Rose Park Historic District
Design Guidelines

ROSE PARK

Rose Park Historic District Design Guidelines

Table of Contents

District Significance 1

District Description 2

Site Layout 3
- *Lot Size 3*
- *Front Setback 3*
- *Driveways 4*
- *Garages 5*
- *Walkways 5*
- *Landscaping 7*
- *Fencing 8*
- *Porte-Cochères, Trellises, and Decks 9*

Roof 10
- *Changes to Roofline 11*
- *Re-Roofing 11*
- *Mechanical and Electrical Equipment 12*
- *Dormers 12*

Exterior Cladding 13
- *Paint 13*
- *Wood 13*
- *Stucco 14*
- *Masonry 15*
- *Chimneys 16*

Porches, Entryways, and Balconies 17
- *Enclosure 18*
- *Railings and Supports 18*
- *Porch Steps 19*
- *Porch Foundations 19*

Windows 20
- *Window Replacement 20*
- *Window Openings 21*
- *Window Surrounds 22*
- *Window Screens 22*
- *Security Bars 22*
- *Awnings 23*

Doors 23
Door Replacement 23
Door Openings 24
Door Surrounds 25
Storm and Screen Doors 25
Security Doors 25

Decorative Features 26

Additions 27
Front Additions 27
Side Additions 27
Rear Additions 28
Upper Story Additions 29

New Construction 32
Secondary Dwellings 32
Accessory Dwelling Units (ADUs) 32
Accessory Buildings 33
Infill Construction 34

Alterations to Non-Contributing Buildings 35

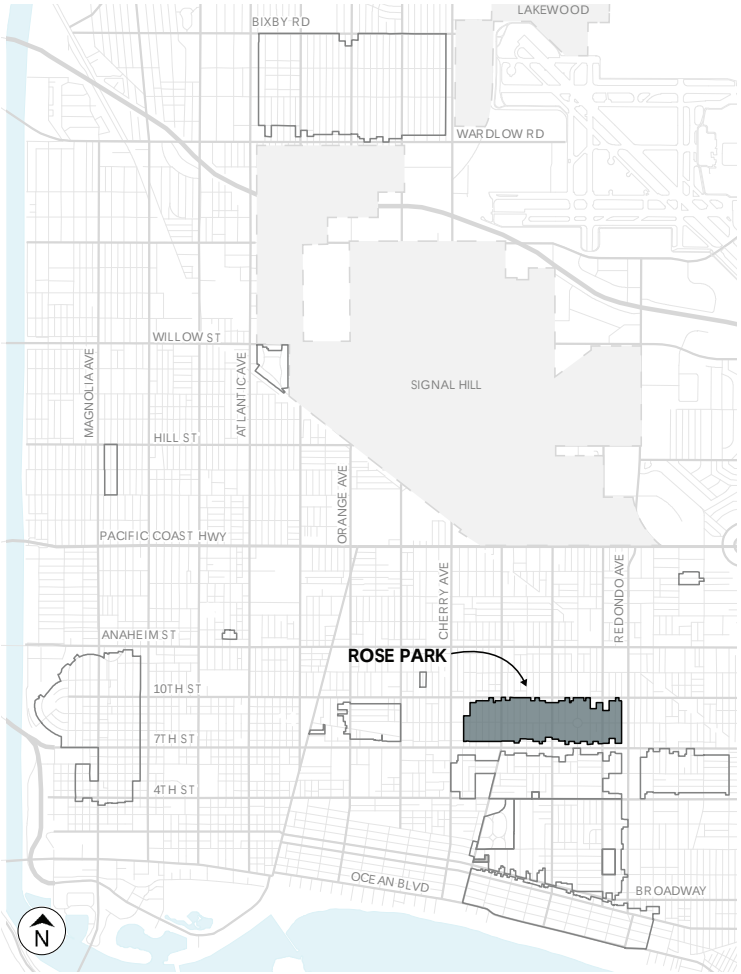
This section of the Long Beach Historic District Design Guidelines is part of a larger document created as a planning tool for the City's **historic districts**. The guidelines are intended to provide recommendations, inspiration, and advice as part of an instructive framework that will help guide sensitive 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 Rose Park Historic District was established in 1997. It is significant for its architecture and for its association with the early history of Long Beach. With development beginning in 1905, Rose Park is one of the City's oldest neighborhoods; however, the most intensive period of development occurred between 1910 and 1922. The circular park at the east end of the district was donated to the City by the Alamitos Land Company in 1910. The homes range in style from Victorian to Craftsman and Period Revival, with Craftsman being the most prevalent. Construction continued through World War II with Minimal Traditional homes, illustrating nearly five decades of residential development in Long Beach.

