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Brenner Place Historic District Design Guidelines



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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.

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

- Chapter 1: Introduction
- 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 Brenner Place Historic District was established in 1994. The district is significant as an early example of the courtyard housing type. The nineteen single-family homes in the district were originally identical when they were built in 1923 by a man named Steinbrenner. The district represents the privacy and amenities that courtyard housing offered the working class during the 1920s, as well as the period of tremendous growth in Long Beach that created a demand for this type of housing.

- Established by ordinance on January 11, 1994 (Ord. No. C-7179)
- 20 Contributing Properties, 1 Non-Contributing Properties
- Period of Significance: 1923



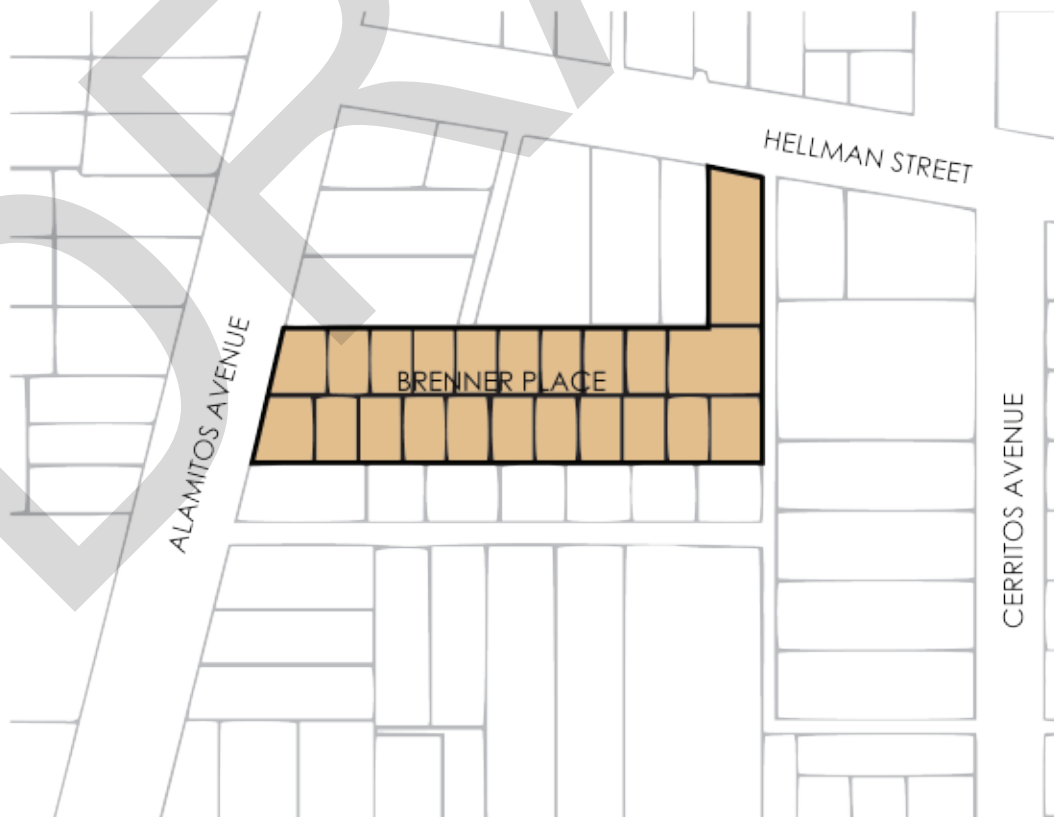
District Description

The Brenner Place Historic District is located on Brenner Place, a narrow private road that runs east to west between Hellman Street and E. 7th Street. Brenner Place is accessed via Alamos Avenue or by a narrow alley at its east end. It is approximately 15' wide and paved in asphalt and concrete.

The sidewalks and curbs in the district are made up of a single solid concrete form, and there is no planting strip separating the sidewalk and the curb. This form is approximately 6" to 8" high, 3' to 5' wide, and has a squared edge. At the corner of Alamos Avenue and Brenner Place there are rounded, sloping curb cuts. Parking in this district is limited to the south side of Brenner Place. Only one property, 750 Alamos Avenue, has a driveway.

