

**CERTIFICATE OF APPROPRIATENESS HP11-0113
FINDINGS AND ANALYSIS
2907 East Ocean Boulevard**

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 Park Historic District ordinance (Ordinance No. C-5869, C-6835):

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 the Bluff Park Historic District ordinance. 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-L development standards.

The existing improvements consist of a Mediterranean Revival residence with Greek revival influences. The existing 2,765 square-foot two-story residence and detached 324 -square-foot two-car garage were built in 1926 and the residence was expanded by 42 square feet in 1930. The proposed addition consists of a 1,800-square-foot two-story addition at the rear of the home and construction of a new detached two-story residence, 2,530 square feet with an attached two-car garage (440 square feet). The existing two-car garage will be maintained.

The existing home is a rectangular-shaped, approximately 41 feet wide by 39 feet deep. This Mediterranean Revival residence has a clay tile hip roof with a front ridge and small dormers with louvered vents on the front and rear elevations. A wide band of trim is located beneath the boxed eaves. The home has a combination of window styles including fixed tripartite windows with a blank arch above on the first floor of the front elevation and sliders on the second floor of the front elevation. The remaining windows include wood casement and sash style windows with six to ten panes. All windows are recessed and have a simple projecting sill at the base of the window. The one-story projecting entry porch is approximately 13 feet wide and 6 feet deep with composite columns inside the existing square porch columns and a balcony above. Certificate of Appropriateness HP10-0091 was issued in 2009 to repair the front porch; however, the porch was demolished and completely rebuilt. Terra cotta pavers have been installed on the porch and front steps. The front door has an elliptical fanlight and sidelights. The exterior finish material is smooth white stucco.

The proposed two-story 1,800-square-foot addition to the front residence will follow the same hip roofline, exterior finish material and window pattern. The windows in the addition will include six to ten pane casement windows and a sash window in the bathroom. A distinction between the new and existing construction has not been proposed; therefore, the addition to the existing unit shall either be setback six inches from the existing residence on the west elevation or a vertical band shall be installed to differentiate between the existing and new construction.

The new 2,350-square-foot two-story residence to be constructed in the rear half of the lot will be a similar architectural style with a clay tile hip roof with multiple ridge lines. The exterior finish material will be the same as the front residence with a multiple pane casement and fixed windows in the same pattern and sill design as the existing unit. The new 440-square-foot two-car garage will be attached to the home with vehicle access from the alley.

The proposed two-story addition located at the rear of the existing home and the new two-story residence set back 135 feet from the front property line should not affect the architectural integrity of the district. Due to the large setback from the street and proposed placement behind the existing residence the new residence will be minimally visible from Ocean Boulevard. The building to the east is a 17-story 64 unit high-rise built in 1967. The residence to the west is an approximately 9,500 square foot two-story home built in 1924. There are also numerous multifamily developments and duplexes throughout the Bluff Park neighborhood as this area is currently zoned R-2-L. Prior to the early 1980's the zoning allowed densities greater than R-2. Additionally, the proposed project is compatible with the height and scale of structures on the adjoining lots. The new construction is similar in architectural style and materials as the existing home. As conditioned, the proposed addition is compatible with the architectural character of the existing residence. The overall features and proportions of the new addition are compatible with the existing building, thereby retaining its integrity as well as the district's historical setting. The paint color, white, will match the existing home and the district setting.

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 (Cultural Heritage Commission ordinance) and the Bluff Park Historic District ordinance, as well as the recommendations of the *Secretary of the Interior's Standards for Rehabilitation*.

FACTS FOR 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 addition will be constructed pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The proposed addition will be located at the rear of the existing home and the new home will be located in the rear half of the lot 135 feet from the front property line. This setback sufficiently minimizes the view from the public right of way so as not to impact the historic character of the existing home. The property to the east is a 17-story 64 unit high-rise and to the west is a two-story Spanish style 9,500 square foot home. The existing residence will be 4,565 square feet after the addition and the new residence will be 2,530 square feet. Although the second dwelling unit will be larger than most of the existing secondary units found on other properties within the Bluff Park historic district given the location of the structure on the lot, the proposed forty-seven foot separation

between the two homes, and mass of the adjacent properties, the proposed project is not expected to adversely affect the historic district.