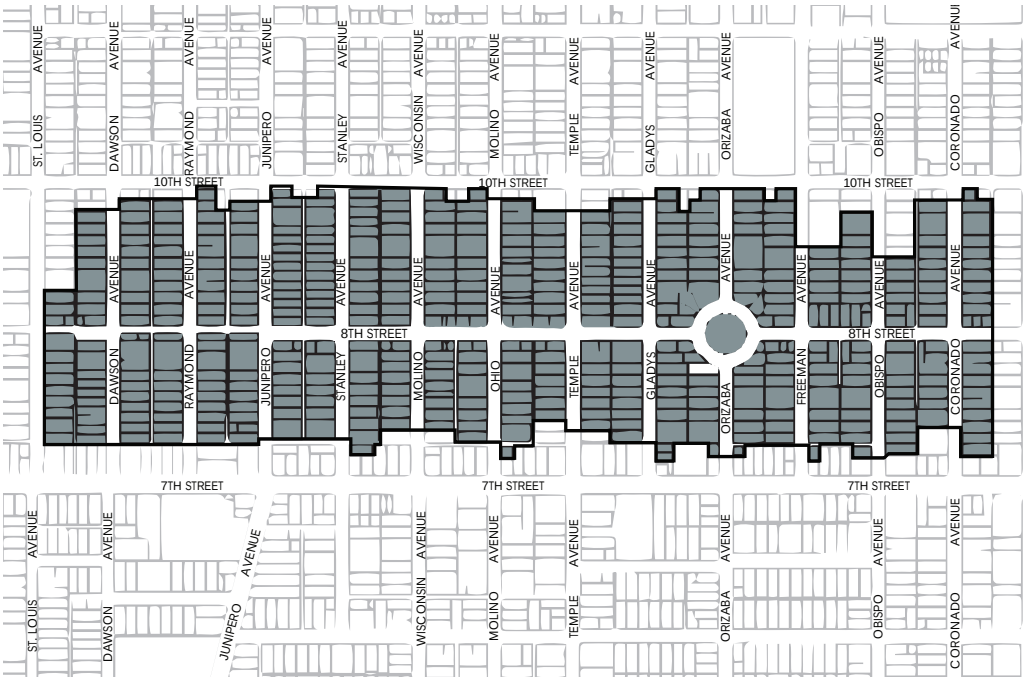
- Established by ordinance on September 9, 1997 (Ord. No. C-7497)
- 443 **Contributing**, 78 **Non-Contributing**, 8 Undetermined
- **Period of Significance:** 1905-1953

District Description

The Rose Park Historic District is located in central Long Beach. The district is generally bounded by 10th Street to the north, Coronado Avenue to the east, 7th Street to the south, and St. Louis Avenue to the west. The district is outfitted with 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 planting strip that is approximately 4-5' wide, and planted with a variety of mature trees including palms, elms, and magnolia. At the intersection of 8th and Orizaba, there is a roundabout that surrounds a small, circular park. The park includes a greenspace, walkways, a gazebo, and mature trees. Apart from the roundabout, the streets in the district are very regularly gridded, forming rectangular blocks. The streets are 35-40' wide throughout the district, accommodating two lanes of traffic. There are alleys that run north-south through most of the district; however, they are less frequent east of Molino Avenue. The majority of homes within the district have side driveways, but these alleys provides dual access to garages.

