

**CERTIFICATE OF APPROPRIATENESS
FINDINGS
930 Ohio Avenue
COAC1903-02
May 13, 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 site is located at 930 Ohio Avenue, on the east side of Ohio Avenue between 10th Street and 8th Street (Exhibit A – Location Map). The property has a zoning designation of R-2-N and is improved with two detached single-family residential dwellings and shed. The development history for the property is provided below:

- 1937: Original rear unit (932 Ohio Avenue) built.
- 1940: Front unit (930 Ohio Avenue) built.
- 1947: Rear shed built.

The period of significance established for the Rose Park Historic District is 1905-1950. The existing structures were constructed within the period of significance and are contributing structures within the district (Ordinance C-7497).

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 garage and proposed materials are compatible with the existing structure's Bungalow and Minimal Traditional architectural style including the low-pitched gable, asphalt

shingles, horizontal wood siding, double hung wood windows, and is compatible with the visual continuity of the other building setbacks on the block within the historic district.

The location of the two-car garage will also have minimal visual impacts effecting the scale and massing existing within the property itself and within the neighborhood context of the block. The detached two-car garage will retain the height and pitch of the existing structures on the lot and no changes will occur to any historic character defining features of the property or existing contributing structures on the lot.

The garage will be designed in the Bungalow and Minimal Traditional architectural style and is compatible with the Craftsman and Minimal Traditional Style Guides and Guidelines for the Rose Park Historic 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 garage is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The multi-family residential uses on the existing lot will remain unchanged. The proposed project will provide on-site parking opportunities for the residents of the property, creating additional street parking opportunities in a parking impacted area.
- Character – The character of the existing structures will remain unchanged. The addition is compatible in size, scale and exterior building materials to other buildings in the district.
- Changes to Historic Features – No changes to any historic features are proposed for the construction of the new detached garage.
- Historic Significance – The garage will not change the historic significance of the property or impact the integrity of the district as the character defining centered walkway will remain undisturbed and buffered by a three-inch landscape strip from the proposed garage and increases to 20-inches from the driveway.
- Distinctive Features – The garage will not change the distinctive features of the existing buildings or property. The garage will carry over the low-pitched gable, asphalt shingles, horizontal wood siding, and double hung wood.

- Deteriorated Historic Features – There are no deteriorated historic features being modified as part of this project as this is a new construction of a detached garage.
- Damage to Historic Materials – The detached garage is physically separated from the existing structures on the lot and will not cause any damage to any historic materials for the existing structures on the lot.
- 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 garage will not destroy historic materials that characterize the property.
- Form and Integrity – The garage will not cause damage to the essential form and integrity of the existing structure or the district as the height of the garage will be one-story and measure 12-feet from grade to the top of the roof and designed with a single gable. The roof will have a 4'/12' pitch similar to existing historic residences which vary in overall height from 10-feet (930 Ohio Avenue) to 11-feet (932 Ohio Avenue). As designed, the garage will have compatible visual impacts to the massing and scale of character of the property itself and with the neighboring properties within the block, which primarily consist of a combination of one and two-story structures.

The new garage has a size, scale, and profile that is consistent with the architectural style, scale and materials of the existing building 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 consists of contributing structures within the Rose Park Historic District. The guidelines for the Rose Park Historic District Design Guidelines require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, there will be no changes made to the existing historic structures.

The new garage is physically detached from the existing buildings and will not alter the essential form and character of the other buildings on the lot with respect to mass, 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.

As outlined in the guidelines for accessory buildings, the garage will not exceed the overall building envelop of the existing structures and will be a reasonable size and scale in relation to the existing residences on the property and other properties within the block. The project will also retain the original character defining feature (centered walkway) for the site.

CERTIFICATE OF APPROPRIATENESS
CONDITIONS OF APPROVAL
930 Ohio Avenue
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1. This approval is for the construction of a 434-square-foot, detached two-car garage. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted in April 24, 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 proposed project has 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 2.63.070(I), 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 2.63.070(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.
6. The applicant shall not perform any work on the existing structures and shall obtain a separate Certificate of Appropriateness for any additional work outside proposed scope.

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7. 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.
8. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code.
9. 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.
10. The garage shall be painted the following color scheme.
 - a. Body of House: Behr "Split Rail" N250-6
 - b. Trim: Behr "Vanilla Mocha" N260-1
 - c. Window Frame: Behr "Vermilion" S150-5
11. The north and south elevations shall have exposed rafters.
12. A minimum landscaping strip of three-inches shall be maintained to create a visual separation and buffer between the garage and centered walkway and 20-inch separation between the driveway and the centered walkway.
13. All windows and doors including the garage door shall be 100% wood and not clad or of a composite material.
14. No portions of the proposed garage or existing accessory structure shall be used as a dwelling unit. No area within the structures shall be separately rented nor serve as a third dwelling unit. A covenant shall be recorded with the Los Angeles County Recorder's office so that any part of the combined accessory structures shall not be rented out as a separate dwelling unit.
15. Final design of fence, gate, and garage door shall be reviewed and approved by Planning Bureau staff.
16. The trellis at the rear unit (932 Ohio Avenue) shall be removed.
17. Public Works approval shall be required to abandon the adjacent driveway to the north of the subject site and build a new sidewalk with curb and gutter prior to the issuance of a building permit.
18. Public Works approval shall be required for the new driveway and curb cut prior to the issuance of a building permit.

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.