricated materials like concrete block, vinyl, and chain link are not permitted; these materials often appear temporary, and are rarely visually compatible with historic styles.

- *Gates may be added across the driveway for added privacy and security.*

While the addition of a gate may be acceptable, these gates should be set back from the primary elevation (front wall of the house), and should be made of material that is compatible with the style of the house, such as wood or wrought iron. Refer to the appropriate style guide in *Chapter 4: Architectural Style Guides* for additional information on compatible features. Materials like chain-link or vinyl would detract from the historic character of the district, and are not permitted.

## *Porte-Cochères, Trellises, and Decks*

- *The addition of a porte-cochère may be permitted.*

There are existing examples of porte-cochères in the Bluff Park Historic District. As these features are already present in the district, the addition of a sensitively designed porte-cochère at the side elevation may not be visually disruptive.

However, the construction of a new porte-cochère will be subject to additional City requirements, including setback and building code regulations, and may not be feasible. Where they exist, historic porte-cochères should always be regularly maintained and protected, and repaired rather than replaced. Replacement should only be considered when the feature is demonstrated to be damaged beyond repair.

CONTINUED ON NEXT PAGE



## Porte-Cochères, Trellises, and Decks, Continued

### CONTINUED FROM PAGE 8

In the event that an original feature is demonstrated to be damaged beyond repair and needs to be replaced, it should be replaced in kind or with an equally compatible feature. Use the existing feature to guide the new design, or refer to the appropriate style guide in Chapter 4: Architectural Style Guides for additional information on compatible features.

- *The addition of a trellis (or pergola) is not permitted on the front elevation without sufficient evidence to suggest it existed historically.*

The introduction of a trellis-type feature to the front elevation that did not exist historically is not permitted, to avoid conjecture or creating a false sense of history. Tall, free-standing trellises or pergolas should be located towards the rear of the property.

Property owners with existing non-original trellises installed on the front elevation are encouraged to consider removing or relocating them to the rear or side yard.

- *It would be acceptable to add a trellis or deck to the rear of a property.*

The construction of a trellis, deck, or similar feature to the rear elevation would be acceptable, provided that it is not visible from the street.

- *The addition of a trellis, porte-cochère, or deck should not damage or obscure existing historic or character-defining features.*

New features should not obscure or damage existing character-defining features or historic fabric. Adding a new feature that would cover or require the removal of an existing historic or character defining feature is not permitted; for example, it would not be appropriate to remove an existing walkway that existed historically to add a new patio and trellis.

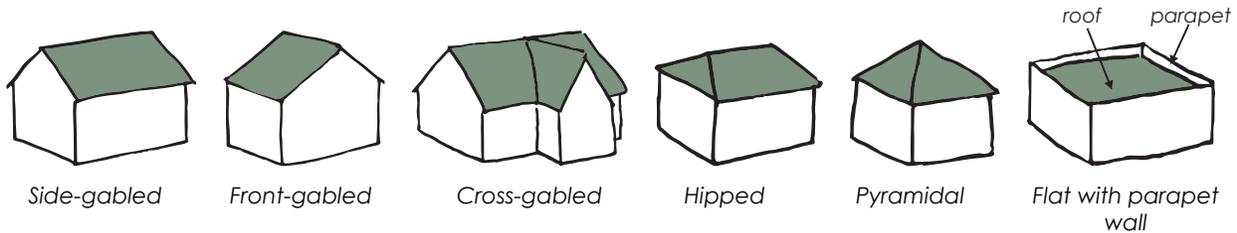
- *Climbing vegetation should be regularly trimmed away from the property and historic fabric.*

Vegetation left too close to a building for extended periods of time, especially against wood elements, can cause moisture damage on wood and attract wood-boring insects. Please refer to Chapter 2: Maintenance and Repair for additional information.



## Roof

The properties in the Bluff Park Historic District are widely varied in style. The rooflines and materials also vary, ranging from flat roofs with **parapet** walls to **cross-gabled** roofs with open **eaves**, to a complex series of steeply-pitched **gables** and **turrets**.



### Changes to Roofline

- *Historic roof forms should always be retained.*

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.

### Re-Roofing

- *Historic or historically compatible roofing materials should be retained or replaced in kind.*

Specialty roofing materials such as clay tile, wood shake, or slate should be retained and repaired where possible. If the roofing materials are demonstrably damaged beyond repair, they should be replaced in kind or with a visually similar substitute. Composition shingles are not an appropriate substitution for clay tiles, and their installation is not permitted on buildings with historically clay tile roofs.

- *Removing clay tile coping without replacing it in kind is not permitted.*



Clay tile coping

Clay tile coping should be repaired rather than replaced. If the coping is demonstrably beyond repair, it should be replaced in kind.

If the clay tile coping has already been removed, installing historically appropriate clay tile is strongly encouraged. Not only is it a more historically appropriate and attractive finish to the parapet, the coping also provides a measure of protection to the roofline and helps to deflect water away from the building.