The Rose Park Historic District is comprised of residential properties. There are examples of many different styles, ranging in date 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 that take up most of the lot and break up the continuity of the district as a whole.

Common alterations include the installation of new windows, occasionally within new openings, and the installation of metal security doors.



Site Layout

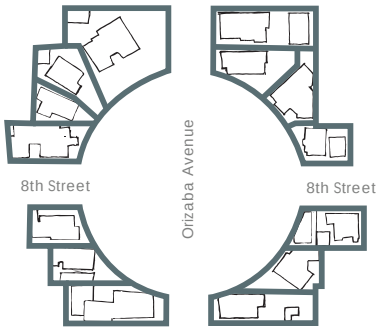
Most of the properties are arranged near the fronts of their lots with a relatively uniform setback of approximately 20' and take up much of their street frontage, leaving ample space to the rear of the property. The majority of contributing properties have a detached garage to the rear and a side driveway to provide access. Some blocks within the district have rear alleys that also provide vehicular access; h-owever, 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 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

- *Changes in lot size are not permitted.*

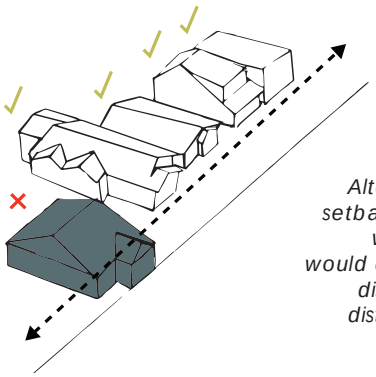
The lot sizes in the Rose Park Historic District are generally rectangular, approximately 50' by 135' with the narrow end facing the street. A number of the lots that surround the park at Orizaba and 8th Street are irregular or wedge-shaped. Combining lots together could result in the loss of a district contributor or create a disruption in the visual continuity of the district. Lot splitting could also disrupt the visual continuity of the district and is therefore discouraged. Lot splitting would also be subject to the City's zoning laws and would likely not be permitted for most lots in the Rose Park Historic District.



The lot sizes in the Rose Park Historic District are generally uniform, apart from the lots surrounding the park itself.

Front Setback

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



Altering the front setback (indicated with a red "x") would cause a visual disruption in the district and is not permitted.

Most contributing buildings within the Rose Park Historic District have a generally consistent setback of approximately 20'. Any change to the setback from the street on the primary elevation would cause a disruption in the visual continuity of the district, and is not recommended. Furthermore, a change in setback may not be permitted by the City's zoning code.

Driveways

The majority of properties within the Rose Park Historic District have a side driveway that leads to a detached garage to the rear of the lot. Intermittent rear alleys provide secondary access to some properties, most often when an additional dwelling has been added to the rear. There is evidence to suggest that the driveways in this area were historically dual-ribbon concrete driveways; however, most are now a solid concrete slab.

Historically, many of the driveways in the Rose Park Historic District were likely 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.*

There is evidence to suggest that the driveways in the Belmont Heights Historic District were originally dual-ribbon concrete driveways; however, some are now a solid concrete slab with scored joints.

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

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

The majority of existing driveways in the district are executed in concrete with scored joints, which is a historically compatible material. Removing the historically compatible concrete and replacing it with a visually different material such as fieldstones or pavers would not be compatible with the historic character of the district.

Concrete, or concrete-like permeable paving materials with a comparable color, texture, and appearance are acceptable.

Garages

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

If possible, expansion should be considered first to the rear of the property; however, many of the detached garages in the Rose 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 and materials, and not highly visible from the public right-of-way.

