

**CERTIFICATE OF APPROPRIATENESS  
COAS1902-02  
FINDINGS AND ANALYSIS  
3535 Cerritos 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 property is located on the west side of Cerritos Avenue, between East 36<sup>th</sup> Street to the north and East Wardlow Street to the south (Exhibit A - Location Map) within the R-1-N zone (Single Family Residential District with Standard Lots). The property is developed with a one-story, 1,102 square-foot single-family residence on a 6,375-square-foot lot built in 1927. The primary structure is a contributing structure within the California Heights Historic District (Ordinance C-7702).

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 size, placement, and height of the proposed addition and accessory will not adversely impact any remaining historic character and features of the existing structure or properties in the district, or the subject property's status as a contributing structure.

The one-story addition to the rear of the dwelling and detached accessory structure will be constructed in the rear of the property. The design of the proposed improvements and materials are compatible with the structure's existing Spanish Colonial Revival architectural style which incorporate the same exterior cladding finish, building height at the rear of the dwelling with an overall height of 12-feet-2-inches, a flat roof with "S" shaped red clay tile on the coping along the parapet walls and incorporate double-hung wood windows on the addition.

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The project will meet the required development standard applicable in the R-1-N zoning district. The property currently has no garage and the proposed detached garage included in the scope of work will bring the property in compliance with the current parking requirements for the single-family dwelling.

**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 one-story addition to the rear of the dwelling and detached accessory structure is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The existing use is a single-family residence that consists of a one-story structure. The proposed one-story addition to the rear of the existing dwelling and detached accessory structure would be consistent with the requirements of the Zoning Code and the California Heights Historic District Design Guidelines recently adopted by the Cultural Heritage Commission.
- Character – The remaining character defining features of the original primary residence will remain unchanged. As proposed, the rear addition and accessory structure are compatible with the existing architectural design of the dwelling and the California Heights Historic District.
- Changes to Historic Features – The proposed improvements will be made in the rear of the primary dwelling along the west elevation to accommodate the proposed improvements.
- Historic Significance – The proposed improvements will not change the historic significance of the property or impact the integrity of the district.
- Distinctive Features – The proposed improvements will not change the distinctive features of the existing building or property. The existing roof height and "S" shaped red clay tile on the coping along the parapet walls of the flat roof remain in place and will be incorporated into the design of the proposed one-story addition and detached accessory structure.
- Deteriorated Historic Features – As a condition of approval, staff has added a condition to repair and replace any missing foundation vents and repair the deteriorating stucco patches existing on the dwelling.

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- Damage to Historic Materials – The proposed one-story addition to the rear of the dwelling and detached accessory structure will not cause damage to the historic features of the existing 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 proposed one-story addition to the rear of the dwelling and detached accessory structure will not destroy historic materials that characterize the property.
- Form and Integrity – The proposed one-story addition to the rear of the dwelling and detached accessory structure will not cause damage to the essential form and integrity of the existing structure or the District. The proposed one-story addition to the rear of the primary dwelling is consistent with surrounding one and two-story structures in the vicinity.

**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 property within California Heights Historic District. The Ordinance for the California Heights Historic District Guidelines requires that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, improvements will be limited to a one-story addition to the rear of the dwelling and a new detached accessory structure. All changes proposed would be in the rear of the property and not visible from the public view.

The one-story addition to the rear of the dwelling and detached accessory structure preserve the essential form and character of the building in massing, scale and architectural feature. The proposed style of architecture, use of materials, paint colors and exterior finishes are not uncharacteristically different from the predominant style of the existing residence and of the California Heights Historic District.