All of the buildings in the Brenner Place Historic District, apart from 1060 Brenner Place, are small, boxy single-family cottages in a simple Spanish Colonial Revival style. The cottages are clad in stucco with flat, parapeted roofs lined with clay tile coping. They are all identical in plan; the plans on the south side of the street are a mirror image of those on the north side. Originally, each house would have had an entrance with a small concrete stoop on one side of the front elevation, and two narrow windows on the other side. The houses are generally intact.

Common alterations include the application of textured stucco and the installation of new windows, often in new window openings.





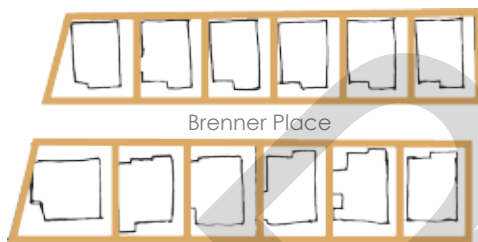
Site Layout and Features

Brenner Place consists entirely of small, single-family residences designed in a modest, Spanish Colonial Revival-influenced style. The residences take up almost the entirety of their small square lots. The buildings are nearly flush with the street, and there is a very narrow space between the houses. As such, there is only room for one small residence per lot. Only one property has a driveway; the rest of the contributing residences have no side or back yards, garages, driveways or secondary structures. For these properties, parking is restricted to parallel street parking on the south side of Brenner Place.

All of the residences are uniform in style, height, massing, and roof profile, giving this small historic district a very distinctive feel that differentiates it from the surrounding neighborhoods.

Lot Size

- *Changes in lot size are not permitted; existing lots may not be combined or split.*



Lots sizes in Brenner Place are nearly all uniform.

The lot sizes in the Brenner Place Historic District are all quite small and are approximately 32' by 50' in size. As Brenner Place is a private street, a portion of each lot includes the street and sidewalk while the homes occupy a space as small as 32' by 35'.

Currently, there is a contributing single-family residence on each lot within the district. Combining lots together to construct a larger new building could result in the loss of a district contributor and create a disruption in the visual continuity of the district. Furthermore, lot splitting is not permitted by the City's zoning laws.

Front Setback

- *Any changes to front setback are not permitted.*

The properties in the Brenner Place Historic District have very shallow setbacks. These setbacks are an existing non-conforming depth, meaning they existed before the current standards were developed, and have been "grandfathered" in. The existing setbacks from the sidewalk are only around 3' to 5' in depth.

Any change in setback would not only disrupt the cohesiveness and visual continuity of the district, but would not be allowed by the City's zoning laws, and is therefore not permitted.

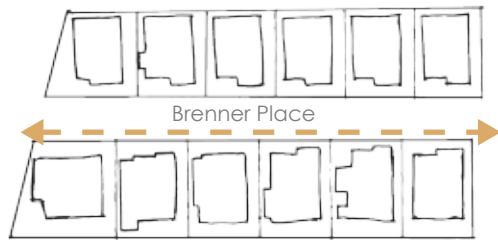


The residences in the Brenner Place Historic District have a very uniform setback from the street. Altering the existing front setback could cause a visual disruption in the district.



Driveways

- *Adding a driveway is not permitted.*



Automobile parking is restricted to the south side of Brenner Place.

The Brenner Place Historic District is characterized by small workers' cottages that cover nearly the entire parcel with no space within the individual lots for vehicular access. Only one property has a side driveway: 750 Alamos Avenue. There are no other instances of automobile access to the other properties in the district, and available parking is generally restricted to the south side of Brenner Place.

Because of the small lot sizes, shallow setbacks and short distances between residences, adding a front or side driveway to a property is not feasible, and is therefore not permitted.

Walkways

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

All of residences within the Brenner Place Historic District are accessed by three entry steps that touch the sidewalk. As the setback from the street is so shallow, there is no need for a front walkway leading to the entrance of the property.

The existing walkways in the district include the sidewalks that run the length of the street, and private side walkways that provide access to the rear of the residences. The majority of the properties do not currently have walkways, but a walkway may be added along the side of the property, as long as it is paved with an appropriate material.



Front entry steps touch the sidewalk in the Brenner Place district.

- *Paving or repaving a walkway with a material other than poured concrete, such as brick, gravel, or flagstone is not recommended.*

Although the addition of walkways along the side of an individual residence is acceptable, the design of the paving materials should be compatible with the Spanish Colonial Revival style and the historic character of the district. Any new walkways should be executed in a compatible paving material, such as poured concrete with scored joints.

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Walkways, Continued

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Smooth concrete with scored joints is the recommended material for walkways.