## Re-Roofing, Continued

- *Shingled roofs should be roofed with compatible shingles in a dark, neutral color and laid in a traditional, alternating pattern.*



*This contributor to the Bluff Park Historic District has a distinctive wood shingle roof that should be retained, repaired as needed, and replaced in kind should repair no longer be feasible.*

Historically, many houses of this era were originally roofed using wood shingle or wood shake. The majority of these wood shingle or wood shake roofs have been replaced with composition shingles over time, including the contributors in the Bluff Park Historic District. It is acceptable to install new composition shingles in a compatible color and laid in a compatible pattern. If desired, property owners may opt to install wood shingles or a visually similar substitute such as cement shake; however, all new roofing must satisfy any other City requirements. Some highly elaborate wood shake roofs, such as those with coursed shingle patterns and rolled eaves, should be replaced in kind. Composition shingles would detract from the historic character of these homes.

## Mechanical and Electrical Equipment

- *Rooftop equipment such as satellite dishes and solar panels should be carefully installed in an appropriate location.*

The rear elevation is the most appropriate location for most equipment. The equipment should not be highly visible from the public right-of-way, and should be carefully installed to avoid damaging the roof or other character-defining features.

- *Larger equipment, such as HVAC condensers, should be installed at ground level.*

Other equipment installed either at ground level or on an exterior wall, including solar inverters, electrical panels, and water heaters should not be highly visible from public right-of-way, and should be carefully installed to avoid damaging the building wall, roof, or other character defining features.



*Large equipment installed on a roof is visually obtrusive and can detract from the historic character of the district.*



## Dormers

A sensitively designed dormer could be an acceptable method to increase the usable interior space of a residence without needing to add a second story or rooftop addition, depending on the building's architectural style and features.

- *Dormers may be acceptable on a rear-facing plane of a gabled roof.*

Dormers should not be highly visible from the public right of way, and the most appropriate location would be on a rear-facing plane of the roof. Installation of a dormer on the primary elevation is not permitted. Due to the nature of a dormer feature, they are only feasible for buildings with gabled or otherwise pitched roofs.

- *Dormers should be compatible with the residence and its roof in size, shape, and design.*

The roof pitch and shape should mirror or compliment that of the overall roof. The feature should be appropriately sized so that it does not detract from the historic roof form or extend above the height of the original building.

When selecting the cladding, windows, and decorative detailing of a dormer, property owners should follow the same guidelines for other additions, as detailed later in this section.

The design and placement of dormers may be subject to other City requirements not listed within these guidelines.

- *Removal of historic fabric to install a dormer is discouraged.*

Many roofing materials within the Bluff Park 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.

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, property owners are instead encouraged to consider constructing a small rear addition to the rear of the residence, where feasible, in order to create additional space.

## Roof Decks

Some properties within the Bluff Park Historic District may be able to compatibly accommodate a rooftop deck. Several properties already have rooftop decks; however, these decks are typically located on the flat roof of a secondary dwelling to the rear of the primary residence.

CONTINUED ON NEXT PAGE



## Roof Decks, Continued

CONTINUED FROM PAGE 12

- *The addition of a rooftop deck may be feasible under certain circumstances, but is generally discouraged.*

Property owners are discouraged from creating rooftop decks on the roof of a primary residence or secondary dwelling with historic value due to the number of alterations required to create this feature. Rooftop access, structural reinforcements and upgrades, as well as a number of necessary safety measures, result in the introduction of several new elements to the roof.

The design and placement of any rooftop deck may be subject to additional zoning and City requirements not listed within these guidelines.

- *The construction of a rooftop deck is only appropriate for the flat roof of a building that is at least two stories in height.*

*Rooftop decks are not appropriate for gabled roofs or buildings lower than two stories in height.*

- *A rooftop deck should be designed and constructed in such a way that it could be feasibly removed in the future, thereby restoring the rooftop.*

The construction of the rooftop deck, rooftop access and/or related safety measures should never involve the removal of historic fabric, such as a balustrade or cornice.

- *A rooftop deck should not be visible from the public right-of-way.*

Any elements of the rooftop deck, including safety railing, should be setback at least 5' from the roof's edge, in order to minimize its visibility from the street.

- *Adding a rooftop deck to the flat roof of a non-historic secondary dwelling may be acceptable, provided that it is not highly visible from the public right-of-way.*



## Exterior Cladding

As cladding covers the majority of a building, even minor changes can drastically alter its historic appearance. Please see *Chapter 2: Maintenance and Repair* for additional information on proper repair and maintenance of exterior cladding.

	If the existing cladding is...		
	Historic/ Original	Architecturally Compatible/ Period Appropriate	Architecturally Incompatible/ Non-Period
Retaining it is...	<i>Encouraged.</i>	<i>Acceptable.</i>	<i>Discouraged.</i>
Repairing it is...	<i>Encouraged as part of regular maintenance and proper care.</i>	<i>Encouraged as part of regular maintenance and proper care.</i>	<i>Acceptable to prevent damage to surrounding features; however, replacement is preferred.</i>
Replacing it is...	<i>Not permitted, unless damaged beyond repair. Replace in kind.</i>	<i>Acceptable, as long as the replacement is also compatible.</i>	<i>Encouraged. The replacement must be compatible.</i>

### Paint

- *Repainting the exterior of a residence is encouraged as part of regular maintenance.*
- *Changing the exterior color of a residence is permitted, provided that the color scheme is compatible with the historic style and the surrounding district.*

Generally, lighter neutral colors are the most compatible with historic styles. Please refer to the appropriate section in *Chapter 4: Architectural Style Guides* for additional information and ideas for exterior colors. More guidance on paint products can be found in *Chapter 2: Maintenance and Repair* and *Chapter 5: Additional Resources*.