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

In an effort to maintain its original relationship to the site and the primary building, garages should remain detached unless the property owner is able to demonstrate that there is no other feasible option to increase usable space.

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

A historically detached garage in the Rose Park Historic District.

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.

- *Walkways should not be relocated or resized.*

The majority of contributing buildings within the Rose Park Historic District have a centralized walkway leading from the front porch or entry to the sidewalk. The width of the central walkways often bows outwards to match the width of porch steps. Many houses also have walkways wrapping around the front of the property, leading to the sides and rear of the house. Multi-family properties may have walkways that are oriented more towards the side of the property. The location, width, and configuration of existing walkways should be retained, in order to help maintain the historic feel of the district.

Historic walkways in the Rose Park Historic District are concrete with scored joints; some "bow" out to meet the edges of the porch steps.

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

Removing historically appropriate 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 it with more historically compatible concrete when the non-original material has come to the end of its useful life.

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 within the Rose Park District have a moderately-sized front yard. The majority of 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, grassy planting strip in front of each building that 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 Rose 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

- *Front yard fencing may be acceptable.*

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 many properties in the district already have front fencing, the introduction of this feature would not necessarily disrupt the visual continuity of the district.

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

- *Front yard fencing should be compatible.*

Compatible fencing should consist of a low, visually open fence with voids/spaces, such as a wood picket fence. Horizontally oriented fencing is generally not compatible with most historic styles, and their use is discouraged outside of certain situations, such as a Ranch style or contemporary residence. Vertically oriented fences are more historically compatible and their use is strongly encouraged.

Compatible fences will be low, visually lighter fences with voids in a historically appropriate material.

The use of incompatible, heavy, and visually disruptive fencing materials such as concrete block, chain link, vinyl, or wrought iron and masonry units is not permitted. These materials often appear temporary, and are rarely visually compatible with historic styles. Where these incompatible fences already exist, property owners are strongly encouraged to remove and replace them with a more compatible option.

- *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, viny, 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, and should be made of wood. Materials like chain-link, wrought iron, or vinyl would detract from the historic character of the district, and should not be used.

Fencing, Continued

- *Solid stuccoed walls may be acceptable along the rear of the property.*

The rear property line is the only location where solid stuccoed walls may be acceptable. Where concrete block walls exist on the rear property line, property owners should finish them with an application of stucco.

Porte-Cochères, Trellises, and Decks

- *The addition of a porte-cochère is not permitted without sufficient evidence to suggest it existed historically.*

Porte-cochères are not an original feature for the majority of contributing properties in the Rose Park Historic District; however, historic examples do exist. In some cases, original porte-cochères may have been removed. If sufficient historic evidence exists to suggest that an original porte-cochère was removed, property owners are encouraged to restore the feature.

The introduction of a porte-cochère to the front elevation that did not exist historically is not permitted, to avoid **conjecture** or creating a false sense of history.

The porte-cochère on this Craftsman residence appears to be an original feature.

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

Trellises or pergolas on the front elevation are not an original feature for the majority of contributing properties in the Rose Park Historic District; however, historic examples may exist. In some cases, original trellis-type features may have been removed. If sufficient historic evidence exists to suggest that an original feature was removed, property owners are encouraged to restore the feature.

The introduction of a trellis-type feature to the front elevation that did not exist historically is not permitted, to avoid obscuring character-defining features, conjecture, or creating a false sense of history.

