

**CERTIFICATE OF APPROPRIATENESS
HP18-364
FINDINGS AND ANALYSIS
535 Orizaba Avenue**

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 site is located at 535 Orizaba Avenue, on the west side of Orizaba Avenue between East 6th Street to the north and East 5th Street to the south. The property has a zoning designation of R-2-N and is currently developed with a single-family residence and a detached one-car garage. Based upon City records, the original primary residence consists of a 1,016-square-foot one-story residence with a detached one-car garage built in 1939. The primary structure is a contributing structure within the Rose Park South Historic District. In January 2018, the CHC approved the demolition of the existing one-car garage and construction of a new three-car garage and second floor ADU. Construction of the garage and ADU has not begun at the time of this application.

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.

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 would adversely affect significant historical, cultural, architectural or aesthetic features of the subject property. The proposed scope of work would not be consistent with the recommendations of the Secretary of the Interior's Standards for Rehabilitation.

The original primary residence has been altered from its historic style and materials. The January 2018 CHC approval required alterations to the primary residence to modify non-period appropriate materials that have been added over time. The size, massing, and height of the proposed addition would adversely affect any remaining historic character and features of the existing structure.

The property is adjacent to two-story flat-roof structures to the rear (west) and north. While the second floor step back would provide a transition in massing to

the one-story structures to the south, the new second story would be highly visible from the public right-of-way (Orizaba Avenue). The new second floor will maintain a front setback of 30 feet from the front property line and an overall height of 25-feet measured from top of curb to the top of ridge of the new roof.

The Secretary of Interior's Standards for Rehabilitation, Standard No. 2 addresses the historic character of a property. The proposed addition (first and second story) would remove the original roofline of the structure. In addition to the modifications of historic features, the overall spatial relationship of site would affect the historic character of the property. The new second story would be highly visible from the public right-of-way (Orizaba Avenue). In conjunction with the previously approved detached garage and ADU, the proposed addition to the primary dwelling would not be compatible in the scale and massing established for the primary residence.

The Secretary of Interior's Standards for Rehabilitation, Standard No. 9 addresses the new additions, exterior alterations, or new construction as they relate to historic materials. The new addition will modify the historic roofline established for the property in order to accommodate the new second story. The proposed massing of the addition would diminish the historic integrity of the property and its environment.

The Secretary of Interior's Standards for Rehabilitation, Standard No. 10 addresses the form and integrity of new additions or construction with relationship to the historic property. The new second story addition would be structurally integrated into the design of the primary dwelling. Therefore, the second story addition would result in the permanent modification of the essential form and integrity of the historic building. The new second story would not allow for the removal of the proposed addition without impairing the form and integrity of the historic building.

The proposed project will meet the required floor area ratio, lot coverage, open space, yard, and height requirements applicable in the R-2-N 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. 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 addition would not be consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The existing use is a single-family residence consisting of a one-story structure. A detached garage and second story ADU was approved in January 2018. The new addition would consist of an expansion of the existing single-family (primary) dwelling. Therefore, the addition (residential) would continue to be used as it was historically.
- Character – In January 2018, the conditions of approval for the ADU required the removal of non-period appropriate materials on the primary residence, such as replacement windows and lace-patterned stucco. These materials were required to be replaced with smooth stucco, hardie plank siding, and wood double-hung windows, which will enhance the remaining character defining features still intact on the primary residence.

The Secretary of Interior's Standards for Rehabilitation, Standard No. 2 addresses the historic character of a property. Under this standard, the removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. The proposed addition (first and second story) would remove the original roofline towards the rear of the structure. In conjunction with the approved ADU, the overall spatial relationship of the structures on site would be modified as a result of this proposal. The new second story would be approximately 30 feet from the front property line and highly visible from the public right-of-way (Orizaba Avenue). In addition, the new second story would maintain a ridge height of 25 feet. Therefore, the proposed improvements would not be compatible in scale and massing to the primary residence, adjacent properties, and other buildings in the District.