## Wood

- *Original or historically appropriate wood siding should be retained. Replacing or covering this wood siding with a different material is not permitted.*

Many residences in the Bluff Park Historic District retain their original wood siding. Wood siding should be retained, with an emphasis on repair over replacement. If wood siding is demonstrated to be beyond repair, only replace the damaged portions in kind; sound building material should not be removed during replacement of damaged material.

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.



*This image shows original wood siding that was incompatibly covered in stucco.*

See *Chapter 2: Maintenance and Repair* for additional guidance.

Original 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 been replaced or covered with a new building material, property owners are encouraged to restore historically appropriate wood siding when the existing cladding has reached the end of its useful life, rather than replacing or repairing the non-original material.



*An appropriate float or dash finish stucco has a slightly rough, sandy texture.*

## Stucco

- *Original or historically appropriate stucco with a sand or float finish should be retained.*
- *Replacing original or historically appropriate dash or float finish stucco with a different material or texture is not permitted.*

A number of properties in the Bluff Park Historic District are clad in stucco. The majority of the contributing residences retain a historically accurate sand or float stucco finish, while others have been covered with an 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 texture.

**CONTINUED ON NEXT PAGE**



## Stucco, Continued

### CONTINUED FROM PAGE 15

If stucco cladding is demonstrably beyond repair, it should be replaced in kind with a visually similar material. Replacing historically appropriate cladding with a new, incompatible material is not permitted.

For example, replacing historically appropriate stucco with new stucco that has an extremely smooth or heavy, troweled texture would alter the historic character of the building.



Heavily textured "lace" finish stucco (left) or extremely smooth stucco (right) are equally inappropriate stucco finishes for historic buildings, and should not be applied.

Similarly, replacing the cladding on a contributing property in the Bluff Park Historic District with a new material that is not stucco, such as wood or brick, is not permitted. These materials would not be compatible with the historic nature and architectural style of these residences.

## Masonry

- *Original or historically appropriate masonry should be retained. Replacing or covering this masonry with a different material is not permitted.*

Exterior masonry should be retained, with an emphasis on repair over replacement. Masonry should never be replaced or covered with a new or different material that did not exist historically, such as stucco. Where masonry has been replaced or covered with a new building material, property owners are encouraged to restore historically appropriate masonry when the existing cladding has reached the end of its useful life, rather than replacing or repairing the non-original material.

- *In the event that masonry is demonstrated to be beyond repair, patching or consolidating individual units may be preferable to replacement in kind.*

Masonry can often be carefully patched with certain appropriate compounds. If necessary, it may be acceptable to consolidate historic masonry units on the most visible elevations of the historic building. If masonry units are beyond repair and consolidation is not possible, the units should be replaced in kind.



## Masonry, Continued

- *Replacement of masonry should be restricted to the areas that need them.*

Historic building materials that are in good condition should not be removed when only a small area requires replacement. In the event that the majority of the masonry cladding is demonstrably damaged beyond repair, it should be replaced in kind with masonry units of a similar shape, size, color, bond, and mortar.

- *Painting exterior masonry is not recommended.*

Painting masonry walls is not recommended unless there is sufficient evidence to suggest they were painted historically. Paint is not only difficult to remove from masonry, but it can drastically alter the character of the historic feature, especially when the materials were chosen for their appearance as part of the overall design of the building.

Similarly, masonry that is painted should not be stripped of its paint without sufficient historic evidence that it was historically unpainted.

- *Sandblasting masonry is prohibited.*

Sandblasting can cause irreparable damage to masonry units—especially brick—leaving them highly susceptible to damage over time. If masonry requires cleaning, gentler methods should be utilized. See *Chapter 2: Maintenance and Repair* for additional guidance.

## Chimneys

Many contributing properties in the Bluff Park Historic District have original chimneys. The chimneys are made of various materials, but are typically masonry; many are highly elaborate and decorative.

- *Chimneys should not be added where they did not exist historically, to avoid creating a false sense of history.*
- *Original chimneys should not be removed or altered.*

If the feature is no longer desired, inactive chimneys may be sealed, as long as their original external appearance is retained. The design, size, height, or dimensions of the chimney should not be changed.

- *If a chimney is demonstrably beyond repair and must be removed, it should be replaced in kind.*

Removing a damaged historic feature and neglecting to replace it in kind or with a compatible design is not permitted.