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

Porte-Cochères, Trellises, and Decks, Continued

- *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.*

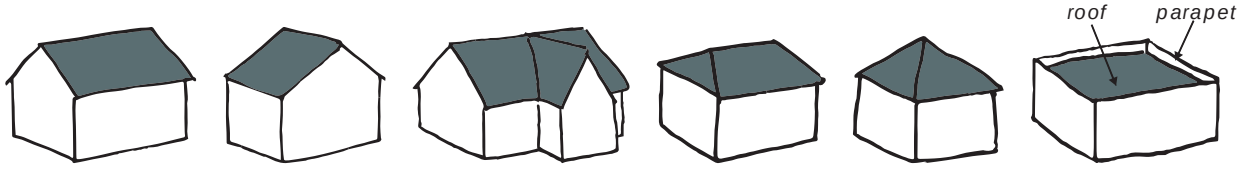
Vegetation left too close to a building for extended periods of time, especially against wood elements, can cause moisture damage on wood and attract wood-boring insects. Please refer to *Chapter 2: Maintenance and Repair* for additional information.

Roof

The majority of contributing buildings within the Rose Park 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 Historic District include Victorian-era Vernacular Cottages, which typically have steeply-pitched pyramidal hipped or gabled roofs clad in shingles and shallow, boxed eaves. There are also Spanish Colonial Revival and similarly 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 lower-pitched hipped or gabled roof covered in wood shake or composition shingles.



Side-gabled *Front-gabled* *Cross-gabled* *Hipped* *Pyramidal* *Flat with parapet wall*

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 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 appropriate for a Spanish Colonial Revival or similar style residence, and their installation is not permitted for these styles.

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

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.

Clay tile coping

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

Historically, many houses of this period 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 those on contributors in the Rose Park Historic District. It is acceptable to install new composition shingles in a compatible color and laid in a compatible pattern. Compatible colors are dark, neutral colors such as greys and browns, but not so dark as black.

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. See also *Chapter 2: Maintenance and Repair.*

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.

Dormers, Continued

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

Many of the roofing materials within the Rose 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. However, there are some gabled roofs in the district that are clad in historic materials such as clay tile.

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.

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.

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 this wood siding with a different material is not permitted.*

The majority of the contributing Craftsman, Vernacular Cottage, and similar style residences retain their original wood siding; however, there are some examples of residences that have been covered in a historically incompatible stucco cladding. Wood siding should be retained, with an emphasis on repair over replacement.

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Wood, Continued

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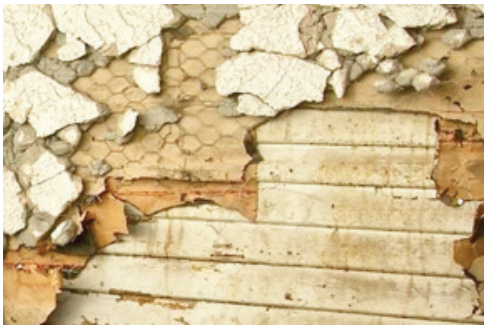
If wood siding is demonstrated to be beyond repair, only replace the damaged portions in kind; sound building material should not be removed during replacement of damaged material.

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. 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.



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

Stucco

- *Original or historically appropriate stucco with a sand or float finish should be retained.*

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

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

Many of the Spanish Colonial Revival, Period Revival, and Minimal Traditional style properties in the Rose Park Historic District are clad in stucco. Many of these contributing properties 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 aropriate smooth textured stucco finish is encouraged, rather than replicating the existing texture.

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.

- *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.*

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Masonry, Continued

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

Chimneys

While some contributing buildings within the Rose Park Historic District have chimneys, the majority do not. The existing chimneys are primarily constructed out of masonry.

- *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 Rose 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.

The most common entryway type within the Rose Park 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 on Minimal Traditional properties are often sheltered under a shallow recessed porch. These porches may be located on a side-facing elevation, typically towards the driveway (C).

(A)

(B)

(C)

There are a few multi-story properties in the district with existing **balconies** or **balconettes.**

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 Rose Park Historic District is not permitted.

There are instances in the Rose Park Historic District 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.

Railings and Supports

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

The majority of porches within the Rose Park Historic District are not surrounded by 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, 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 egress or safety, please refer to appropriate section in *Chapter 4: Architectural Style Guides* for a compatible option.

- *Original railings and supports should be retained.*

Original porch supports in the Rose Park Historic District.