Landscaping

- *Creating a planting area adjacent to the entry steps is acceptable.*

Many of the properties in the Brenner Place Historic District have a shallow landscaped area adjacent to the entry steps. Removing the existing concrete adjacent to the entry steps and replacing it with plantings is acceptable.

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.

- *Gardening edges and planters may be acceptable.*

Adding a garden or planter wall may also be acceptable, so long as the wall is low-profile, 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.

- *Drought-tolerant landscaping is acceptable.*



Examples of existing landscaping within the Brenner Place Historic District. Retaining the smooth concrete or replacing it with a small landscaped area is acceptable.



Fencing

- *Front fencing should not be installed in the Brenner Place Historic District.*

Front-yard fencing is not a character-defining feature of the district. While some properties do have existing, non-original fencing made of wrought iron or incompatible concrete block, they disrupt the visual continuity of the district. Property owners are encouraged to consider removing this existing front fencing rather than replacing it at the end of its useful life.

- *Six-foot dog-ear fencing is acceptable at the sides and rear of properties.*

Properties in the district have side and rear fencing. The majority of this fencing consists of a compatible, 6' wood dog-ear fence. Other existing fencing includes wrought iron and chain link. The use of pre-fabricated materials like concrete block and chain link are never recommended; these materials often appear temporary, and are rarely visually compatible with historic styles. Any new or replacement fencing should be consistent with the 6' dog-ear wood fencing.

- *The use of a solid, stuccoed wall is acceptable at the rear of the property.*



Front fencing disrupts the visual continuity of the district.



Pre-fabricated materials like chain link fencing are not compatible.



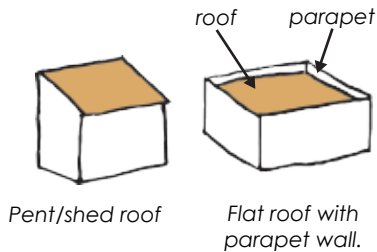
Homeowners are encouraged to remove incompatible front fencing.



Side or rear fencing should be wood dog-ear fencing. Stuccoed walls may be used at the rear of the property.



Roof

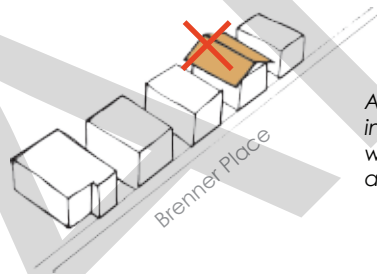


All of the roofs on contributing properties are flat with a parapet wall. Historically, these parapet walls were likely all covered with Spanish clay tiles called coping. Many residences still retain their original clay tile coping along the parapet; however, others have been completely removed. Above the entries, there is a shallow pent roof clad in clay tile.

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. Doing so would drastically alter the appearance of the building and detract from its historic character.



An entirely new roofline, indicated with a red "X," would drastically alter the appearance of the building.

Re-Roofing

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

Clay tile roofing and coping should be repaired rather than replaced. If the tiles are demonstrably beyond repair, they should be replaced in kind. Composition shingles are not acceptable on a Spanish Colonial Revival style building.

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

If the clay tile coping has been removed already, 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 deflects water away from the building.

Clay tile coping should remain around a parapet (left); it should not be replaced with metal flashing (center) or removed entirely (right).





Installing 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. It 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 in a location minimally visible from the street.

Exterior Cladding

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

Paint

- *Repainting the exterior of a residence is permitted and encouraged as part of regular maintenance.*
- *Changing the exterior color(s) of a residence is permitted, provided that the color scheme is compatible with the architectural 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 guidance and ideas for exterior colors.

Stucco

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

All of the buildings in the Brenner Place Historic District are clad in stucco. Many of the contributing residences retain historically accurate stucco with a sand or float finish, while others have been covered with heavily textured stucco. As the existing non-original stucco comes to the end of its useful life, replacement with a more historically appropriate stucco finish is encouraged, rather than replicating the existing texture.



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

Stucco, Continued

CONTINUED FROM PAGE 8

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



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

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

Similarly, replacing the cladding on a contributing Spanish Colonial Revival-influenced residence on Brenner Place 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.

	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.



Porches and Entryways

Porches and entryways are visually dominant features on a historic building, especially on residences. Even minor changes to an entryway can drastically alter the appearance of the building and could affect its historic character, particularly with small-scale residences such as those within the Brenner Place Historic District. Therefore, careful attention should be made when proposing alterations to the entryway.