*An original chimney on a contributing building in the Bluff Park Historic District.*



## Chimneys, Continued

- *Painting a masonry chimney is not recommended.*

Painting over a masonry chimney is not recommended unless there is sufficient evidence to suggest it was painted historically. Paint is not only difficult to remove from masonry, but it can drastically alter the character of the historic feature. Similarly, masonry that is painted should not be stripped of its paint without sufficient historic evidence that it was historically unpainted.

- *Chimneys should not be covered in any other material.*

The material covering a chimney should be retained and repaired as needed. See *Chapter 2: Maintenance and Repair* for additional guidance.

The existing material should not be covered with any other material. For example, a masonry chimney should not be covered in stucco or stone veneer.

## Porches, Entryways, and Balconies

Porches and entryways are visually dominant features on a historic building, especially for residences. Even minor changes to an entryway can drastically alter the appearance of the building and could affect its historic character. Therefore, careful attention should be made when proposing alterations to the porch or entryways.

As with roofs, the porches and entryways in the Bluff Park Historic District are as widely varied as the architectural styles themselves.



### Enclosure

- *Enclosing a porch or balcony on elevations visible from the public right-of-way is not permitted.*

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 Bluff Park Historic District is not permitted.

CONTINUED ON NEXT PAGE



## Porch Enclosure, Continued

### CONTINUED FROM PAGE 18

In instances where porches have already been enclosed, property owners are strongly encouraged to restore these features.

Similarly, an original balcony or balconette should not be removed or enclosed.



A balcony on a contributor in the Bluff Park Historic District.

## Railings and Supports

- *The introduction of railings where they did not exist historically is not recommended.*

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 appropriate section in *Chapter 4: Architectural Style Guides* for a compatible option.

- *Original railings and supports should be retained.*

Where they exist, historic features like railings, **porch piers**, or **balustrades** should always be regularly maintained and protected, and repaired rather than replaced. Replacement should only be considered when the feature is demonstrated to be damaged beyond repair.

In the event that an original feature is demonstrated to be damaged beyond repair and needs to be replaced, it should be replaced in kind or with an equally compatible feature. Use the existing feature to guide the new design, or refer to the appropriate style guide in *Chapter 4: Architectural Style Guides* for additional information on compatible features.

## Porch Steps

- *Porch steps should not be removed, relocated, or resized.*

The residences in the Bluff Park Historic District typically have a set of steps leading to the front porch, often made of concrete with scored joints or brick. Altering the location or configuration of a centralized set of porch steps could affect the home's historic character.



## Porch Steps, Continued

- *Original or historically appropriate steps should remain. Non-original or incompatible materials should not be introduced.*

Historically, the majority of steps and porch floors in the Bluff Park Historic District would have been concrete. Others may have been executed in brick or stone. Installing incompatible new steps or covering the existing steps and porch floor with a new material or texture, such as tile, contemporary pavers, or fieldstone veneer, on a street-facing elevation is not permitted.



*The majority of porch floors and steps within the Bluff Park Historic District are concrete (left, right). There are a few instances of brick porch floors and steps (center).*

- *Concrete may be painted as desired in compatible colors.*

Please see the appropriate style guide in *Chapter 4: Architectural Style Guides* for compatible colors.

## Porch Foundations

- *Porch foundations should be retained and repaired or replaced in kind.*

The porch foundations within the Bluff Park Historic District vary by style. Where they exist, original materials should be treated the same as the exterior cladding, and should not be covered with an incompatible new material such as fieldstone or brick veneer.

Where the porch foundations have been covered with an incompatible new material, property owners are encouraged to remove this material and restore a more historically compatible appearance.

## Windows

Removing or replacing historic windows is one of the most detrimental changes that can be made to a historic home; preservation of historically appropriate windows is critical to maintaining the historic character of a property. As the old saying goes, if the eyes are the windows to the soul, then the windows are the soul of a house.

The majority of windows in the Bluff Park Historic District appear to be original, or are generally compatible with their respective historic styles. There appear to be very few windows that have been incompatibly replaced with aluminum or vinyl.



## Window Replacement

- *Original or historically appropriate windows should be retained.*

Historic windows should always be regularly maintained and protected, and repaired rather than replaced. Replacement should only be considered when the window is demonstrated to be damaged beyond repair.

In the event that an original window on any elevation is demonstrated to be damaged beyond repair and needs to be replaced, it should be replaced in kind. Use the historic window to guide the new design, or refer to the appropriate style guide in *Chapter 4: Architectural Style Guides* for additional information on compatible windows. Refer to *Chapter 2: Maintenance and Repair* for additional information on maintaining and repairing historic windows, as well as information about energy efficiency.



*Historic windows in the Bluff Park Historic District.*

- *The City of Long Beach does not allow the installation of new incompatible windows—such as vinyl or aluminum—on historic buildings.*

In the event that an existing, incompatible window requires replacement on a contributing building, owners will be required to replace it with a window in a style that is compatible with the appropriate style guide in *Chapter 4: Architectural Style Guides*. Property owners may be required to restore to historically appropriate windows as a condition of approval for Certificates of Appropriateness.