Where they exist, historic features like railings, porch supports, 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 majority of contributing residences in the Rose Park Historic District have a set of steps leading to the front porch, often made of concrete with scored joints. Altering the location or configuration of a centralized set of porch steps could affect the home's historic character.

- *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 Rose Park Historic District would have been concrete. The concrete steps and porch floor should remain. Installing incompatible new steps or covering the existing steps and porch floor with a new material or texture, such as tile, pavers, or fieldstone veneer, on a street-facing elevation is not permitted.

There are examples of porch steps within the district that have already been replaced with materials such as brick or fieldstone, or have been embellished with decorative tile. Where these non-original materials have been installed already, property owners are encouraged to replace them with concrete when the existing material has reached the end of its useful life.

The majority of porch floors and steps within the Rose Park Historic District are concrete.

- *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 Rose Park Historic District are typically covered in stucco or constructed in masonry. These materials should be treated the same as the exterior cladding and should not be covered with any other material.

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 Rose Park Historic District appear to be original, or are generally compatible with their respective historic styles. However, there are 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.

- *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.

Historically compatible or original windows (top) are always preferable to incompatible replacements, especially vinyl or aluminum (bottom).

Window Replacement, Continued

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

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. Vinyl and aluminum framed screens are not allowed.

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

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

Security Bars

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

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.

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

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

Awnings

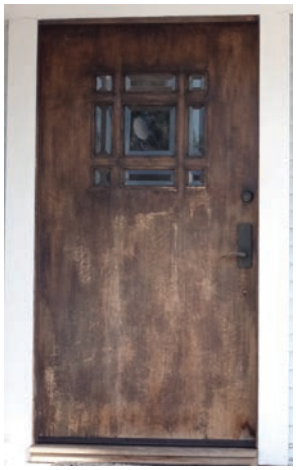
- *Awnings are generally discouraged on primary or side elevations, but may be appropriate depending on the architectural style of the building.*

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 partially glazed wood door in the Rose Park Historic District.

Many front doors on the contributing properties within the Rose Park Historic District are obscured behind metal mesh security doors; others are protected behind more historically compatible wood framed screen doors. Of the doors that are fully visible, the most common type is a partially-glazed wood door.

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.

Door Replacement, Continued

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

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.

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

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.

Security Doors

- *Adding thick metal mesh security doors that obscure the front door is generally not recommended.*

The installation of incompatible **security doors** is one of the most visually obtrusive alterations to a home, and is therefore not recommended. 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.

Security Doors, Continued

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 Rose Park Historic District is characterized by a predominance of Craftsman bungalows, which were historically somewhat modest in size and scale and relied on natural materials and exposed structural elements for aesthetic effect, rather than applied ornamentation. The Spanish Colonial Revival and similar style contributors in the district are relatively modest examples, and extensive applied ornamentation would not have been a part of their original designs. Minimal Traditional style buildings are also by their nature sparsely decorated. Overall, the existing decorative features in the district are not especially extensive or ornate.

Existing original decorative features in the Rose 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.

- *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.

Decorative Features, Continued

- *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.*

Building a new addition on the front elevation of a contributing building within the Rose 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 Rose Park Historic District.*

Side additions can be less visually obtrusive than front additions; however, the buildings within the Rose Park Historic District have a shallow front setback, leaving most side elevations highly visible from the street. The residences also take up the majority of their street frontage, leaving little room between properties for an addition. Therefore, based on these physical constraints, side additions are discouraged.

Rear Additions

- *Rear additions are acceptable.*

Adding a single-story addition to the rear of a residence is acceptable for all properties within the Rose 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 detached garage, in order to maintain the historic spatial relationship of the site.

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.

Rear Additions, Continued

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.

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.

