

CERTIFICATE OF APPROPRIATENESS
HP16-611
FINDINGS AND ANALYSIS
3650 Cerritos 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):

The subject site is located at 3650 Cerritos Avenue, on the east side of Cerritos Avenue between 36th Street and 37th Street (Exhibit A – Location Map). The property has a zoning designation of R-1-N and is improved with a one-story, single-family residence and a detached garage. Built in 1924, the home was constructed in the Craftsman Bungalow architectural style. This residence is a contributing structure within the California Heights Historic District (Ordinance C-7702).

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. This proposal will add 328 square feet to the rear of the residence. The addition will extend north exterior wall by 24-feet 3-inches and will create another gable roofline to the rear of the house. The addition will not be visible from the public right-of-way. The new addition will feature a gable roof with exposed rafters, wood exterior siding and new wood windows and doors. The design of the addition and the proposed materials are compatible with the home's Craftsman Bungalow architectural style including a gable roof and exterior wood siding. All work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation.

- 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. Conditions have been added to address maintenance concerns observed onsite.

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 addition is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The existing single-family residence will remain unchanged. The new addition will provide additional floor area to the existing residence.
- Character – The character of the property is not changing. The addition will not be visible from the public right of way as it is located at the rear of the residence. The new addition will feature similar character defining features such as exterior wood siding and a gable roof system.
- Changes to Historic Features – The addition change historic features of the house. The addition extends an older addition on the rear elevation.
- 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 feature exterior wood siding and a gable roof structure.
- Deteriorated Historic Features – The existing roof lines, exterior wood siding and window placement will remain in place. These features will be incorporated into the new addition.
- Damage to Historic Materials – The new addition will not damage the historic materials found of the residence.
- 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. The new addition will be located on a previous addition constructed in 1951.
- Form and Integrity – The new addition will not cause damage to the essential form and integrity of the existing structure or the district. The addition will create another gable roof along the rear elevation.

The new addition is consistent with the architectural style, scale and materials of the existing home and of other properties in the California Heights 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 California Heights Historic District. The Guidelines for the California Heights Historic District

Guidelines require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, the new addition will extend the rear elevation by 24-feet 3-inches and will create an additional gable roofline. 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: 3650 Cerritos Avenue

Application No.: HP16-0611

Hearing Date: February 13, 2017

1. This approval permits the construction of a 328 square foot addition located on the rear elevation for the existing residence. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau. 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 repainting project, shall be constructed or restored with the same or similar material as those existing features, finished to match.

7. All scuppers, downspouts, electrical cabinets shall be painted to match the exterior color on the residence.
8. All exterior light fixtures shall be period appropriate.
9. Any building materials, vents, architectural details, window and door trim, used in the project, shall be constructed to match the exterior features of the house. Exterior wood siding and the roof slope shall match those features found on the house, subject to the satisfaction of the Director of Development Services.
10. The applicant shall improve the residence and garage upon finalization of building permits. Such improvements shall consist of patching and painting the wood siding and trims and the wood windows (frames and sills) to the satisfaction of the Director of Development Services.
11. The applicant shall replace the existing vinyl window located on the north elevation and replace it with a wood sash window to the satisfaction of the Director of Development Services.
12. 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.
13. 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.
14. 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.
15. 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.