	If the existing window is...		
	Historic/ Original	Architecturally Compatible/ Period Appropriate	Architecturally Incompatible/ Non-Period
Retaining it is...	<i>Encouraged.</i>	<i>Acceptable.</i>	<i>Discouraged.</i>
Repairing it is...	<i>Encouraged as part of regular maintenance and proper care.</i>	<i>Encouraged as part of regular maintenance and proper care.</i>	<i>Acceptable to prevent damage to surrounding features; however, replacement is preferred.</i>
Replacing it is...	<i>Not permitted, unless damaged beyond repair. Replace in kind.</i>	<i>Acceptable, as long as the replacement is also compatible.</i>	<i>Encouraged. The replacement must be compatible.</i>



## Window Openings

- Changing the size, shape, number, or location of window openings on elevations visible from the street is not permitted.



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

Windows are a key feature on a historic building, and these alterations would drastically affect the historic character. Property owners are encouraged to retain the original window opening sizes and locations on all elevations, particularly if they are original. Changing the size and number of window openings on the front elevation is not permitted.

Changing the size, placement, or number of window openings on the rear or side elevations, not visible from the street, may be acceptable if there is a compelling reason to do so, such as an approved addition that changes the floor plan.

Where window openings have already been altered, property owners are encouraged to restore the original openings rather than replacing a window in the new, non-original opening.

The size of a window opening should never be altered to accommodate a new window; rather, the window should be sized to fit the historic window opening.

## Window Surrounds

- Original window surrounds, often made of wood, should be retained.

In the event that an original window surround on any elevation is demonstrated to be damaged beyond repair and needs to be replaced, it should be replaced in kind. Use the existing feature to guide the new design, or refer to the appropriate style guide in *Chapter 4: Architectural Style Guides* for additional information on compatible options.

## Window Screens

- 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. Aluminum-framed screens are discouraged; vinyl-framed screens are not permitted.



This compatible window screen is sized to the window and has a narrow wood frame painted to match the building's trim.



## Window Screens, Continued

- *Installing window screens on rear elevations not visible from the street is acceptable.*

## Security Bars

- *Adding visually obtrusive security bars on the primary or side elevations is not permitted.*

Property owners are encouraged to consider less visually obtrusive security measures such as 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.



*Security bars are visually obtrusive and incompatible. Other security measures are encouraged.*

- *Installing security bars on rear elevations not visible from the street may be acceptable.*

## Awnings

- *Awnings are generally discouraged on primary or side elevations, but may be appropriate depending on the architectural style of the building.*

It may be appropriate to install cloth awnings on Spanish Colonial Revival or similar style properties; however, all property owners are encouraged to consider other methods of increasing shade or privacy, including interior shutters or window treatments, before deciding to install exterior awnings.

Awnings should not be installed on a Craftsman or similar styled residence. Awnings are incompatible with these styles, and property owners should seek other methods of increasing shade or privacy.

Please refer to the applicable style guide in *Chapter 4: Architectural Style Guides* for additional information on awnings.



## Doors



A historically compatible wood door in the Bluff Park Historic District.

Many of the original and historically compatible doors in the Bluff Park Historic District are paneled wood doors, or partially-**glazed** wood doors.

### Door Replacement

- *Original or historically appropriate doors should be retained.*

Original or historically appropriate doors should always be regularly maintained and protected, and repaired rather than replaced. Replacement should only be considered when the door is demonstrably damaged beyond repair.

In the event that an original or historically appropriate door on any elevation is demonstrated to be damaged beyond repair and needs to be replaced, it should be replaced in kind. Use the historic door to guide the new design, or refer to the appropriate section in *Chapter 4: Architectural Style Guides* for additional information on compatible windows.

Generally, door replacement on secondary elevations is less visually obtrusive than replacing doors on the primary elevation; however, property owners are still encouraged to use compatible doors, even on the rear.

	If the existing door is...		
	Historic/ Original	Architecturally Compatible/ Period Appropriate	Architecturally Incompatible/ Non-Period
Retaining it is...	<i>Encouraged.</i>	<i>Acceptable.</i>	<i>Discouraged.</i>
Repairing it is...	<i>Encouraged as part of regular maintenance and proper care.</i>	<i>Encouraged as part of regular maintenance and proper care.</i>	<i>Acceptable to prevent damage to surrounding features; however, replacement is preferred.</i>
Replacing it is...	<i>Not permitted, unless damaged beyond repair. Replace in kind.</i>	<i>Acceptable, as long as the replacement is also compatible.</i>	<i>Encouraged. The replacement must be compatible.</i>



## Door Openings

- *Changing the size, shape, number, or location of door openings on elevations visible from the street is not permitted.*

Property owners are encouraged to retain the original door opening sizes and locations on all elevations, particularly if they are original. Changing the size, location, or number of door openings on the front elevation is not permitted.

Changing the size, placement, or number of door openings on the rear or side elevations, not visible from the street, may be acceptable if there is a compelling reason to do so, such as an approved addition that changes the floor plan.

Where door openings have already been altered, property owners are encouraged to restore the original openings rather than replacing a door in the new, non-original opening.