The entryways in the Brenner Place Historic District consist of a single door centered within a slightly recessed archway and sheltered by a shallow pent roof. The doorway is accessed by a set of three steps and a small porch or landing.



Examples of existing entryways in the Brenner Place Historic District.

Porch Enclosure

- *Porch enclosure on the front elevation is not permitted.*

All of the porches in the Brenner Place Historic District are very small in scale. They could also be described as stoops. Enclosing the porch or stoop area within this district would drastically alter the appearance of contributing buildings and affect their historic character. An enclosed porch would damage or obscure features on the primary elevation and would only create a small amount of new space; therefore, enclosing a porch within the Brenner Place Historic District is not permitted.

Porch Railings and Supports

- *The introduction of railings may be acceptable within the Brenner Place Historic District.*

Many steps and front porches within the Brenner Place Historic District are enclosed by wrought iron railings. It is possible that this was the original design; however, there is not enough cohesion to the existing railings to provide clues about a possible historic railing.

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Porch Railings and Supports, Continued

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It appears as though many have been replaced with newer types of wrought iron railing over time, or removed entirely. Other porches have been enclosed by low walls.

The introduction of railings along the stairs and porches within the Brenner Place Historic District is acceptable; however, please refer to Chapter 4, Section 16 for a compatible replacement railing for the Spanish Colonial Revival style. Reversal of prior incompatible alterations, such as the introduction of cinder block walls, is recommended as these materials reach the end of their useful life.



Wrought iron railings (left) are acceptable. Low walls, such as concrete block or stuccoed walls (right, indicated with red "X") obscure the front porch area and are not in keeping with the historic character of the district. Homeowners are encouraged to reverse incompatible alterations.

Porch Steps

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

All of the contributing residences in the Brenner Place Historic District have a set of steps leading to the porch floor. Altering the porch steps could affect a home's historic character and disrupt the visual continuity of the district.

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

Historically, the steps and porch floors in the Brenner Place Historic District were smooth concrete. The concrete steps and porch floor should remain. 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 been covered or replaced with materials such as brick and tile. Where these non-original materials have been installed already, consider replacing them with smooth concrete when the existing material has reached the end of its useful life.

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Porch Steps, Continued

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- Smooth concrete may be painted as desired in compatible colors.

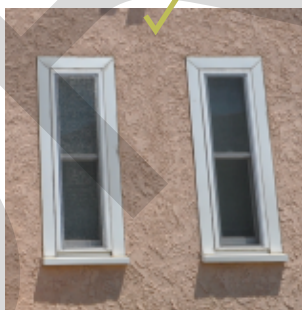
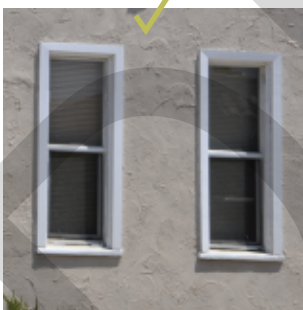
Smooth concrete may be painted as desired in certain colors. Please see the appropriate section in *Chapter 4: Architectural Style Guides* for information on compatible colors.



Examples of existing porch steps within the Brenner Place Historic District.

Windows

Because the Brenner Place Historic District is such an unusually cohesive street of identical workers' cottages, there is plenty of evidence to suggest that the windows were originally uniform in size and type. The windows on the primary elevation consisted of two tall, narrow windows on the projecting bay and a second window to the side of the main entry on the recessed bay. Historically, these windows appear to have been narrow, wood double-hung windows.



Historically, the cottages in Brenner Place had two tall, narrow windows on their front elevations (left, indicated with green check). Many window openings in the district have been altered over time (right, indicated with red "x").

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 demonstrably damaged beyond repair.

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Window Replacement, Continued

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

The most appropriate window for the Brenner Place Historic District is a narrow wood double-hung window that fits within the original opening.

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

In the event that an existing, incompatible window requires replacement on a contributing building, owners will be required to replace it with a window in a style and material that is compatible with the appropriate section in *Chapter 4: Architectural Style Guides*.

