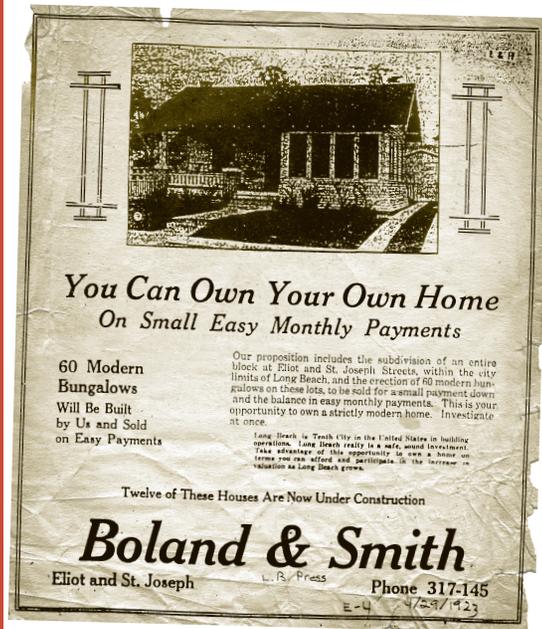
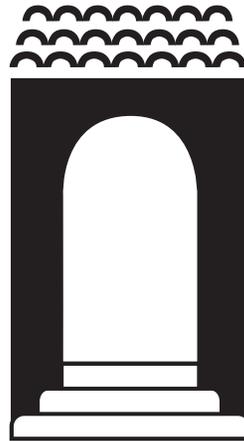


WELCOME TO "MEMORY LANE"



This is what local newspapers dubbed Eliot Lane in 2003 when it was officially designated as the second historic district in Belmont Heights. A drive down Eliot Lane was described as a trip back in time to the year 1923; the year the homes were developed by local builders Emmett Boland and Charles E. Smith as "modern bungalows ... on small easy monthly payments." Remarkably, the street has changed very little in the last 90 years, allowing Eliot Lane to become a historic district.

Eliot Lane has a combination of Mission style stucco, Spanish eclectic style stucco and wood Craftsman bungalows. All were built at the same time on half-lots by Boland & Smith, with each home having very similar floor plans, trim packages, and built-ins. Most of the houses were one bedroom and about 575 square feet with single car detached garages and ribbon driveways. The street was built in a court style which was popular at the time.



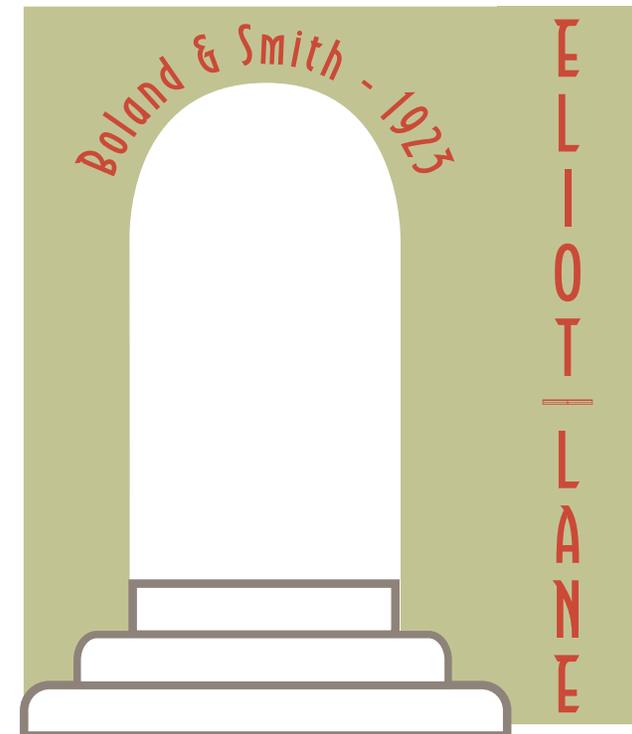
If you are interested in becoming a committee member of the Eliot Lane Historic District or have concerns about our community, please visit us at: www.mybelmontheights.org

Historic Resources

- Eliot Lane Historic District Ordinance http://www.lbds.info/planning/historic_preservation/eliot_lane.asp
- City of Long Beach, Historic Preservation Office (562) 570-6194 http://www.lbds.info/planning/historic_preservation/default.asp
- National Trust for Historic Preservation www.nthp.org
- California Office of Historic Preservation <http://ohp.parks.ca.gov/>
- The Secretary of the Interior's Standards for Rehabilitation http://www.nps.gov/hps/tps/standguide/rehab/rehab_standards.htm
- American Bungalow Magazine <http://www.americanbungalow.com/>
- Powell, Jane and Svendsen, Linda. *Bungalow Bathrooms*. Layton, UT: Gibbs Smith Pub. 2001.
- Powell, Jane and Svendsen, Linda. *Bungalow Kitchens*. Layton, UT: Gibbs Smith Pub. 2000.
- Schweitzer, Robert. *Bungalow Colors: Exteriors*. Layton, UT: Gibbs Smith Pub. 2002.
- Duchscherer, Paul and Keister, Douglas. *Outside the Bungalow: America's Arts and Crafts Garden*. New York, NY: Penguin Studio. 1999.

