

CERTIFICATE OF APPROPRIATENESS
HP16-632
FINDINGS AND ANALYSIS
3815 Wilton 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 at 3815 Wilton Street, on the north side of Wilton Street between Grand Avenue to the west and Termino Avenue to the east (Exhibit A – Location Map). The property has a zoning designation of R-2-N and is improved with a one-story, single-family residence, and detached one-car garage. Built in 1926, the home was constructed in the Spanish Colonial Revival architectural style. This residence is a contributing structure within the Wilton Street Historic District (Ordinance C-7346).

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 structure's Spanish Colonial Revival architectural style including a flat roof with tile coping, stucco siding, and wood framed windows.

There will be some visibility of the additions from the public right-of-way. However, if the roof line of the residential addition remains consistent with the existing residence, and the accessory structure roof line remains consistent with the existing garage, then the amount of visibility would be mitigated.

Given the location, size, and height of the proposed structures, the mass of the additions are appropriate with the existing residence, garage and lot size. The

proposed project does not exceed what is typically found within the neighborhood context.

Spanish Colonial Revival is the architectural style of the homes in the district, and the proposed addition is compatible with the Guidelines for the Wilton Street Historic District.

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

There is no active code enforcement case or dangerous conditions existing 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 and detached one-car garage 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 not changing. The primary character defining features of the building on the front façade will be preserved. Two non-period windows along the front elevation will be restored to a wood frame window. 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 rear wall which will be removed to accommodate the addition and built to match the existing historic features.
- 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 flat roof with tile coping, projecting front porch, stucco siding, will remain in place and consistent features will be incorporated into the new addition.
- Deteriorated Historic Features – There are no deteriorated historic features.
- Damage to Historic Materials – The new residential addition, changes to the garage and new accessory structure will not cause damage to the historic features on the existing structure as it will be designed to match the existing historic materials.
- 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 Wilton Street 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 Wilton Street Historic District. The Guidelines for the Wilton Street Historic District require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, the project retains the historic character of the building aside from the rear wall of the existing structure. The majority of historic building materials and character defining features will remain intact. 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: 3815 Wilton Street

Application No.: HP16-632

Hearing Date: February 13, 2017

1. This approval is for a request to allow construction of a 644-square-foot addition to the rear of an existing single-family dwelling, remove 11-square feet from the existing single-car garage and construct a 90-square-foot accessory structure attached to the rear of the garage. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted in November 22, 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.

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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. Final selection of any new wood or 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. 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.
14. The proposed floor plan shall be used as a single-family dwelling, garage and accessory structure. No room or area within the residential structure, garage, or accessory structure 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.
15. 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.

16. The roof line of the residential addition shall be a flat roof with tile coping around the parapet and be in line with the height of the existing residential structure (14-feet, 8-inches). The roof line of the accessory structure shall be a flat roof with a parapet in line with height of the existing garage.
17. The final design and materials of the new walkway located on the west side of the front yard shall be approved by Planning Bureau staff prior to installation.