

**CERTIFICATE OF APPROPRIATENESS
HP17-002
FINDINGS AND ANALYSIS
826 Stanley 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 826 Stanley Avenue, on the east side of Stanley Avenue between East 10th Street and East 8th Street (Exhibit A – Location Map). The property has a zoning designation of R-2-N and is improved with a one-story, single-family residence. Built in 1912, the home was constructed in the Craftsman Bungalow architectural style. This residence is a contributing structure within the Rose Park Historic District (Ordinance C-7497).

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. The original 326 square foot garage was demolished previously. This proposal will replace the required garage. The design of the garage and proposed materials are compatible with the home's Craftsman Bungalow architectural style including a front facing 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.

Visibility of the garage from the public right-of-way will be minimal, as it will be located at the rear, along the south side of the lot. Although the garage is not located in the original location it will remain detached and be accessed from Stanley Avenue via the existing ribbon driveway which extends along the south

property line. The garage will be thirteen feet tall and 20-feet 0-inches by 20-feet 0-inches totaling 400 square feet of area.

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

Due to poor property maintenance the original garage became unsafe. As a result, in 2012, a Code Enforcement citation was issued to the (previous) property owners specifically addressing the garage and storage shed (CEVN180664). Due to non-compliance, a second citation was issued in 2013 (CEAC194834). A Certificate of Appropriateness (HP13-0051) was approved and a building permit was issued (BADD143532) permitting the removal and reconstruction of the detached one-car garage in 2013. The 326 square foot garage and storage shed were demolished. However, the construction of the new garage was never started and this permit expired. In an attempt to resolve this issue, the new property owners are requesting approval to construct a new 400 square-foot garage which will provide the required garage for the 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 detached two-car garage is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The existing single-family residence will remain unchanged. The new garage will provide the required onsite parking for the residence.
- Character – The character of the property is not changing as no changes will affect the house or the existing ribbon driveway. The new garage will feature similar character defining features such as exterior wood siding and a gable facing roof system. The garage is not located in the original location however it will remain along the south side of the lot and is compatible in size and scale with standard size garages today.
- Changes to Historic Features – The original garage was removed previously as it became unsafe. The new garage is a replacement structure.
- Historic Significance – The new garage will not change the historic significance of the property or impact the integrity of the district.
- Distinctive Features – The new garage will feature exterior wood siding and a front facing gable roof.
- Deteriorated Historic Features – The original garage was removed previously as it became unsafe. The new garage is a replacement structure.
- Damage to Historic Materials – The original garage was removed previously as it became unsafe. The new garage is a replacement 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 garage will not destroy historic materials that characterize the property.
- Form and Integrity – The new garage will not cause damage to the essential form and integrity of the existing structure or the district.

The new garage is consistent with the architectural style, scale and materials of the existing home and of other properties in the Rose 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 Rose Park Historic District. The Guidelines for the Rose Park Historic District Guidelines require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, the new garage will replace the original garage which was demolished previously. 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: 826 Stanley Avenue

Application No.: HP17-002

Hearing Date: February 13, 2017

1. This approval permits the construction of a new two-car garage located at the southeast corner of the lot. The garage will measure 20'-0" by 20'-0" and will total 400 square feet of area. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau date stamped on January 3, 2017. 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. The new garage door shall be constructed of wood or a wood composite material to the satisfaction of the Director of Development Services.

7. The garage shall be painted to match the house with the same body and trim colors
8. 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.
9. All scuppers, downspouts, electrical cabinets shall be painted to match the stucco color.
10. All exterior light fixtures shall be period appropriate.
11. 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.
12. The applicant shall submit a Certificate of Appropriateness to repair the exterior of the residence. Such repairs shall consist of patching and painting the wood siding, front porch rails and the wood windows (frames and sills) to the satisfaction of the Director of Development Services.
13. The applicant shall remove all chain link fencing prior to receiving a building final for the construction of the new garage. All new fencing shall be "dog-eared" wood planks.
14. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
15. The applicant shall record a covenant that restricts the use of the garage as a non-habitable, garage structure.
16. 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.
17. 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.
18. 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.

19. 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.