

EXHIBIT F
CERTIFICATE OF APPROPRIATENESS
FINDINGS AND ANALYSIS
COAC1901-02
1634 Grand Avenue
February 11, 2019

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 mid-block at 1634 Grand Avenue, south of Wilton Street and north of Ransom Street (Exhibit A – Location Map) within the R-2-N zoning district (Two-Family Residential District with Standard Lots). The property is developed with a 1,596-square-foot, two-story, single-family residence, originally built in 1924, and expanded in 1983. In the rear yard, there is an existing detached single-car garage built in conjunction with the original home in 1924.

The primary residence and garage are contributing structures within the Wilton Street Historic District (Ordinance C-7346).

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 of the new replacement garage and the proposed materials are compatible with the district's Spanish Revival architectural style, including a flat roof, accented parapet, proposed smooth stucco finish and color, wood windows and doors.

Visibility of the proposed garage from the public right-of-way is limited and will not affect the primary frontage or elevation of the home. All visual impacts will be minimal as the proposed location, size, height and mass of the replacement garage is appropriate with the existing residence and does not exceed what is typically found within the neighborhood context. The Spanish Revival architectural style is prominent in the district, and the proposed addition is compatible with the approved Spanish Revival Style Guide.

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.

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 residential use of the existing property and supporting single-car garage and accessory storage area will remain unchanged.
- Character – The character of the property, including the existing primary residence will not be changed. Following the demolition and reconstruction of the proposed garage, the character defining features of the buildings and property will be preserved. The proposed replacement garage and all architectural features are compatible in size, scale and exterior building materials to other buildings in the district.
- Changes to Historic Features – The existing historic features will be replaced with historically-appropriate architectural elements. New windows and a service door to be added will be all wood and will be consistent with the primary residence and the Spanish Revival architectural style.
- Historic Significance – The replacement garage will not change the historic significance of the primary residence, the property or impact the integrity of the district.
- Distinctive Features – The proposed garage will not change the distinctive features of the primary residence or property. The new garage's parapet with accent features and shallow pitch, stucco siding, window and door openings will be replaced in the same location and with historically-appropriate materials.
- Deteriorated Historic Features – The existing garage has been sufficiently documented and analyzed in a memorandum prepared by David Choi and Associates, Inc., a third-party Structural Engineer, and reviewed by City staff. The garage reconstruction is informed by research into the history of

the structure as well as compatible building typologies within the historic landmark district.

- Damage to Historic Materials – The existing historic material of the original garage are determined to be sufficiently deteriorated, requiring their replacement and reconstruction. The new addition will not cause damage to the historic materials on the primary 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 garage will remove and replace one (1) existing window and one (1) service door. The replacement window will be all wood and of a style that matches the 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 replacement garage 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 Spanish Revival architectural style require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, the project incorporates the same style parapet and accent features as seen in the roofline of the primary residence in order to retain the historic character of the building. Historic building materials and character defining features will be applied, including replacement wood windows and doors. The new replacement garage preserves the essential form and character of the property's 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.

**CERTIFICATE OF APPROPRIATENESS
CONDITIONS OF APPROVAL
COAC1901-02
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1. This approval is for a request for the demolition of a 332-square-foot single-car garage at the rear of the home in order to reconstruct a new 332-square-foot single car garage, with the same location and size, and an increased roof height from 9-feet 4-inches to 11-feet 6-inches to support interior rafter storage. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted on January 18, 2019. 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 Applicants 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(I), this approval shall expire within two years if the authorized work has not commenced. Should the Applicants be unable to comply with this restriction, an extension may be granted pursuant to Section 2.63.080(I) for an additional 12 months maximum. The Applicants must request such an extension prior to expiration of this Certificate of Appropriateness. After that time, the Applicants 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 Applicants, 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. Any existing non-period appropriate windows shall be replaced with new wood windows or other material compatible with the period. Final selection of the new replacement windows shall be reviewed and approved by Planning Bureau staff prior to issuance of a building permit.
8. The Applicants 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. As a condition of any City approval, the Applicants 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 Applicants may be required in an amount sufficient to cover the anticipated litigation costs.