

CONDITIONS OF APPROVAL

Address: 3481 Rose Avenue

Historic District: California Heights Historic District

Application No.: HP11-0285

Date: October 10, 2011

1. This approval is for a one-story, 498-square-foot addition to the back of an existing one-story single family residence located at 3481 Rose Avenue within the California Heights Historic District. The additions 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 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(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. 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 windows in the new addition shall be permitted to be aluminum wood clad and shall match the sash style present in the rest of the home.
7. The two front windows, which are currently vinyl and were installed without permits, shall be changed to a more appropriate wood frame window in a sash style.
8. The applicant shall work with staff on the feasibility of removing the rock on the walls and the flagstone on the floor of the recessed front patio and restoring the original finishes.
9. The rain gutter attached to the roof eave that extends over the recessed patio cover shall be painted to blend into the roof line.
10. The arch over the gate on the north side of the property shall be removed; the gate can remain.
11. The over-sized shutters on the front façade shall be removed and replaced with appropriately sized shutters.
12. The new stucco siding, roofing materials, vents, window and door trim, and exposed rafter tails shall be constructed of the same material as those existing features on the home and finished to match.
13. 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.
14. The applicant shall obtain a separate Certificate of Appropriateness for any proposed exterior changes, including repainting the exterior of the residence.
15. The existing metal security screen door on the front shall be removed and replaced with a more appropriate wood framed screen door.
16. 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.
17. A separate permit and review shall be required for any proposed fences, retaining walls, and planters. Note on plans as applicable.
18. 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.

19. Any proposed 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.
20. 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
HP11-0285
FINDINGS AND ANALYSIS
3481 Rose 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 California Heights Historic Landmark District designation ordinance (Ordinance No. C-7702):

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 California Heights Historic Landmark District Designation Ordinance (Ordinance No. C-7702). Staff has also reviewed the plans for consistency with the City's zoning codes and has found that the project complies with the R-1-N development standards.

The parcel is improved with a 1,024-square-foot, one-story, neo-traditional home built in 1938. A detached garage is located at the back of the lot and is accessed from the alley. The existing dwelling is a one-story home finished in stucco with a partial-width, recessed porch that has been modified from the original and finished with rock walls and a flagstone floor. The simply styled eaves of the roof overhang have exposed rafter tails.

The applicant is requesting to add a 498-square-foot, one-story addition to an existing one-story residence. The addition will provide a master bedroom and bath, an enclosed back porch and laundry room, and a new kitchen to the residence. A new wood patio cover with a built-up roof that would extend off the rear of the house is also being proposed.

The exterior walls of the new 498-square-foot addition will have a stucco finish and the new roof will be covered in a composition shingle that will match the existing house. The existing windows are white vinyl with simulated divides; a search of the building permit history for the property did not show that a permit had been issued for a window change out. The applicant is proposing to use an aluminum-clad sash style window on the new addition. Per the conditions of approval, staff is recommending approval of the aluminum-clad windows on the new addition, subject to staff approval of the specific product. Staff is also recommending that the two front windows on the existing home, which are now vinyl, be replaced with wood frame windows with raised mullions.

Staff is also recommending, to the extent feasible, that the rock on the walls of the recessed front patio and the flagstone floor be removed and the original finishes

restored. Restoring the original finishes and windows on the front elevation will significantly improve the street elevation of this 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 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 addition is located at the rear of the home and will not be visible from the public right-of-way.

Additionally, the conditions of approval will provide for restoration of the front façade that will greatly improve the quality of this elevation and benefit the historic district.

- 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 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 a

one-story located at the rear of the property and will not be visible from the public right of way, and is consistent with the character defining features of the neo-traditional 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.