

CERTIFICATE OF APPROPRIATENESS
HP16-629
FINDINGS AND ANALYSIS
2435 E. 1st Street

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):

The subject site is located on the northwest corner of 1st Street and Lindero Avenue (Exhibit A – Location Map). The property has a zoning designation of R-2-L and is improved with a one-story, single-family residence, and detached three-car garage. Built in 1912, the home was constructed in the Traditional architectural style with Craftsman and Colonial Revival influences. This residence is a contributing structure within the Bluff Park Historic District (Ordinance C-6835).

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 and the project meets these requirements and those of the City's zoning codes.

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 Landmark or subject property within the Landmark District and that issuance of the Certificate of Appropriateness is consistent with the spirit and intent of this chapter.**

The proposed project, as conditioned, will not adversely affect any significant historical, cultural, architectural or aesthetic features of the subject property. All work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The design of the building addition and proposed materials are compatible with the District's Traditional architectural style including an intermediate gable roof pitch, wood siding, louvered attic venting, shallow eaves, wood windows, wood doors, and an attached wood trellis.

Visibility of the addition from the public right-of-way cannot be avoided as the property is situated on a corner lot. There will be no visibility of the addition along 1st Street, as the one-story addition will be located entirely behind the footprint of the existing residence and lower than the height of the existing residence. Visibility of the addition along Lindero Avenue will be minimal given

the existing perimeter fence and shrubs currently offering some softening of the addition.

Given the location, size, and height of the addition, the mass of the addition is appropriate with the existing residence and does not exceed what is typically found within the neighborhood context.

The Traditional architectural style is prominent in the district, and the proposed addition is compatible with the Guidelines for the Bluff Park Historic District.

2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Marshal and/or Building Official.

There are no active code enforcement cases or dangerous conditions at this site.

3. (It) will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preservation, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

The proposed one-story addition is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The residential use of the existing structure as a single-family home will remain unchanged.
- Character – The character of the existing structure is going to change and be restored to its original gabled roof orientation as illustrated in the 1929 aerial. Aside from the roof reconfiguration and introduction of the gabled porch, the primary character defining features of the building will still be preserved. The addition is compatible in size, scale and exterior building materials to other buildings in the district.
- Changes to Historic Features – The majority of the existing historic building and its historic features will remain intact with the exception of the improvements occurring along the rear and side wall, which will be removed to accommodate the addition and built to match the existing historic features. With regards to the existing hipped roof, this will be restored to its original gabled configuration.
- Historic Significance – The new addition will not change the historic significance of the property or impact the integrity of the district.
- Distinctive Features – The new addition will not change the distinctive features of the existing building or property. The existing intermediate gable roof pitch, wood siding, louvered attic venting, shallow eaves, wood windows, and wood doors will be incorporated with the addition.
- Deteriorated Historic Features – There are no deteriorated historic features.
- Damage to Historic Materials – The new addition will not cause damage to the historic materials on the existing structure.

- Archeological Resources – Any archeological resources found will be protected and preserved. No resources are known. No major excavations or grading is proposed.
- Historic Materials that Characterize the Property – The new addition will not destroy historic materials that characterize the property.
- Form and Integrity – The new addition will not cause damage to the essential form and integrity of the existing structure or the district.

The new addition is consistent with the architectural style, scale and materials of the existing building and of other properties in the Bluff Park Historic District.

4. (It) will comply with the Design Guidelines for Landmark Districts, for a property located within a Landmark District.

The subject property is a contributing structure within the Bluff Park Historic District. The Guidelines for the Bluff Park Historic District Guidelines require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, the project restores the original roof conditions and retains the historic character of the building. The majority of historic building materials and character defining features will remain intact aside from the rear and side wall of the existing structure which will be removed to accommodate the addition and built to match the existing historic features. The new addition preserves the essential form and character of the building in massing, scale and architectural features. The proposed style of architecture, use of materials, paint colors and exterior finishes are not uncharacteristically different from the predominant style of the immediate surroundings.

CONDITIONS OF APPROVAL

Address: 2435 E. 1st Street

Application No.: HP16-629

Hearing Date: January 9, 2017

1. This approval is for a request for the construction of a 318-square-foot addition to the rear of a one-story traditional style residence with craftsman and colonial revival influence. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted in December 19, 2016, as amended. 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 taken 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 two years 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, as needed. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.
6. Any building materials, vents, architectural details, window and door trim, used in the project, shall be constructed or restored with the same or similar material as those existing features, finished to match.

7. That any existing non-period appropriate windows be replaced with new wood windows or other material compatible with the period. Final selection of the new replacement windows shall be reviewed and approved by Planning Bureau staff prior to installation.
8. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
9. 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 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.
10. A building inspection must be completed by Planning Bureau staff to verify compliance with the plans approved by Cultural Heritage Commission prior to issuance of a Certificate of Occupancy from the Building Bureau.
11. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code. Landscape plan shall be submitted prior to the building permit issuance.
12. All proposed fencing shall be reviewed and approved by Planning Bureau staff prior to installation.
13. Replace the proposed half dome louvered vent with a simple rectangle louvered vent to match the existing.
14. Extend the roof eave for the front porch to 1-foot 6-inches to match the existing roof eave of the existing residence.
15. The proposed floor plan shall be used as a single-family dwelling and garage. No room or area within the residential structure or garage shall be separately rented nor serve as an additional dwelling unit. A covenant shall be recorded with the Los Angeles County Recorder's office that the residence or garage shall not be rented out as a second unit.
16. That final plans submitted to the City of Long Beach Development Services Department shall show any improvements necessary to bring the garage interior into conformance with all parking and garage standards required by the Long Beach Municipal Code. An inspection of the garage interior shall be required at final inspection to verify compliance.
17. As a condition of any City approval, the applicant shall defend, indemnify and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to

attack, set aside, void or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.