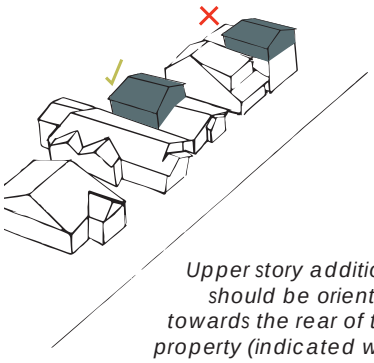
A compatible Spanish Colonial Revival addition to the rear.

Upper Story Additions

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

While most of the contributing properties in the district are limited to one story in height, there are existing two-story contributing properties. As such, a second-story addition may be possible, as long as it is not visually obtrusive or disruptive of the historic character of the district.

Upper Story Additions, Continued



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

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 Rose Park Historic District. Two 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, 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, including height restrictions for the zoning of the property.

- *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, as discussed above.

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.

CONTINUED ON NEXT PAGE

Upper Story Additions, Continued

CONTINUED FROM PAGE 30

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. Existing secondary dwellings to the rear are existing non-conforming, and have therefore been "grandfathered" in under the rule.*

Alterations to secondary dwellings that have historic value should follow the guidelines for contributing buildings. Secondary dwellings that do not have historic value are still expected to follow the provided design guidelines for non-contributing buildings.

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 Accessory Buildings, described below. 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. See details on next page 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 Rose Park Historic District are occupied by a single-family residence located near the front of the lot with a modestly sized, single-car detached garage to the rear of the lot. Garages are typically accessed by side driveways; some garages have been expanded.

- *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 is not permitted. For example, removing a historic detached garage to replace it with a new garage would not be permitted.

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 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; for a Spanish Colonial Revival or similar style contributor, consider including design elements such as flat roofs with clay tile accents, stucco cladding, 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 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 Rose Park Historic District are varied in style, but the majority are Craftsman in style, with front-gabled roofs and wood cladding. They are primarily one story in height, although there are existing two-story properties in the district. Property owners planning new construction should consider including features like a gabled roof, wood cladding, prominent porches and rectangular openings in their design, and anticipate conforming to the prevailing height and setback in the district, especially that of contributing properties immediately adjacent to the proposed new construction. See next page for a diagram of these features.

Infill Construction, Continued

Property owners should consider characteristics like the above when planning new construction within the Rose 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.*

Owners of properties no longer contributing 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.

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Alterations to Non-Contributing Buildings, Continued

CONTINUED FROM PAGE 34

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 follow all of the guidelines for the Rose Park Historic District, as well as those for the applicable architectural style, included in *Chapter 4: Architectural Style Guides.*

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 subject to these design guidelines to ensure visual continuity in the district as much as possible. Large additions and drastic changes are discouraged in order to avoid major visual disruptions to the district.

There are many non-contributing buildings that were constructed outside the period of significance and prior to the formation of the Rose 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 multi-family building was constructed outside the period of significance. Furthermore, the building is two stories in height with blocky massing and a mansard roof that is a stark contrast from the contributing properties. The front of the property is largely hardscaped and used for parking and half of the building has a very deep setback, both of which disrupt the visual continuity of the district's predominant front yards with centralized walkways.

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Alterations to Non-Contributing Buildings, Continued

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Example 2: More Compatible

This multi-family building was also constructed outside the period of significance. Furthermore, it is three stories in height at its highest point, which is taller than the contributing properties within the district. However, it has a gabled roof form and traditional detailing like a balconette and chimney that correspond to characteristics of contributing properties in the district. It also maintains the visual continuity of the front setback, landscaped front yard, and walkway.

Example 3: Most Compatible

This multi-family building was constructed outside the period of significance. It is also two stories in height, but the second level is oriented towards the rear of the property, making it less visible from the street. The front of the building has a one-story gabled shape that more closely mimics the form of the single-story bungalows throughout the district, and features traditional detailing such as the masonry chimney, horizontal clapboards and multi-light windows. The continuity of a front yard with a centralized walkway has also been maintained.