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

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 not incompatible with the architectural period of the building.**

The proposed 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 is compatible with that of the original structure. The proposed work will be consistent with new construction in the district. The property to the east is a 17-story 64 unit high-rise multifamily property built in 1967. The property to the west is a two-story Spanish style home built in 1924.

- 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 addition at the rear of the existing home maintains the proportions, scale, and fenestration of the original structure and those contributing properties surrounding it. Additionally, the 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. The new residence in the rear half of the lot is smaller than the primary unit although similar in scale, massing and proportions as the existing home will be after the addition. The exterior finish material, color, roofing material and windows will match the existing home.

- 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 is made as a subordinate addition 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. The

addition is a continuation of the existing home.

The proposed second unit in the rear half of the lot will be slightly more than half the square footage of the front unit. The proposed second dwelling unit is larger than that typically found on other properties within the historic district; however, due to the location on the lot and height and scale of adjoining structures staff finds that the proposed project is consistent with the Secretary of the Interior's Standards.

7. The Certificate of Appropriateness is valid for one (1) year from the date of issuance. It may be extended by the Director of Development Services or their designee request by the applicant prior to the date of expiration.
8. The applicant shall complete the front porch according to approved Certificate of Appropriateness HP10-0091.
9. The addition to the front unit shall either be setback 6 inches from the existing residence on the west elevation or a vertical band installed to differentiate between the existing and new construction.
10. The front door and sidelights shall be repaired with a new coat of stain and varnish in a satin or flat finish and completed prior to issuance of a Certificate of Occupancy to the satisfaction of the Director of Development Services.
11. The windows in the addition on the front unit shall match the existing multi pane wood casement windows with the same raised mullion pattern, sill and recess design. The windows on the west elevation shall have the same dimensions as the existing windows. The wood windows in the second unit shall match those in the front unit to the satisfaction of the Director of Development Services.
12. The roof eaves and fireplace shall be setback a minimum of 2'6" from the side property line and the fireplace shall be no more than 5'0" in width.
13. The rear unit shall not have sliding windows on the west elevation in the bathrooms. These windows shall be sash windows similar to the bathroom windows on the front unit.
14. The applicant shall provide a floor plan for the basement during plan check.
15. The window above the front entry and the window for bedroom one on the south elevation of the new residence shall be a multi pane casement window. All windows for the addition and new residence shall have raised wood mullions.
16. The landscape plan shall identify all plant sizes, quantities and species, and ground cover materials in plan check. The plans shall comply with the Bluff Park Historic Ordinance to the satisfaction of the Development Services Department.
17. The Mexican pavers shall be removed from the front porch.
18. The garage door shall be compatible with the architectural style of the home. The applicant shall specific the brand and model of the proposed garage door for review and approval by the Development Services Department.
19. All windows on the rear unit shall be the same height with the exception of the bathroom windows, window in the foyer and the bay windows.
20. The height of the new dwelling unit shall not exceed the height of the existing front dwelling unit of 27'3" to the satisfaction of the Director of Development Services.

CONDITIONS OF APPROVAL
Address: 2907 East Ocean Blvd.
Historic District: Bluff Park Historic District
Case No. HP11-0113
Date: November 14, 2011

1. This approval is for activities shown on plans received by the Director of Development Services - Office of Historic Preservation on August 8, 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 construction has been executed according to approved plans and that all conditions have been implemented before the 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 one year from the date of issuance 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(J) 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 Development Services permits and variances shall be obtained by the applicant. Building permits and any required variances must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.
6. Any changes to the plans reviewed by the Cultural Heritage Commission and staff will need prior approval by the Director of Development Services or their designee before implementation. Significant changes to the project's design will require review and approval by the Cultural Heritage Commission before permits are issued by the Development Services Department.