

**CERTIFICATE OF APPROPRIATENESS
HP10-0039
FINDINGS AND ANALYSIS
3110 Mariquita 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), and the Bluff Heights Historic District designation Ordinance (Ordinance No. C-7937):

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, and the Bluff Heights Historic District designation Ordinance (Ordinance No. C-7937). 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-A development standards.

The 7,500 square foot parcel is improved with a 1,244-square-foot, one-story, wood-frame bungalow built in 1918. A detached 1,040 square-foot two-car garage with an attached carport was added in 1991 (R87866). This wood-frame bungalow was built in 1918 and is identified as an altered Craftsman. A detached 1,040-square-foot two-car garage with an attached carport was added in 1991 (R87866). In 1992, the interior of the bungalow was remodeled, the windows were changed out to brown aluminum sliders with interior grids, and a new roof installed.

The existing dwelling is a one-story bungalow with wood shiplap siding and a projecting, partial-width gable porch supported by wood columns resting on concrete pavestone bases. The windows have all been replaced with brown aluminum sliders with interior grids surrounded by wood trim. The roof has wide overhang eaves with simply finished exposed roof beams. River rock has been added to the fireplace located on the west elevation of the home and the front door has been replaced. The home is currently a light gray with off-white trim. A solid concrete driveway leads from the street to the two-car garage in the rear of the lot.

An existing 100 square foot laundry room with three quarter bathroom will be removed from the rear of the home and replaced with a 583-square-foot addition clad in wood siding to match the existing siding in appearance and dimension. The new windows will be wood with a raised mullion. Windows styles include single hung sash and fixed windows with a single light lower pane and two or three divided light pane above.

The rear 16' of the existing roof on the bungalow will be removed and a new roof will be installed. The new roof will have a ridge height 1 foot 9 inches higher than the existing

ridge for an overall height of 19'6" to the new ridge. A cross gable roof will be to the west elevation over the new dining room in line with the existing ridgeline. A skylight is proposed on the east elevation over the new bedroom on the rear portion of the house. This new roof will match the existing slope, design and materials of the existing roof creating a two ridge front gable roof with a cross gable. The new windows will align with the existing windows with the exception of the three upper windows on the west elevation of the dining room. The fire-damaged garage will be repaired and converted back to a two-car garage and open carport as originally approved in 1991.

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 Bluff Heights 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 addition 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, which will match the existing structure in materials and roofline, is located at the rear of the home.

- 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.**

As proposed with the 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 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 one-story in height and located at the rear of the existing structure. The existing structure is classified as an altered Craftsman. The home has brown aluminum sliding windows with interior grids. The proposed addition will have wood windows with exterior grids. The new roof will also include vertical attic vents and exposed beams to match the existing details. These changes are consistent with the character defining features of this Craftsman style residence.

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 existing 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.

CONDITIONS OF APPROVAL

Address: 3110 Mariquita Avenue

Historic District: Bluff Heights Historic District

Application No.: HP10-0039

Date: September 19, 2011

1. This approval is for a one-story, 583-square-foot addition to the rear of an existing one-story single-family residence located at 3110 Mariquita Avenue within the Bluff Heights Historic District. The additions to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau dated December 16, 2010. 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 addition has 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., 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(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. All new 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.
7. The applicant shall provide material specifications to the Planning Bureau with plan check submittal, specifically for the new siding, windows, doors, and garage doors.
8. A separate permit and review shall be required for any proposed fences, retaining walls, and planters. Note on plans as applicable.
9. 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.
10. Any changes to the plans reviewed by the Cultural Heritage Commission and staff will need prior approval by the Historic Preservation Office before implementing. 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.
11. 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 Office upon request by the applicant prior to the date of expiration.
12. The stone base of the existing porch columns shall not be altered or painted. The stone or material used on the new columns shall be a similar size, texture and color as the existing stone.
13. A six-foot by six-foot corner cutoff shall be provided at the alley for the carport entrance. The tarp behind the existing garage shall be removed.
14. The windows used in the addition shall be wood windows with exterior raised mullions subject to approval by the Zoning Administrator.
15. The one-story home shall be used as a single-family residence. Exterior keyed access shall not be permitted for the French doors off the new master bedroom.
16. All new siding shall match the original siding in appearance and exposure (i.e., width of exposed siding). Material specifications shall be provided to the Planning Bureau with plan check submittal, specifically for the new siding.
17. The eaves shall be setback a minimum of 2'6" from the side property line.

18. The applicant shall install one 24" box size street tree in the parkway. Please contact the Public Works Department at (562) 570-2770 for assistance.
19. The fire damaged garage and carport shall be repaired and restored to its original condition to the satisfaction of the Director of Development Services.
20. If feasible, staff recommends that the front door be replaced with a more appropriate Craftsman style door.