

CERTIFICATE OF APPROPRIATENESS
HP18-379
FINDINGS AND ANALYSIS
3624 E. 5th Street
November 12, 2018

ANALYSIS:

In compliance with Section 2.63.080 of the City of Long Beach Municipal Code (Cultural Heritage Commission), the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards):

The subject site is located at 3624 E. 5th Street, located on the south side of 5th Street between Loma Avenue to the west and Grand Avenue to the east and is adjacent to a ten-foot-wide alley at the rear (Exhibit A – Location Map). The property is located within the R-1-N zone (Single-Family Residential District with Standard Lots) and totals 6,500 square-foot of area. According to assessor records, the property was developed with a one-story, single-family residence and a detached one-car garage built in 1922. The property is a contributing structure within the Belmont Heights Historic District.

In compliance with Section 2.63.080 of the City of Long Beach Municipal Code (Cultural Heritage Commission), the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards), staff has analyzed the proposed project and the project meets these requirements and those of the City's zoning codes.

FINDINGS: (from Section 2.63.080(D) of the Long Beach Municipal Code)

- 1. (It) will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the Landmark or subject property within the Landmark District and that issuance of the Certificate of Appropriateness is consistent with the spirit and intent of this chapter.**

The proposed project, as conditioned, will not adversely affect any significant historical, cultural, architectural or aesthetic features of the subject property. The proposed 450-square-foot addition will replace the non-compatible aluminum framed, enclosed patio and covered patio. Located within the same footprint of the existing enclosed patio and patio cover, the addition will measure 31'-6" in length by 15'-0" wide. The addition will accommodate a new master bedroom with a master bathroom and pantry closet. As proposed, the rear addition will provide a 6'-0" setback from the west property line (side) and a 40'-0" setback from the rear property line. The addition will incorporate the same Craftsman style architectural features found on the dwelling such as horizontal wood siding and double hung wood windows. Furthermore, the addition will not extend taller than the existing roofline as the addition will incorporate the same gable roof pitch ratio and will maintain an overall height of 13 feet – 6 inches, which is lower than the

existing 15 feet -10 inches height of the dwelling, measured to the roof pitch to further meet the rear addition guidelines for Craftsman style homes (Exhibit C-Plans).

The lot configuration will remain unchanged, as the new garage will remain detached. The property currently has a detached one-car garage and an attached rumpus room attached at the rear, located adjacent to the east property line, approximately 31'-0" feet from the rear property line. As proposed, the new one-car garage will be attached to the rear of the rumpus room setback 12'-9" feet from the rear property line. The new garage will take vehicular access from the alley. Visibility of the addition and garage from the public right-of-way will be minimal, as they both will be located at the rear of the lot.

The addition of a new bedroom and addition greater than 250-square-feet in a parking impacted area, both trigger the requirement to provide two enclosed parking spaces pursuant to Chapter 21.27 – Nonconformities, Section 21.27.060 – Expansion in the City's Municipal Code. All work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation.

2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Marshal and/or Building Official.

There are no active code enforcement cases or dangerous conditions at this site. Thus, this finding is not applicable.

3. (It) will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preservation, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

The proposed 450-square foot addition to the residence and new 259-square-foot, one-car garage is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The existing single-family residence will remain. The addition will provide additional floor area for the residence and new garage will provide the required onsite parking for the site.
- Character – The character of the property is not changing as none of the proposed changes will affect the original house or the existing ribbon driveway. The addition and the new garage will feature similar character defining features such as exterior wood siding and a gable facing roof system. The addition is compatible in size and scale with existing homes on the block and the new garage will provide code compliant two-car garage for the residence.
- Changes to Historic Features – The project will remove incompatible aluminum enclosed patio and patio cover and replace it with an addition that

features exterior wood siding and wood windows and a single car garage that is located in the rear of the lot. The proposed improvements will be made to the rear of the primary dwellings exterior wall along the west elevation to accommodate the proposed improvements. A majority of the existing residence and its historic features will remain intact.

- Historic Significance – The new garage will not change the historic significance of the property or impact the integrity of the district.
- Distinctive Features – The addition and new garage will feature exterior wood siding and a front facing gable roof.
- Deteriorated Historic Features – This project does not include repairing of deteriorated historic features.
- Damage to Historic Materials – The addition and new garage will not cause damage to the historic features on the existing structure.
- Archeological Resources – Any archeological resources found will be protected and preserved. No resources are known. No major excavations or grading is proposed.
- Historic Materials that Characterize the Property – The addition and new garage will not cause damage to the historic features on the existing structure.
- Form and Integrity – The addition to the rear of the primary dwelling and detached one-car garage will not cause damage to the essential form and integrity of the existing structure or the District. The proposed one-story addition to the primary structure is consistent with the surrounding one structures in the vicinity.

