

CONDITIONS OF APPROVAL**Address: 852 E. Ocean Boulevard****Historic Landmark: Adelaide Tichenor House****Application No.: HP11-0238****Date: September 19, 2011**

1. This approval is for the removal, repair and reinstallation of the roof of the Adelaide Tichenor House located at 852 E. Ocean Boulevard pursuant to the plans submitted to the Department of Development Services – Office of Historic Preservation. 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 implementation. Upon completion of the project, a Cultural Heritage Commission staff inspection must be requested by the Applicant to ensure that the improvements have been executed according to the approved plans and that all conditions have been implemented before a building permit hold can be released.
3. There is a ten calendar-day appeal period that will lapse at 4:30 p.m., 10 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(l), 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(l) 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. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of

the design changes, if any, set forth in the conditions of approval to the satisfaction of the Zoning Administrator.

6. 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.
7. The materials used for the replacement of the roofing shall be as shown on the plans submitted as part of the application process. Any substitutions proposed shall be of a similar or higher quality than originally identified to the satisfaction of the Director of Development Services. Requests for significant changes in materials will have to be reviewed and approved by the Cultural Heritage Commission.
8. The proposed alterations should not unnecessarily destroy historic materials or architectural features that characterize the property as historic.
9. Any damages caused to the building during any phase of the project shall be reported to the Historic Preservation Office and repaired immediately in a manner that is consistent with the Standards.
10. Any other exterior work not specifically included in the approved scope of work reviewed herein shall require review and approval by the Cultural Heritage Commission.