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EVERYTHING You Need to Know About Living in a HISTORIC DISTRICT



ELIOT LANE HISTORIC DISTRICT

From 1923 to approximately 1945, Eliot Lane was named Eliot Court and 3rd Street was named Eliot Street. The streets were named by John Bixby, an alumnus of Harvard University, to honor Charles William Eliot, President of Harvard University from 1869-1909. The Boland & Smith tract encompassed the entire two blocks between St. Joseph and Argonne. Today only the 30 homes on Eliot Lane have historic designation.

Eliot Lane still maintains its visual unity and cohesion, providing a snapshot of Long Beach in the 1920's. The defining attributes of the Eliot Lane district are the small scale of the homes, the narrow pedestrian scaled street, ribbon driveways, and small front porches.

What is a historic district?

Historic districts are areas containing groups of older houses that are intact and unaltered. While each building may not be individually worthy of landmark status, collectively they preserve the visual qualities and ambiance of the past. Streetscape features, such as trees or light standards, may contribute to the historic value of the district. Even if interspersed with some non-historical structures, areas may qualify for historic district status if at least two-thirds of the houses are original older homes. There are presently 17 historic districts in Long Beach.

What is the planning rationale for a historic district?

To qualify for historic district status, an area or neighborhood must contain a concentration of vintage architectural styles that have not been extensively remodeled or altered. Buildings may represent a variety of architectural styles built over several decades, and are usually over 50 years old. An architectural survey compiles this information, and research on the history of the neighborhood provides a historical context. Buildings are evaluated architecturally and are categorized as "contributing" and "noncontributing." Contributing buildings are architecturally significant to the historic value of the neighborhood and are targeted for preservation; noncontributing buildings are not regulated by this designation.



What are the benefits of being in a historic district?

Historic district status encourages neighborhood pride by confirming that vintage homes in the district are valuable assets. The regulations help to protect the value of each owner's investment by ensuring that all renovations will meet certain architectural quality standards.

The preservation and restoration of historic homes tends to attract homeowners who appreciate the qualities of craftsmanship and design in older homes. Studies in various cities across the country have shown that property values in protected historic districts tend to be higher than comparable neighborhoods that have no architectural regulations.

Historic district designation creates a neighborhood where contributing structures are not demolished. Windows, facade improvements and additions have to pass through the Cultural Heritage Commission (CHC) to ensure architectural integrity. This extra step protects the neighborhood from tear-downs, as well as inappropriate rebuilds and additions.

What is the downside?

Property owners of contributing homes who wish to make exterior changes will need to obtain a Certificate of Appropriateness from the CHC or from staff prior to the issuance of a building permit. There may be fees charged for this review. Permits may be denied, revised or allowed, depending on the scope of work.

How do I proceed with changes?

Changes to your home can be simple or involved. Simple changes (such as: painting/repairing your house, fixing a fence, etc.)

1. Select your paint color, fence style, etc.
2. Call the Preservation Office for an appointment (562-570-6194)
3. Preservation Officer will review request and approve
4. Pay necessary fees, if applicable
5. Certificate of Appropriateness issued

Involved changes (such as: additions, remodeling and changing out windows, etc.)

1. Plan out your project
2. Call the Preservation Office to review (562-570-6194)
3. Cultural Heritage Commission Review
4. Unless this requires a review of revised plans, you will be issued a Certificate of Appropriateness
5. Apply for a building permit
6. Pay necessary fees

The architectural guidelines used by the CHC are the Secretary of the Interior's Standards for the Treatment of Historic Buildings. The philosophy underlying the Standards is to understand and respect the original architectural character of a historic structure, and to change it as little as possible. Repair is always preferable to replacement. These standards help maintain the character of the Eliot Lane Historic District.

If you live in a historic home and are thinking of renovation, the best thing to do is live with it for awhile. Don't be hasty in deciding to make changes. Talk with your neighbors and do your research. There are many bungalow books and magazines available for reference. One of the best resources for a homeowner is your neighborhood community association.

We encourage you to join the Belmont Heights Community Association and the Eliot Lane Historic District. Welcome and happy restoration!