

CONDITIONS OF APPROVAL

Address: 700 Sunrise Boulevard

Historic District: Sunrise Boulevard Historic District

Application No.: HP11-0135

Date: August 8, 2011

1. This approval is for a one-story, 495-square-foot addition to the back of an existing one-story single family residence and the construction of a new one-car garage attached to an existing two-story structure at the rear of the property located at 700 Sunrise Boulevard within the Sunrise Boulevard Historic District. The additions to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau dated July 7, 2011. 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 the Cultural Heritage Commission staff before implementing. Upon completion of the project, a Cultural Heritage Commission 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 made 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 2.63.070(I), 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 2.63.070(I) 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. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.

6. The ribbon driveway at the front of the property shall be maintained. No expansion of the driveway shall be permitted in the front yard setback area.
7. All new siding, roofing materials, gable vents, window and door trim, exposed rafter tails and roof beams shall be constructed of the same material as those existing features on the home and finished to match.
8. Provide material specifications to Planning Bureau for review and approval prior to the plan check submittal, specifically for the new siding, windows, doors, and garage doors.
9. The existing metal security screen door on the front shall be removed and replaced with a more appropriate wood framed screen door.
10. The existing front door as identified on the plans (Sheet A.7) is not appropriate for a bungalow and shall be removed and replaced with a more appropriate style of door. The applicant shall work with staff to find appropriate replacements for the front door and security screen door.
11. The applicant shall work with staff to identify a more appropriate color palette for the structures than the cream and turquoise proposed.
12. A separate permit and review shall be required for any proposed fences, retaining walls, and planters. Note on plans as applicable.
13. All yard and setback areas shall be attractively landscaped primarily with live plant material. All landscaped areas shall be maintained in a neat and orderly condition with healthy landscaping free from weeds.
14. Any changes to the plans approved by the Cultural Heritage Commission will need to be reviewed and approved by the Director of Development Services or their designee in the Office of Historic Preservation 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.
15. The Certificate of Appropriateness is valid for one (1) year from the date of issuance. It may be extended by the City's Historic Preservation Officer upon request by the applicant prior to the date of expiration.

**CERTIFICATE OF APPROPRIATENESS
HP11-0135
FINDINGS AND ANALYSIS
700 Sunrise Boulevard**

ANALYSIS:

In compliance with Section 2.63.070 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), and the Sunrise Boulevard Historic Landmark District designation ordinance (Ordinance No. C-6834):

Staff has analyzed the revised, proposed project in accordance with Chapter 2.63.070 of the Municipal Code (Cultural Heritage Commission ordinance), the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, and the Sunrise Boulevard Historic Landmark District Designation Ordinance (Ordinance No. C-6834). Staff has also reviewed the plans for consistency with the City's zoning codes and has found that the project complies with the R-2-N development standards.

The parcel is improved with a 1,205-square-foot, one-story, wood-frame bungalow built in 1915.

The applicant is requesting to add a 495-square-foot, one-story addition to an existing one-story residence. The addition will provide an additional bedroom, bathroom, and laundry room to the residence. In order to comply with Zoning regulations, the applicant is also proposing to construct a new one-car garage that will be attached to an existing two-story structure located in the rear half of the lot that has a two-car garage on the first floor and a second dwelling unit on the second floor (Exhibit B – Plans and Photographs).

The existing dwelling at the front of the property is a one-story bungalow with wood shiplap siding and a projecting, partial-width porch supported by tapered wood columns resting on concrete pavestone bases. A trellis extends from the porch across the front of the house. The roof has wide overhang eaves with simply finished exposed roof beams and rafter tails. A ribbon driveway leads from the street to the two-car garage. The two-story structure at the rear of the property, with the two-car garage and second dwelling unit, has a flat roof, wood siding and wood frame windows on three sides with the rear elevation finished in stucco with aluminum sliding windows.

The new 495-square-foot addition will be clad in wood siding to match the material and pattern on the existing bungalow. New window openings will match the existing in size, material (wood), operation, trim detail, and recess as is found on the original structure. The ribbon driveway will be maintained. The garage addition to the two-story structure in the rear half of the lot will be finished with wood siding. The applicant is proposing to

refinish the south elevation of the structure, which is currently stuccoed, with wood siding to match the other three elevations and to change out the aluminum sliding windows with wood frame double hung windows. The existing two-car garage door will be removed and replaced with a new wood, roll-up door that will match the door for the new garage. Finally, the existing second-story patio cover will be reworked into a simpler design.

With the revisions to the plans and the conditions of approval included in the staff report, staff believes that the project meets the requirements of Chapter 2.63.070 of the Municipal Code, the Sunrise Boulevard Historic District as well as the recommendations of the *Secretary of the Interior's Standards for Rehabilitation*.

FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

- 1. (It) will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the concerned property or of the landmark district in which it is located, is consistent with the spirit and intent of this chapter.**

The proposed change as conditioned will not adversely affect any significant historical, cultural, architectural or aesthetic features of the subject property or the historic district in which the property is located. The work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The proposed addition is located at the rear of the home and only portions, mainly the roofline, will be visible from the public right-of-way.

- 2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Department or the Development Services Department.**

The existing property is not considered dangerous or unsafe. Therefore, this finding is not relevant for this particular property.

- 3. The proposed change is consistent with or compatible with the architectural period of the building.**

With the revisions proposed and recommended conditions, the changes are consistent with the original design of the structure and will not compromise the integrity of the architectural period of the dwelling. The design, materials, details, and features of the contributing property are incorporated into the addition in a compatible and consistent manner.

- 4. The proposed change is compatible in architectural style with existing adjacent contributing structures in a historic landmark district.**

The proposed addition as revised and conditioned will not adversely affect the historic district or the adjacent contributing properties since its architectural style will be compatible with that of the original structure. The proposed work will not

be inconsistent with the existing adjacent contributing structures as the addition is a one-story located at the rear of the property only the roofline will be visible from the public right of way, and is consistent with the character defining features of the bungalow style.

- 5. The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period and/or are compatible with adjacent structures.**

The proposal maintains the proportions, scale, fenestration, and massing of the original structure and those contributing properties surrounding it. Additionally, the location and style of the new construction and the use of appropriate and compatible materials of the addition allow it to be subordinate to the original house.

- 6. The proposed change is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings by the U.S. Department of the Interior.**

Set at the rear of the dwelling, the proposed addition will be made to be compatible to the primary residence. As required by the Secretary of the Interior's Standards for Rehabilitation, additions to historic properties should be subordinate to the historic structure. Further, with the incorporation of the addition, notable historic fabric on the existing structure will not be radically altered or changed.