

**CERTIFICATE OF APPROPRIATENESS
COAC1905-02
FINDINGS AND ANALYSIS
3605 Walnut 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 Walnut Avenue, between East 37th Street to the north, East 36th Street to the south and is adjacent to a 15-foot alley on the west (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, 1,025 square-foot single-family residence and a 537-square-foot two car garage on a 6,380-square-foot lot built in 1940. 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 will not adversely impact the 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 will be constructed to the rear of the property. The design of the proposed improvements and materials are compatible with the structure's existing Minimal Traditional architectural style and incorporates the same exterior cladding finish, a gable roof with brown composition shingles, and incorporates casement and double-hung wood windows. The addition maintains a height of 15-feet, is consistent with the overall height of the

existing dwelling.

The project will meet the required development standards applicable in the R-1-N zoning district. The property currently has a two-car garage which meets the zoning requirements for expansion.

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 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 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 is 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 minimize the impacts to historic features and elements as well as visibility from the public right-of-way.
- 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 gable roof system will be incorporated into the design of the proposed one-story addition.
- Deteriorated Historic Features – Currently, there are no deteriorating historic features on this property.
- Damage to Historic Materials – The proposed one-story addition to the rear of the dwelling 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 will not destroy historic materials that characterize the property. The addition will use the same materials such as stucco, a gabled roof with brown composition shingles, wood doors and wood double -hung windows.
- Form and Integrity – The proposed one-story addition to the rear of the dwelling 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. The addition is setback one (1) foot from the original building footprint to further screen the addition from the public right-of-way as well as to help differentiate the new construction from the original.

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. All changes proposed would be in the rear of the property and not visible from the public right-of-way. The proposed project is consistent with the guidelines for one-story additions as the additions will not be highly visible from the public right-of-way, does not envelop or is not larger than the existing building, is not wider than the existing footprint, the size and the massing of the addition is compatible with that of the historic residence. It is not taller than the existing roofline, and the addition is architecturally compatible with the historic building design.

The one-story addition to the rear of the dwelling preserves 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.