The size of the door opening should never be altered to accommodate a new door; rather, the door should be sized to fit the historic opening. Otherwise altering a door opening to accommodate features such as **sidelights**, **fanlights**, or **transoms** that did not historically exist is not permitted.

## Door Surrounds

- *Original door surrounds, often made of wood, should be retained.*

In the event that a door window surround on any elevation is demonstrated to be damaged beyond repair and needs to be replaced, it should be replaced in kind. Use the existing feature to guide the new design, or refer to the appropriate style guide in *Chapter 4: Architectural Style Guides* for additional information on compatible options.

## Storm and Screen Doors

- *The installation of a storm or screen door on the primary elevation for light or ventilation may be acceptable.*

Installing a **storm door** (glass enclosure) or **screen door** (mesh enclosure) may be acceptable if the feature is sensitively designed and carefully installed. Storm or screen doors that are sized to match the original door, have narrow, wood frames, and are painted to correspond with the building's trim or primary door are recommended. The screen or glass itself should be relatively transparent, and should not obscure the door behind it. Metal-framed screen or storm doors are not recommended.



*This is an excellent example of a compatible screen door. The narrow wood frame is stained in a neutral color and the mesh enclosure is transparent enough that it does not obscure the door beneath it.*



## Storm and Screen Doors, Continued

- Adding a storm or screen door to a side or rear door is acceptable.

## Security Doors

- Adding thick metal mesh security doors that obscure the front door is not permitted in Bluff Park.

The installation of incompatible **security doors** is one of the most visually obtrusive alterations to a home, and is therefore not permitted in Bluff Park. Property owners are encouraged to remove these features and replace them with a more compatible security solution. Modern, wireless electronic security systems can be installed without obstructing any character-defining features, and are a recommended solution. Property owners may also consider implementing security measures such as interior swing-away bars and locks that are not visible from the exterior.

Any exterior elements of a security system should be installed on a rear or secondary elevation, and all components should be carefully installed by an experienced technician to avoid damaging or obscuring historic or character-defining features.

Please see *Chapter 2: Guidelines for Maintenance and Repair* for additional information on implementing historically-compatible security measures for your home.

## Decorative Features

The contributors to the Bluff Park Historic District are in a variety of styles, some examples of which are very ornate. Existing decorative features throughout the district range from subtle embellishments to elaborate applied ornamentation. These features should be retained and repaired as needed, and replaced in kind if they are demonstrably damaged beyond repair.



Existing decorative features in the Bluff Park Historic District; refer to Chapter 4: Architectural Style Guides to identify decorative details.

- Where they exist, original decorative features should be retained.

These features should be retained and repaired as needed, and replaced in kind if they are demonstrably damaged beyond repair.



## Decorative Features, Continued

- *Adding new decorative features is not recommended.*

The installation of new decorative features such as shutters, inlaid tile, or other applied architectural decoration is not recommended. Without proper evidence to suggest that they existed historically, these features would be conjectural and could create a false sense of history. Additionally, these new decorative features may not be compatible with the historic style of the home, or the historically modest setting of the district.

- *Non-structural and non-permanent decorative features such as plant pots, hanging plants, bird baths, etc., are acceptable.*

These features should be carefully installed and selected so that they do not damage, obscure, or overly detract from the character defining features of the historic property or district.



*Carefully installed non-structural decorative features may be added if desired.*

## Additions

### *Front Additions*

- *Front additions are not permitted within the Bluff Park Historic District.*

Building a new addition on the front elevation of a contributing building within the Bluff Park 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.

### *Side Additions*

- *Side additions are discouraged within the Bluff Park Historic District.*

Side additions can be less visually obtrusive than front additions; however, most buildings within the Bluff Park Historic District are generously spaced on their respective lots, leaving most side elevations visible from the street. Therefore, based on these conditions, side additions are discouraged.



## Rear Additions

- *Rear additions are acceptable.*

Constructing an addition to the rear of a residence is acceptable for all properties within the Bluff Park Historic District, provided that it is sensitively designed and is not highly visible from the public right of way. The design and placement of rear additions may be subject to zoning and other City requirements not listed within these guidelines.

- *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 overall than the existing building, and should be no wider than the existing footprint. Rear additions should not be taller than the existing roofline.

- *The addition should be planned and constructed in a way that does not involve removing, obstructing, or damaging any existing historic features.*

Additions should always add to the existing footprint of the building; new construction should never involve removal of a portion of the original residence or site features.

Additions to the residence should not form a connection between the primary building and a detached garage in an effort to maintain the integrity of the primary building and a historically compatible site layout.

All additions should be planned and constructed carefully so that they do not cause damage to the historic building—for example, if you were to someday remove the addition, would the original building remain intact?

- *All additions should be compatible with, yet distinguishable from, the original building style.*

Property owners should design a rear addition to be compatible with the historic building, but avoid exactly duplicating the original building materials and detailing so that the addition is not mistaken for an original part of the residence in the future.

Duplicating the features of the original can create what is called a false sense of history, (i.e. it could be difficult, even for professionals, to visually determine which portion of the residence is original).

