

**CERTIFICATE OF APPROPRIATENESS
COAC1904-01
FINDINGS AND ANALYSIS
795 Stanley 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 795 Stanley Avenue, at the southwest corner of Stanley Avenue and East 8th Street. The property has a zoning designation of R-2-N and is improved with a two-story single-family residence and a detached one-car garage. Based upon City records, the single-family residence was built in 1927. The primary structure is a contributing structure within the Rose Park 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 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 new addition would be setback approximately 12 feet from the side property line on East 8th Street and 25 feet from the rear property line. The addition would be incorporated into the overall building height and the roofline would be extended consistent with the existing second story.

The overall context and design of the proposed improvements and materials are compatible with the structure's Spanish Colonial style. The existing clay-tile roof would be extended provide a 3:12 roof pitch to match the existing style and cross gable design. The proposed addition would measure 20-feet-7 7/8-inches, which is the same as the height of the existing primary dwelling.

The existing structure maintains the architectural features from its historic style and materials. The size, placement, and height of the new addition 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 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 is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The existing use is a single-family residence consisting of a two-story structure. The use of the existing structure as a single-family home will remain unchanged with the proposed scope of work.
- Character – The remaining character defining features of the original residence will remain unchanged. The proposed addition and all features will be compatible in size, scale and exterior building materials to the existing residence, adjacent properties, and other buildings in the District.
- Changes to Historic Features – The proposed addition will be constructed at the rear of the structure. There would be no changes to the primary elevations of the residence as part of the proposed scope of work. All new materials at the addition and will be compatible with the historic features of the primary structure.
- Historic Significance – The proposed 19-square-foot addition will not change the historic significance of the property or affect the integrity of the district. As proposed, the scale, location, and size of the addition does not detract from the existing primary residence as a contributing structure or as a primary structure.
- Distinctive Features – The proposed addition will not change the distinctive features of the existing contributing building or property. The existing features on the primary residence will remain in place, and the addition would be constructed in an appropriate scale, location, and design that would not obscure existing distinctive features of the primary residence.
- Deteriorated Historic Features – There are no deteriorated historic features addressed as part of this proposal. Many of the original windows remain on the structure. As conditioned, all future windows to be installed on the primary structure are to be wood windows. Historic features and materials

of the primary residence, such as smooth stucco, wood windows, and clay tile roof, remain intact on the existing structure.

- Damage to Historic Materials – The new addition will not cause damage to the historic features on 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 new second story addition will not destroy historic materials that characterize the property.
- Form and Integrity – The new addition would be designed and differentiated in a manner that will not cause damage to the essential form and integrity of the existing structure or the District. The 19-square-foot addition is consistent with the existing structure and the surrounding structures.

The new addition will have a size, scale, and profile that is compatible with the scale of the existing residence and has been designed with consideration of the context of the structures adjacent to the subject site and other properties in the Rose Park Historic District. The overall scale, size, and design of the 19-square-foot addition does not detract from the existing primary residence as a contributing structure or as a primary structure 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 is contributing property within the Rose Park Historic District. The District ordinance requires that projects comply with the Secretary of Interior's Standards for Rehabilitation. In addition, the Design Guidelines address the design of second story additions. The proposed project would comply with the design guidance as the new addition would include a stucco screed line to differentiate new construction from the existing structure. The addition includes features and materials compatible with the contributing property. The construction of the 19-square-foot addition would not obscure or damage existing character-defining features or structures on the property. The proposed style of architecture, use of materials, and exterior finishes are not uncharacteristically different from the predominant style of the existing residence and of the immediate surroundings. The historic character of the existing primary structure would remain intact with construction of the new addition.

**CERTIFICATE OF APPROPRIATENESS
COAC1904-01
CONDITIONS OF APPROVAL
795 Stanley Avenue**

1. This approval is for the construction of a 19-square-foot second-story addition at a property developed with an existing two-story single-family residence located at 795 Stanley Avenue. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau submitted in May 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.
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. A stucco screed line shall be incorporated into the final design of the 19-square foot addition to differentiate the new addition from the existing structure.

8. All new windows on the addition 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.
9. 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.
10. The new addition shall be painted to match the existing structure.
11. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
12. 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.
13. 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.
14. The proposed roof material and color shall match the clay tile 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.