

**CERTIFICATE OF APPROPRIATENESS
COAC1902-03
FINDINGS AND ANALYSIS
520 Junipero 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 520 Junipero Avenue, on the east side of Junipero Avenue between East 6th Street to the north and East 5th Street to the south. The property has a zoning designation of R-3-S 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 1,138-square-foot one-story residence with a detached one-car garage built in 1924. The primary structure is a contributing structure within the Rose Park South Historic District.

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

The original primary residence retains its historic style and materials. The size, massing, and height of the proposed addition to the primary residence would be designed in a manner to minimize modifications to the original structure and differentiate new from old. The addition to the one-story primary residence would not adversely affect any remaining historic character and features of the existing structure.

The proposed three-car garage and second-floor unit would be attached to the rear of the existing one-car garage. The new construction would be completely detached from the primary residence. The location and design of the new garage and unit would minimize alterations to the existing garage, as all modifications

would be at the rear portion (rear wall and rear roof area) of the existing accessory structure. The location and design of the new garage and unit (rear half of the lot, detached, reduced building height, etc.) would not adversely affect any remaining historic character and features of the existing structure.

The property is adjacent to two-story structures to the north (non-contributing) and south (contributing). The property to the south of the subject site, 514 Junipero Avenue, includes a contributing building built in 1924 with the rear unit dating to approximately 1943, according to permit records. This abutting property is developed with a one-story primary residence with a two-story second unit at the rear. The property directly north of the subject site, 530 Junipero Avenue, is a noncontributing two-story apartment building constructed in 1959. While the new second-floor unit at the rear would be visible from the public right-of-way (Junipero Avenue), the new second floor will maintain a front setback of approximately 88 feet (at its closest point) from the front property line and an overall height of 21-feet-11 3/8-inches measured from top of curb to the top of ridge of the new roof. The proposed building design would result in a design that is compatible with the existing primary residence and the District.

The Secretary of Interior's Standards for Rehabilitation, Standard No. 2 addresses the historic character of a property. The proposed addition and new three-car garage/unit would minimize alterations to original structures by locating new square footage at the rear elevations of existing structures. In addition to the minimized modifications of historic features, the overall spatial relationship of site would not adversely affect the historic character of the property. The new second story over the detached garage/unit would be visible from the public right-of-way (Junipero Avenue), but the proposed building design would be compatible in the scale and massing established for the primary residence and adjacent structures.

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 minimize modifications to historic building components. The addition to the primary residence and the new garage/unit are designed with compatible features and materials, but include design considerations such as stepbacks in elevations, stepdowns in roof height, and new building components (trellis) to appropriately differentiate new from original construction. The overall design and massing of the new construction would not 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 one-story story addition and new garage/unit would be added to the rear of original structures. The proposal would limit the structural integration into the design of the primary dwelling and accessory structure. Therefore, the new construction would not result in the permanent modification of the essential form and integrity of the historic buildings. The new one-story addition and garage/second-floor unit would allow

for the removal of the proposed new square footage without impairing the form and integrity of the historic structures.

The proposed project will meet the required development standards applicable in the R-3-S 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 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. The new addition would consist of an expansion of the existing single-family (primary) dwelling. The addition of a second residential unit to the property would be consistent with the zoning for the property. Therefore, the primary structure (residential) would continue to be used as it was historically.

Character – 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 to the primary residence and the new garage/unit would limit removal of original building features by locating new square footage toward the rear of structures. The overall spatial relationship of the structures on site would not be adversely modified as a result of this proposal. The new second-story unit would be approximately 88 feet from the front property line and highly visible from the public right-of-way (Junipero Avenue). In addition, the new second-floor unit would feature a reduced building height to maintain a ridge height of 21-feet-11 3/8-inches. Therefore, the proposed improvements would 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 limit changes to historic features by limiting alterations to rear elevations. All new construction will incorporate historic features and materials on all elevations of new construction.

Historic Significance – The existing one-story primary dwelling is a contributing structure in the Rose Park South Historic District. The design of the new one-story addition and proposed garage/second-floor unit would be designed in manner consistent with context of the existing structure and District. There are existing two-story contributing structures in the Rose Park South Historic District. Abutting properties (north and south) and nearby properties (east) include two-story structures. The visible second story addition (88 feet from front property line) would fit within the context of the District and would not affect the integrity of the district in the vicinity of the properties along Junipero Avenue.

Distinctive Features – The proposed improvements would not change the height of the existing contributing structure. The existing roof slope, gable design, and composition roof shingles would be incorporated into the design of the new one-story addition to the primary residence and garage/unit. In addition, distinctive historic features from the primary residence will be included in the design and treatments featured on the new construction.

Deteriorated Historic Features – There are no deteriorated historic features addressed as part of this proposal.

Damage to Historic Materials – The new addition would not include chemical or physical treatments that would cause damage to 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 existing historic materials on the primary residence would remain with construction of the proposed project. The modifications to the existing primary residence and accessory structure would be limited to the rear elevations of either original structure. The spatial relationship of the historic property would not be modified with the proposed project. The new second floor unit would feature a step back to accommodate a deck and trellis on the front elevation, which would further reduce the massing of the new second floor. The design and location of the new square footage would be compatible with the context established for the property.

Form and Integrity – The new addition and new garage/second-floor unit would not be structurally integrated into the primary dwelling and accessory structure. The new construction would 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 and new garage/unit has a size, scale, and profile compatible with the scale of the existing residence. The addition is visible from the public right-of-way, but would 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 addition to the primary residence and a detached new three-car garage and second-floor unit (located 88 feet from the front property line). The proposed second-floor unit would be visible from the public right-of-way (Junipero Avenue).

The Guidelines recommend that the size and massing of the upper story unit should be compatible with the historic character of the residence. New infill construction is recommended to be generally compatible with the existing contributing buildings in size, scale, setback, height, massing, design, material, and architectural style to protect the overall character of the historic district. 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 detached second unit would be at the rear of the property and incorporate a step back along the east elevation for a deck and trellis. Due to the location, height, and design considerations, the overall massing of the proposed rear unit would be compatible with the primary residence and surrounding properties. The proposed addition to the primary residence and the addition of a new garage/unit and would not substantially alter the context of the historic property with relation to the adjacent structures in the historic district.

**CERTIFICATE OF APPROPRIATENESS
COAC1902-03
CONDITIONS OF APPROVAL
520 Junipero Avenue**

1. This approval is for the construction of a one-story addition (262 square feet) to an existing single-family home and the construction of an 812-square-foot, three-car garage with a new 540-square-foot second floor unit at the rear of the existing garage at a property developed with an existing single-family residence located at 520 Junipero Avenue. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau submitted in March 2019, 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(I), this approval shall expire within two years 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(I) 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.

CULTURAL HERITAGE COMMISSION

April 8, 2019

Page 13 of 13

6. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
7. All new windows on the new construction and future windows on the primary structure are to be constructed of wood. Wood clad windows are not permitted as a building material. The window manufacturer specifications shall be submitted to the Planning Bureau staff prior to the issuance of building permits. A Certificate of Appropriateness and building permits are to be secured prior to changing any windows on the primary structure.
8. Any building materials, architectural details, window and door trim, used in the project, shall be constructed to match the existing exterior finishes on the primary structure.
9. The new addition and garage/rear unit shall be painted to complement the existing structure. The applicant would be required to obtain a Certificate of Appropriateness for the exterior paint.
10. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
11. 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.
12. 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.
13. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code.
14. The proposed roof material and color shall match the composition shingles on the existing structure. A roof sample and specifications shall be submitted to the Planning Bureau staff prior to the issuance of building permits.
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.