A Craftsman or similar style addition may be differentiated from the original building through the use of a setback, lower roof height, or slightly different windows and cladding. For example, if the primary residence is clad in horizontal wood clapboards, consider a wider or narrower horizontal wood siding for the addition.

CONTINUED ON NEXT PAGE



## Rear Additions, Continued

CONTINUED FROM PAGE 28

A Spanish Colonial Revival or similar style addition may be differentiated from the original building through the use of a setback from the original wall plane, a lower roof height, and slightly different windows. For example, if the primary residence has multi-light wood **casement** windows, consider single-light wood casement windows for the addition.



*This compatible addition is differentiated from the main house by fixed single-light windows and a vertical strip of trim.*



*A compatible Spanish Colonial Revival addition to the rear.*



## Upper Story Additions

- *Upper story/second floor additions may be acceptable for some residences in the Bluff Park Historic District.*

The majority of contributing properties in the Bluff Park Historic District are one or two stories in height. As such, a second-story addition may be less likely to be visually obtrusive.

Property owners of buildings with two full stories or roofs clad in historic fabric are encouraged to consider a compatible addition to the rear, where feasible. A residence of three stories or more in height would disrupt the visual continuity of the district, and would not be in keeping with the historic character of the property types found in the Bluff Park Historic District. Three or more stories may not be permitted by current zoning codes, while an upper story addition could result in the unnecessary removal or destruction of historic roofing material on certain roofs.

An upper story addition may be acceptable for a single-story property with a pitched roof, provided that it is sensitively designed and not highly visible from the public right of way. The design and placement of upper story additions may be subject to other City requirements not listed within these guidelines.

- *The size and massing of the upper story addition should be compatible with the historic character of the residence.*

The addition should not envelop or be larger overall than the existing building, and should be no wider than the existing footprint.

The addition should reasonably blend with and complement the existing pitch and shape of the roof. For example, a second story addition to the rear of the property that mimics the front-gabled shape of a Craftsman residence would be a compatible design. Upper story additions for buildings with flat roofs should also have a flat roof shape.

Introducing a new roofline shape that did not exist historically or that is inconsistent with the general architectural style of the residence is not permitted; for example, adding a flat-roofed addition to a gabled building would not be compatible or appropriate.

- *The upper story addition should be planned and constructed in a way that does not involve removing, obstructing, or damaging any existing historic features.*

Additions should always add to the existing footprint of the building; new construction should never involve removal of a portion of the original residence or site features. All additions should be planned and constructed carefully so that they do not cause damage to the historic building—for example, if you were to someday remove the addition, would the original building remain intact?



## Upper Story Additions, Continued

- All additions should be compatible with, yet distinguishable from, the original building style.

Property owners should design their rear addition to be compatible with the historic building, but avoid exactly duplicating the original building materials and detailing so that the addition is not mistaken for an original part of the residence in the future. Duplicating the features of the original building can create what is called a false sense of history, (i.e. it could be difficult, even for professionals, to visually determine which portion of the residence is original).

- Adding a second-story addition to an existing secondary dwelling at the rear of the property may be acceptable.

Sensitively designed additions to existing secondary units may be acceptable, depending on other prevailing rules and regulations, if the addition is not highly visible from the public right-of-way, and is appropriate in size, scale, design and materials.



The additions shown above would not be permitted. They are arranged near the front of the building, making them highly visible from the street and detracting from the original historic home.



The additions shown above would not be permitted. They are arranged near the front of the building, and introduce an incompatible roofline that is not in keeping with the original house form.



## Upper Story Additions, Continued



The additions shown above are acceptable. They are oriented towards the rear of the building and complement the original house form, making them less visible from the street and more compatible.

## New Construction

### Secondary Dwellings

- The construction of new secondary dwellings may be permitted, depending on lot size and current zoning code.

Alterations to secondary dwellings that have historic value should follow the guidelines for contributing buildings. Alterations to secondary dwellings that do not have historic value should still follow the general guidelines provided in this document to avoid visual obtrusions to the district, as well as any applicable City requirements.

New secondary dwellings should follow the guidelines for new construction.

### Accessory Dwelling Units (ADUs)

- New Accessory Dwelling Units (ADUs) may be allowed as permitted under the city's zoning and development standards.

Accessory dwelling units may be attached or detached. Attached ADUs must meet the design guidelines for rear additions, described above. New accessory dwelling structures must be compatible with the primary structure on the site in design, materials, and architectural style. It should appear as secondary to the primary structure and should minimize visibility from the street. Design choices that minimize massing, alternative parking configurations such as driveways or porte-cochères should be considered, and a flat or low-pitched roof should be considered to minimize visibility. See details below for accessory buildings. The design and placement of any ADU may be subject to other City requirements not listed within these guidelines.



## Accessory Buildings

The majority of the properties within the Bluff Park Historic District are occupied by a large single-family residence located near the front of the lot with accessory buildings such as detached garages or secondary dwellings oriented towards the rear. Garages are accessed by side driveways or rear alleys.

- *New accessory buildings may be acceptable.*
- *The size and scale of the accessory building should be appropriate to the existing residence and the size of the backyard.*

Accessory buildings should not be taller than the existing roofline, envelop, or be larger overall than the existing building.