	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>

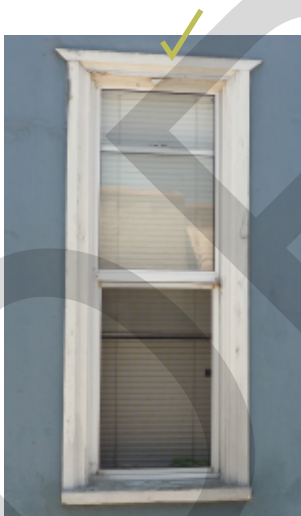
Window Openings

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

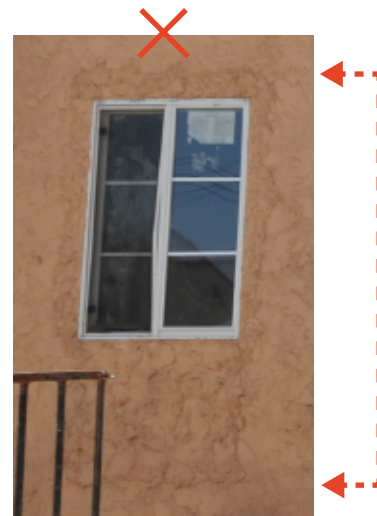
Windows are a key feature on a historic building, and these alterations would drastically affect the historic character. Changing the size and number of window openings on an elevation visible from the street is therefore not permitted. Where window openings have been altered already, it is recommended that property owners consider restoring the original openings rather than replacing a window in the new, non-original opening.

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

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



Historically compatible windows in their original openings (left) are always preferable to non-original replacements in altered openings (right).



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



Window Screens

- *Window screens may be added to the primary elevation, provided that they are sensitively designed and carefully installed.*

Sensitively designed and carefully installed window screens may be added to the primary elevation if needed. Window screens that are sized to match the original windows and have narrow, wood frames painted to correspond with the building's trim, as shown to the right, are recommended. The screen itself should be relatively transparent, and should not obscure the window behind it. Retractable screens may also be acceptable. Metal or vinyl framed window screens are not recommended.



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

- *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 generally not recommended.*

Homeowners are encouraged to consider historically compatible security measures; however, property owners in the Brenner Place Historic District may consider a Spanish Colonial Revival style window grille that does not fully obscure the window behind it. Window grilles are often seen on Spanish Colonial Revival style architecture.

With a sensitive design, these window grilles could compatibly be used as a security measure without diminishing the overall character of the historic district. Other security measures may include interior locks, swing-away interior mounted security bars, and wireless security sensors, where feasible. This equipment should be installed carefully so as to avoid damaging historic windows, even from the interior. Damage, especially to wood windows, may leave the window susceptible to deterioration.



Consider a wrought iron or metal design that does not obscure the window beneath it. All of the above examples could be used as a more historically compatible way to provide extra security as needed.

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

Awnings

- Awnings are generally discouraged on primary or side elevations, but may be appropriate because of the architectural style in the Brenner Place Historic District.

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

Please refer to the appropriate section in *Chapter 4: Architectural Style Guides* for additional information on awnings.



A simple cloth awning may be appropriate for a Spanish Colonial Revival residence.

- Installing awnings on rear elevations not visible from the street is acceptable.

Doors

The majority of front doors in the Brenner Place district are obscured behind metal security doors. Those that are visible consist of a paneled wood door, but none of the doors appear to be historic.



Existing doors in the Brenner Place Historic District.

Door Replacement

- Replacement doors should be compatible.

It is unlikely that any of the doors in the Brenner Place Historic District are original. Therefore, the doors do not need to be replaced in kind. However, in the event that a door on any elevation needs to be replaced, it should be replaced with a compatible option. 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 doors.

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Door Replacement, Continued

	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.

Doors, especially primary entry doors, are a key feature on a historic building, and alterations to these features would drastically affect its historic character.

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. Where door openings have been altered already, it is recommended that property owners consider restoring the original openings rather than replacing a door in the new, non-original opening.

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

Storm and Screen Doors

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

The storm door (glass enclosure) or screen door (mesh enclosure) should be sensitively designed and carefully installed. Storm or screen doors that are sized to match the original door, have narrow 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.



Consider a storm or screen door design that does not obscure the door beneath it. All of the above examples could be used as a more historically compatible way to provide extra security, ventilation, and light.

Security Doors

- Installing thick metal mesh security doors that obscure the front door is not recommended.

The installation of incompatible security doors is one of the most visually obtrusive alterations to a home, and is therefore not recommended. Removal of these features and replacement with a more compatible security solution is encouraged.



Metal mesh security doors that obscure the front door are visually obtrusive and detract from the historic character of a home. Their installation is not recommended.

