

CERTIFICATE OF APPROPRIATENESS
HP16-627
FINDINGS AND ANALYSIS
3303-3305 E. 4th Street

ANALYSIS:

In compliance with Section 2.63.080 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 property is located on the northeast corner of 4th Street and Coronado Avenue (Exhibit A – Location Map). The site is located within the R-3-T zoning district (townhouse or row house residential district on small, especially shallow, lots) and is improved with a 640-square-foot one-story commercial building fronting 4th Street, and a 912-square-foot, one-story, single-family residence with a 210-square-foot detached accessory structure fronting Coronado Avenue. Built in 1907, the existing building was constructed in the Victorian architectural style. The residence is a contributing structure within the Rose Park South Historic District (Ordinance C-7759).

In compliance with Section 2.63.080 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 2.63.080(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 and proposed materials of the new structure are compatible with the structure's Victorian architectural style. The existing, historic home will not be altered. As designed, the new structure will be more than eight feet lower in height than the existing home. The new structure will not adversely impact any historic character and features of the existing structure or properties in the district, or the subject property's status as a contributing structure. The existing accessory building is not considered historic since it does not appear to be constructed from the same period as the dwelling unit nor does it embody a unique building characteristics or architectural features.

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. Thus, this finding is not applicable.

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 new structure 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 and the existing accessory building will be replaced with a new building of similar use.
- Character – The character of the existing structure will not change. The project is for a new structure to complement the character of the existing structure. The new structure will integrate the same architectural style, exterior building materials, window style, and paint colors of the existing home.
- Changes to Historic Features – There will be no alterations to the existing home. The existing, non-period appropriate accessory structure will be demolished and replaced with the proposed, period-appropriate structure.
- Historic Significance – The proposed new structure will not change the historic significance of the property or impact the integrity of the district.
- Distinctive Features – The proposed new structure will not change the distinctive features of the existing building or property. The historic home's distinctive features, including the roof, siding, and wood sash style windows and trim will remain in place and are incorporated into the new structure.
- Deteriorated Historic Features – The existing home is historically accurate and intact. No changes to the existing residence are proposed.
- Damage to Historic Materials – The new residence will not cause damage to the historic features 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 structure will not destroy historic materials that characterize the property.
- Form and Integrity – The new structure will not cause damage to the essential form and integrity of the existing structure or the district.

The new structure has a size, scale, and profile that is consistent with the architectural style, scale and materials of the existing home and of other properties in the Rose Park South Historic District. Small detached garages are also consistent with the development pattern in the Rose Park South 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 Rose Park South Historic District. The Guidelines for the Rose Park South District require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, the project retains the historic character of the residence since no changes to the historic structure are proposed. The new structure complements the essential form and character of the existing building in massing, scale, and architectural features. The proposed use of materials, paint colors, windows and exterior finishes are not uncharacteristically different from the predominant style in the Rose Park South Historic District.

CONDITIONS OF APPROVAL

Address: 3303-3305 E. 4th Street

Application No.: HP16-627

Hearing Date: February 13, 2017

1. This approval is the demolition of an existing 210-square-foot accessory structure and the construction of a new, 525-square-foot accessory structure consisting of a 289-square-foot one-car garage and 236-square-foot accessory structure space at 3303-3305 E. 4th Street. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted in November 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 2.63.080, 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 2.63.080 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. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
8. 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.
9. The new structure shall be painted to match the existing home with the following color palette:
10. The proposed siding of the new structure shall be three-quarter inch wood horizontal siding to match in size and profile the existing historic residence. Final selection of materials shall be subject to Planning Bureau staff review and approval.
11. The final selection of garage door styles shall be reviewed and approved by Planning Bureau staff.
12. All new windows and sills shall be wood to match the windows of the historic residence and shall be subject to review and final approval by Planning Bureau staff.
13. All new fencing shall be wood and be compatible the style of the historic residence and district and shall be subject to review and final approval by Planning Bureau staff or otherwise granted by the Zoning Administrator and acknowledged by covenant.
14. The new, one-car garage must be used for storage of vehicles only and must never be employed or converted for another use. This must be reflected in the final plans submitted to the Department of Development Services.
15. 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.
16. No portions of the proposed garage or existing accessory structure shall be used as a dwelling unit. No area within the structures shall be separately rented nor serve as a third dwelling unit. A covenant shall be recorded with the Los Angeles County Recorder's office that the any part of the combined accessory structure shall not be rented out as a separate dwelling unit.
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.