

## CONDITIONS OF APPROVAL

Address: 254 Coronado Avenue

Historic District: Bluff Heights Historic District

Application No.: HP11-0174

Date: October 10, 2011

1. This approval is for a new 482-square-foot second story addition to an existing one-story single-family residence located at 254 Coronado Avenue within the Bluff Heights Historic District. In addition, the existing two-story structure in the rear of the property will be converted from a two-unit residential structure to a one unit with four garage parking spaces on the ground floor. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau submitted in September 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 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 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 existing front yard fence shall be removed and replaced with a more appropriate wood fence, not to exceed three feet in height. Staff shall review and approve the plans for any new fence prior to the installation. The new fence shall not encroach into the public right-of-way which extends 12 feet back from the curb face.
7. The existing driveway off of Coronado Avenue shall be removed and replaced with landscaping and the curbcut restored to full height. A three-foot wide concrete path from the front porch to the side will be permitted. The plans shall be revised to show the driveway will be removed from the street up to the side porch.
8. Two street trees are required within the parkway.
9. The existing front door is not appropriate for a bungalow style residence and there is no record of a Certificate of Appropriateness being issued for the door. A new wood front door shall be installed. The applicant shall provide staff with a brochure illustrating a more appropriate door as part of the plan check submittal to Building Bureau.
10. The existing metal screen door on the front shall be removed and replaced with a more appropriate wood framed screen door.
11. The cement floor of the front porch shall be repainted. In addition, the applicant shall replace the porch light with a more appropriate style of fixture. The applicant shall provide a brochure or photograph of the new proposed fixture for staff approval as part of the plan check submittal.
12. The rain gutter attached to the roof eave that extends over the recessed patio cover shall be painted to blend into the roofline.
13. The kitchen garden window at the rear of the property shall be removed and replaced with a wood frame sash window to match the existing.
14. Decorative knee braces shall be added to the gable end roof overhangs on the new second-story addition to match the existing.
15. All siding, roofing materials, vents, architectural details, window and door trim, and exposed rafter tails, roof beams, and fascia shall be constructed of the same material as those existing features on the home and finished to match.
16. All new windows shall be wood frame sash style windows and shall match the existing in size and recess.

17. The applicant shall provide material specifications to Planning Bureau staff for review and approval prior to the plan check submittal, specifically for the new siding, windows, doors, and garage doors.
18. The existing two-story structure located at the rear of the property, which has four garage parking spaces on the ground floor and two dwelling units on the second floor, shall be converted to one dwelling unit on the second floor; the four garage spaces shall be maintained. One kitchen shall be removed as well as the separate stairs and door accessing the second unit. The appearance, layout, and use shall be as a single-dwelling unit in compliance with the R-2-A zoning district.
19. The applicant shall obtain a separate Certificate of Appropriateness for any proposed exterior changes, including repainting the exterior of the residence.
20. 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.
21. 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 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.
22. 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**  
**HP11-0174**  
**FINDINGS AND ANALYSIS**  
**254 Coronado 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 Landmark District designation ordinance (Ordinance No. C-7937):**

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 Bluff Heights Historic Landmark 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 will comply with the R-2-A development standards.

The existing residence was built in 1914, where it first appears on the Sanborn Maps, and was identified in the survey for the Bluff Heights Historic District as being "Altered Craftsman". In 1939 a two-story, two unit structure with a four-car garage was built at the rear of the property.

The applicant is requesting to add a 482-square-foot, second-story addition to the existing one-story residence. The addition will provide two additional bedrooms to the residence. In order to comply with Zoning regulations, which currently allows two units on this property, the applicant is also proposing to convert the two-unit structure in the rear half of property to a one-unit, by removing a kitchen and one of the exterior entrances and stairs (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 bases that have a stucco finish. At the front of the roof is a small dormer and the roof has wide overhang eaves with rafter tails and decorative knee braces and extra stickwork in the gables. A non-original driveway leads from the street onto the property. The two-story structure at the rear of the property has a low-pitched, hip roof, wood and stucco exterior finishes and wood frame windows. The four-car garage in this structure is accessed from the alley.

The new 482-square-foot second-story 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. A second dormer will be added to the new addition that will match the

existing one. The roof overhang will match in depth and detail with the extra stickwork duplicated in the gables. The non-original driveway will be removed and the curbcut restored.

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 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 second story addition is setback behind the ridge of the original gable and only rises approximately three feet above the existing gable. The proposed addition will be visible from the south side elevation, but the roof pitch, materials, and details will match the existing so as to not create an inappropriate contrast.*

- 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 recommended conditions, the proposed addition is 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 second story addition is located behind the ridgeline of the original gable and rises approximately three feet above the existing height and the style 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 behind the ridgeline of the existing structure, 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.*