The addition and new garage are consistent with the architectural style, scale and materials of the existing home and of other properties in the Belmont Heights Historic District.

4. (It) will comply with the Design Guidelines for Landmark Districts, for a property located within a Landmark District.

The subject property is a contributing structure within the Belmont Heights Historic District. The Guidelines for the Belmont Heights Historic District Guidelines require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, the addition is designed to be smaller than the existing home and the addition and new garage be located at the rear of the lot unseen from the street and the new garage will be located behind the existing garage only seen from the alley. The proposed style of architecture, use of materials, paint colors and exterior finishes are not uncharacteristically different from the predominant style of the immediate surroundings.

CONDITIONS OF APPROVAL

Address: 3624 E. 5th Street

Application No.: HP18-379

Hearing Date: November 12, 2018

1. This approval permits the construction of a 450-square foot addition to the residence and construct a new detached 259-square-foot, one-car garage attached to the existing detached garage/rumpus room. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau date stamped on October 12, 2018. These plans are on file in this office, except as amended herein.
2. The project must be completed per the plans approved by the Cultural Heritage Commission, including all conditions listed herein. Any subsequent changes to the project must be approved by the Cultural Heritage Commission or by Planning Bureau staff before implementation. Upon completion of the project, a staff inspection must be requested by the Applicant to ensure that the approved plans have been executed according to approved plans and that all conditions have been implemented before occupancy hold can be released.
3. There is a ten calendar-day appeal period that will lapse at 4:30 p.m., ten calendar days after the action by the Cultural Heritage Commission is made. Appeal of the Commission's action will not be accepted after this time. A separate fee will apply to appeal an action taken by the Cultural Heritage Commission.
4. This Certificate of Appropriateness shall be in full force and effect from and after the date of the rendering of the decision by the Cultural Heritage Commission. Pursuant to the Cultural Heritage Commission Ordinance Section 2.63.080, this approval shall expire within one year if the authorized work has not commenced. Should the applicant be unable to comply with this restriction, an extension may be granted pursuant to Section 2.63.080 for an additional 12 months, maximum. The applicant must request such an extension prior to expiration of this Certificate of Appropriateness. After that time, the applicant will be required to return to the Cultural Heritage Commission for approval. In addition, this Certificate of Appropriateness shall expire if the authorized work is suspended for a 180-day period after being commenced.
5. All required building permits shall be obtained by the applicant, as needed. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.
6. All conditions must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.

7. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes not approved by this action.
8. The addition and the new garage shall be painted to complement the existing home. Final paint colors for the new addition and garage shall be reviewed and approved by Planning Bureau staff prior to painting. The applicant shall obtain a Certificate of Appropriateness for the exterior paint.
9. The addition shall be installed with wood windows and doors. Wood clad windows are not permitted.
10. The new garage door shall be constructed of wood or a wood composite material to the satisfaction of the Director of Development Services.
11. Any building materials, vents, architectural details, window and door trim used in the repainting project, shall be constructed or restored with the same or similar material as those existing features, finished to match.
12. All scuppers, downspouts, electrical cabinets shall be painted to match the house color.
13. All exterior light fixtures shall be period appropriate.
14. Any building materials, vents, architectural details, window and door trim, used in the project, shall be constructed to match the exterior features of the house. Exterior wood siding and the roof slope shall match those features found on the house, subject to the satisfaction of the Director of Development Services.
15. Any proposed changes to the plans approved by the Cultural Heritage Commission and staff will need to be reviewed and approved by the Director of Development Services or their designee prior to implementation. Significant changes to the project's design will require review and approval by the Cultural Heritage Commission before permits are issued by the Department of Development Services.
16. A building inspection must be completed by Planning Bureau staff to verify compliance with the plans approved by Cultural Heritage Commission prior to issuance of a Certificate of Occupancy from the Building Bureau.
17. No portions of the proposed garage shall be used as a dwelling unit. No area within the structures shall be separately rented nor serve as a second dwelling unit. A covenant shall be recorded with the Los Angeles County Recorder's office that the any part of the garage shall not be rented out as a separate dwelling unit.

18. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code. Landscape plan shall be submitted prior to the building permit issuance.

19. As a condition of any City approval, the applicant shall defend, indemnify and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.