

CERTIFICATE OF APPROPRIATENESS
Application No.: HP11-0234
FINDINGS AND ANALYSIS
3461 Gardenia Avenue

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):

Staff has analyzed the 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*. Staff has also reviewed the plans for consistency with the City's zoning codes and has found that the project complies with the development standards.

The subject site is occupied by a typical single-family home in one of the more recent sections of California Heights. Most structures built nearby were constructed from 1945 to 1952.

The applicant is requesting to create a single-story addition to the rear of the existing one-story home.

The proposed work to be done on the building will be in keeping with the character-defining features of the original home.

With 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 California Heights district ordinance 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. The work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation ("Standards"). In the event that the work deviates from the Standards, further environmental review of the proposal and its impacts to the historic resource will be required.

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

The property is currently unoccupied. However, since the addition is to the rear of the home, if the property were to become occupied, the proposed work could be portioned for safety.

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

With the recommended conditions, the change is consistent with the design and will not compromise the integrity of the architectural period of the structure.

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

The proposed work will occur within the California Heights historic district. The proposed addition is to the rear of the home and single-story, so will not be visible from the street once completed. Landscaping enhancements are being requested as part of the proposed project.

- 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 adds 391 square feet to the existing building. The addition is to the rear of the home, and will not be visible from the street. Consequently, the scale, massing, proportions will not be affected by this project. All exterior materials, including, stucco and trim materials, colors, textures will be applied to match the existing structure.

- 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.**

As required by the Secretary of the Interior's Standards for Rehabilitation, additions to historic properties should be subordinate to the historic structure. The proposed change will not affect the public's experience of the building from the public right-of-way.

CONDITIONS OF APPROVAL
Address: 3461 Gardenia Avenue
Application No.: HP11-0234
Date: October 10, 2011

1. This approval is for expansion and associated exterior improvements proposed on plans received by the Department of Development Services – Office of Historic Preservation dated January 10, and revised on August 1, 2011. The approved exterior improvements include, but are not limited to, the 391-square-foot addition to the rear of the existing home with exterior to match existing. 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 a building permit 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. 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. Plans submitted for Building plan check shall be drawn to scale and include details on all areas of restoration and reconstruction.
7. The materials used shall be as shown on the elevations, materials board, and materials packet 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 applicant shall install two 3 foot x 4 foot-6 inch double hung windows on the northern façade of the addition in the master bedroom.
9. The applicant shall trim the parkway trees and retain the orange tree in the rear yard as part of the requested landscaping plan.
10. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
11. The proposed alterations should not unnecessarily destroy historic materials or architectural features that characterize the property as historic.
12. 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.
13. 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.