- *The accessory building should be planned and constructed in such a way that does not obscure or damage existing character-defining features or structures.*

Adding a new building or feature that would require removal of an existing, historic building or feature may not be permitted. For example, removing a historic detached garage to replace it with a new garage would not be appropriate.

Consider constructing free-standing structures instead of attaching them directly to the primary residence in a manner that could damage or penetrate the exterior.

- *Accessory buildings should be compatible in design to the primary building.*

When designing an accessory building to a contributing property, it should be compatible with the features, materials, and style of the primary building on the lot.

For example, when designing an accessory building for a Spanish Colonial Revival or similar style contributor in the Bluff Park Historic District, consider including design elements such as flat roofs with clay tile accents, stucco cladding, and rectangular door and window openings.

When designing an accessory building for a Craftsman or similar style contributor, consider including design elements such as a gabled roof with open eaves and shingles, wood siding, and rectangular door and window openings.

Utilitarian accessory buildings not visible from the street and that do not require a building permit, such as tool sheds or chicken coops, do not necessarily need to feature these architectural design features, but should follow the remainder of the guidelines for accessory structures. Check with the Building and Safety Bureau to confirm whether the building you propose requires a building permit; all structures will require a Certificate of Appropriateness.



## Infill Construction

- *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 incident such as accidental fire results in damage to a contributing property, the property owners should replace the damaged elements in kind.*

In the unlikely event that a contributing property is completely lost to an incident such as accidental fire, the property owners will not be expected to re-create the historic property unless desired; however, the replacement property should follow the guidelines for new construction in order to remain harmonious with the surrounding district. This replacement property will not be considered a contributor to the district.

- *New construction should be generally compatible with the existing contributing buildings in size, scale, setback, height, massing, design, materials, and architectural style to protect the overall character of the historic district.*

New construction is expected to reasonably “blend in” with its surroundings, where feasible, but is not required to exactly match the contributing buildings. In fact, matching an existing design too closely is discouraged, in order to prevent the new building from being mistaken for an original historic building in the future; however, the new construction should generally take cues from the contributing building to fit into the district more harmoniously.

The contributing residences within the Bluff Park Historic District are varied in style, but they are primarily two stories in height. Property owners planning new construction should consider including features like a gabled, pitched or flat roof with a parapet, wood or stucco cladding, traditional decorative features, prominent porches, rectangular window and door openings in their design, and anticipate conforming to the prevailing height and setback in the district, especially that of contributing properties immediately adjacent to the proposed new construction. See next page for a diagram of these features.

CONTINUED ON NEXT PAGE



## Infill Construction, Continued

CONTINUED FROM PAGE 34



Property owners should consider characteristics like the above when planning new construction within the Bluff Park Historic District.

## Alterations to Non-Contributing Buildings

All buildings in the district have been characterized as either contributing or non-contributing at the time of the district's formation. Non-contributing buildings are still subject to the same review process as other historic district properties but have less restrictive standards for allowable alterations. There are two types of non-contributing buildings: buildings constructed outside the period of significance, and buildings constructed within the period of significance that have been altered so significantly that they do not contribute to the historic character district.

- *Non-contributing buildings are not required to mimic the appearance of surrounding contributing properties; however, it is important to maintain the visual continuity of the district as much as possible.*

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, where feasible.

CONTINUED ON NEXT PAGE



## Alterations to Non-Contributing Buildings, Continued

CONTINUED FROM PAGE 35

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, where feasible.

Property owners of buildings that are non-contributing due to being constructed outside the period of significance are still encouraged to reference a Style Guide in *Chapter 4*—if applicable—when planning future alterations. Large additions and drastic changes are discouraged in order to avoid major visual disruptions to the district.

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 altered properties will be expected to follow all of the guidelines for the Bluff Park Historic District, as well as those for the applicable architectural style, included in Chapter 4: Architectural Style Guides.

There are many non-contributing buildings that were constructed outside the period of significance and typically prior to the formation of the Bluff Park Historic District. Therefore, there are a range of non-contributing buildings, some of which are more architecturally compatible than others. As the owners of these buildings propose changes, upgrades, or new projects, they should consider opportunities to make these non-contributing buildings more compatible with the district.



### Example 1: Least Compatible

This condo tower was constructed outside the period of significance. It is substantially taller than any of the contributors in the district, and its cruciform plan, flat roof, and curtain wall construction creates a stark contrast between the nearby rows of early twentieth century houses.



## Alterations to Non-Contributing Buildings, Continued



### Example 2: More Compatible

This single-family residence was constructed outside the period of significance. While it is two stories in height, has a gabled roof form, landscaped front yard, and conforms with the setback of the surrounding properties, it introduces contemporary incompatible materials including vinyl, overly smooth stucco, and interlocking concrete roof tiles.



### Example 3: Most Compatible

This multi-family residence was constructed outside the period of significance. It is two stories in height, has a gabled roof form, landscaped front yard, and conforms with the setback of the surrounding properties. It is clad in stucco and wood and has brick accents and traditional details including open rafters.