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Security Doors, Continued

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In the event that additional security becomes necessary, consider a security door or gate that does not fully obscure the door behind it. New locks, deadbolts, strike plates, and similar hardware should be installed carefully by an experienced practitioner to avoid causing damage to the door and door frame. These features should be carefully installed so as not to cause any unnecessary damage, and the property would remain essentially unchanged if the security features were removed in the future.

Decorative Features

The Brenner Place Historic District is characterized by its uniform workers' cottages, which were historically quite modest and did not have much in the way of decoration or ornamentation. The decorative features that do exist are limited to clay tile attic vents and clay tile coping.

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

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



Intact contributors have clay tile attic vents arranged in a triangle configuration and clay tile coping along the parapet wall.

- *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. 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 flags, plant pots, hanging plants, bird baths, etc., are acceptable.*

Non-structural decorative features such as flags and plant pots should be carefully selected and positioned so that they do not damage, obscure, or overly detract from the character-defining features of the historic property or district.

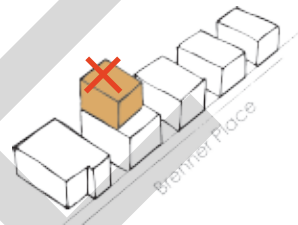


Additions

Upper Story

- *Upper story/second floor additions are not permitted in within the Brenner Place Historic District.*

The contributing properties in the district are modest, single-story workers' cottages on small, square lots. The addition of another story would be highly visible from the street and would disrupt the visual cohesion of the district.



Upper story additions, indicated with a red "X," are not permitted in the Brenner Place Historic District.

Front, Side, or Rear

- *Additions are not permitted within the Brenner Place Historic District, because of the small lot sizes.*

While some buildings in the district have alterations such as non-original pent roofs along the sides of the property, none of the contributing residences within the Brenner Place Historic District have permanent, built additions on any elevation. The prohibitively small lot sizes in the Brenner Place Historic District leave little space for additions of any kind, on any elevation. As such, additions are not permitted.

New Construction

Accessory Buildings

- *The construction of new accessory buildings is not feasible in the Brenner Place Historic District, and therefore not permitted.*

The small lot sizes and narrow space between buildings leave little room for additions or architectural projections of any kind, on any elevation, let alone an entirely new structure. The shallow setbacks in the district are an existing non-conforming depth from the sides of the lot, meaning they existed before the current standards were developed, and have therefore been "grandfathered" in. Any new construction would further reduce the setback. Therefore, accessory buildings are not permitted in Brenner Place.



Infill Construction

- *There are no vacant lots within the Brenner Place Historic District.*
- *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 because of safety concerns.

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

Homeowners should replace elements in kind if they are accidentally damaged. 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 these guidelines 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.*

While the guidelines for new construction within a district are not as prescriptive as those for historic buildings, new construction is expected to reasonably “blend in” with its surroundings, where feasible.

New construction 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 surrounding contributing buildings to fit into the district more harmoniously.

The contributing residences within the Brenner Place Historic District are all modest, Spanish Colonial Revival houses with flat roofs, stucco cladding, clay tile accents, and minimal ornamentation. They are one story in height with a very shallow setback from the street. Property owners planning new construction should consider including features like a flat roof, clay tile accents, dash or float finish stucco, arched openings, and rectangular windows in their design. Owners should anticipate conforming to the prevailing height and setback in the district.

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Infill Construction, Continued

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rectangular window openings

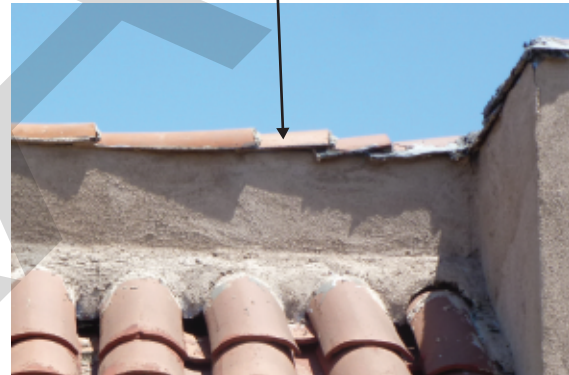


float or dash stucco finish

clay tile accents



one-story



flat roof with parapet walls



The residences in the Brenner Place Historic District are unusually uniform. They have the same height, setback, and massing. Any new construction should have the same characteristics.