- Changes to Historic Features – The proposed improvements would match the required modifications to the primary structure. The previous CHC approval required the removal of non-period appropriate materials on the primary residence, such as replacement windows and lace-patterned stucco. As conditioned, these materials were required to be replaced with smooth stucco, hardie plank siding, and wood double-hung windows.

The proposed scope of work would be consistent with these modifications. No additional conjectural features or elements from other historic properties would be added as part of this scope of work.

- Historic Significance – The existing one-story primary dwelling is a contributing structure in the Rose Park South Historic District. The proposed second story addition would have the potential to change the historic significance of the property, which has acquired historic significance in its own right. There are existing two-story contributing structures in the Rose Park South Historic District. Two abutting properties (north and west) include two-story structures (non-contributors). The highly visible second story addition (30 feet from front property line) would

have the potential to affect the integrity of the district in the vicinity of the properties along Orizaba Avenue.

- **Distinctive Features** – The proposed improvements would change the height of the existing contributing structure. The existing roof slope and composition roof shingles would be incorporated into the design of the new second story. As conditioned in the January 2018 CHC approval, the size and shape of the existing octagon window on the façade of the primary residence shall remain and the window shall be replaced with a wood window. There would be no modifications to this condition of approval as part of this application.
- **Deteriorated Historic Features** – There are no deteriorated historic features addressed as part of this proposal. Many of the historic features and materials of the primary residence have been altered or removed.
- **Damage to Historic Materials** – The new addition would not include chemical or physical treatments that would cause damage to historic materials. As conditioned in the January 2018 CHC approval, the non-period-appropriate materials on the primary dwelling were to be removed. The proposed exterior finishes and materials would be consistent with this requirement.
- **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** – As conditioned in the January 2018 CHC approval, non-period appropriate materials on the primary residence were required to be removed, such as replacement windows and lace-patterned stucco. These materials are to be replaced with smooth stucco, hardie plank siding, and wood double-hung windows, which would enhance the remaining character defining features still intact on the primary residence.

As previously noted, the Secretary of Interior's Standards for Rehabilitation, Standard No. 2 requires retaining and preserving historic materials or features and spaces that characterize a property. The new addition will modify the historic roofline established for the one-story primary dwelling in order to accommodate the new second story. The spatial relationship of the historic property would be modified when evaluated in conjunction with the previously approved detached garage and ADU.

The new second floor would feature a step back on the south elevation to differentiate the new from the old. The 52-square-foot first-floor addition

would be flush with the existing north elevation, which would not clearly differentiate new from the old.

- Form and Integrity – The new addition (first and second story) would be structurally integrated into the primary dwelling. The addition would not be undertaken in a manner that would allow for its removal without impairment of the essential form and integrity of the historic property.

The proposed addition, including the new second story, has a size, scale, and profile larger than the scale of the existing residence. The addition is highly visible from the public right-of-way and would not be generally compatible with the context of the structures adjacent to the subject site 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 contributing property within the Rose Park South Historic District. The Design Guidelines for the Rose Park South Historic District require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, improvements would include a new second story located 30 feet from the front property line. The proposed addition would be highly visible from the public right-of-way (Orizaba Avenue).

The Guidelines further recommend that the size and massing of the upper story addition should be compatible with the historic character of the residence. In addition, the Guidelines state, "An upper story addition may be acceptable for a single-story property, provided that it is sensitively designed and not highly visible from the public right-of-way." The new second story would incorporate a step back along the south elevation. The addition be highly visible and would span the remainder of the width of the building. In conjunction with the previously approved ADU, the overall massing of the proposed addition would substantially alter the context of the historic property with relation to the adjacent structures in the historic district.

The project would alter and remove the historic roofline from the original residence, which was built in 1939. The historic character of the primary structure would be highly modified from its historic context with the proposed addition to the first and second story.

