

**CERTIFICATE OF APPROPRIATENESS
COAC1907-03
FINDINGS AND ANALYSIS
3585 CERRITOS AVENUE**

ANALYSIS:

In compliance with Section 2.63.080 of the City of Long Beach Municipal Code (Cultural Heritage Commission) and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards):

The subject site, 3585 Cerritos Avenue, is located within the California Heights Historic District, which was established in 1990 (C-6704). The property is currently improved with a 1,401 square-foot, one-story residence and detached 695 square-foot two-car garage and 255 square-foot workshop. The architecture of the residence is Spanish Colonial Revival and was constructed in 1928.

In compliance with Section 2.63.080 of the City of Long Beach Municipal Code (Cultural Heritage Commission) and 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 Code.

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 rear addition will be in the rear half of the lot and the new roofline of the addition would be lower than the existing one-story structure. Additionally, the front porch remodel and new porte-cochere will be compatible in materials and architectural style to complement the existing structure. The overall design of the proposed improvements and materials are compatible with the structure's Spanish Colonial Revival architectural style. The conditions of approval include replacement of non-period windows with wood windows to match the existing and repair work to existing wood corbels, clay tiles vents, roof clay tiles and stucco.

The new rear addition will be 11'9" measured to the top of the new roof and will not be visible from Cerritos Avenue given that the height and massing of the existing residence will completely screen the new addition. The new addition will be lower in height by 6 inches to differentiate the existing structure and new construction. The property is adjacent to and in the vicinity of one-story structures. Similarly, the width of the rear addition matches and does not exceed the width of the existing structure. This design results in an addition that is completely behind the existing house and will not therefore be visible when viewed from Cerritos Avenue.

The existing structure maintains the architectural features and materials from its historic style. The size, placement, and height of the new rear addition, front porch remodel and new porte-cochere 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.

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 rear addition, front porch remodel, new porte-cochere and interior remodel are 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 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 conditions of approval will require that all new and replacement windows and new and replacement corbels be of wood material. The proposed improvements 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 made in the rear of the structure and will be differentiated from the existing structure through a difference in roof height. The proposed improvements to the front porch and porte-cochere will be compatible and in accordance with the existing structure and architectural style. As conditioned, all new or replacement windows will be wood windows. Any repairs or replacement of wood corbels, clay tiles and clay tile vents shall be repaired or replaced like for like.
- 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 slope and tile roof will remain in place and the addition will incorporate the same roof pitch and materials. Additionally, the new porte-cochere will also incorporate a compatible roof pitch and materials to match the structure.
- Deteriorated Historic Features – Staff recommends that the owner repair all existing wood windows, wood doors, clay tile vents, and the stucco on the existing garage, which is cracked in various areas along the garage's exterior walls. The primary residence and garage shall be repaired with quality materials to match the period of

the structure, subject to conditions of approval. There are no other deteriorated historic features addressed as part of this proposal. Many of the historic features and materials of the primary residence remain intact.

- Damage to Historic Materials – The rear 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 rear addition, front porch remodel and new porte-cochere will not destroy historic materials that characterize the property. As conditioned, new or replacement windows will be wood windows and of a style that matches the historic materials that characterize the property.
- Form and Integrity – The rear addition will not cause damage to the essential form and integrity of the existing structure or the District. The one-story addition is consistent with the existing structure and the surrounding one-story structures.

In accordance with the Secretary of the Interior's Standards for Rehabilitation, Standard No. 9 states the new addition and proposed exterior remodel including new porte-cochere will not destroy historic materials, features, and spatial relationships that characterize the property. As proposed, the new one-story addition meets all current zoning regulations, the Spanish Colonial Revival Style Guide, and the California Heights Historic District Design Guidelines. The one-story addition, front porch remodel and new porte-cochere will not destroy historic materials, features or the dwelling's historic character, and the proposed addition will be located in the rear of the building, will not be visible from the street, and is designed to be of a lower height than the existing building.

Standard No. 9. also states that "new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features..." The new addition, front porch remodel and new porte-cochere will have a size, scale, and profile that are compatible with the scale of the existing residence and have been designed with consideration of the context of the structures adjacent to the subject site and other properties in the California Heights 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 California Heights Historic District. The Guidelines for the California Heights Historic District require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, improvements will be limited to the construction of a one-story rear addition, front porch remodel, new porte-cochere and interior remodel. All structural changes proposed to the primary structure would be in the rear of the property. The new one-story addition represents an increase in building square footage on the site but is setback at the rear half of the lot and the design considers the context of the existing structure and the District. 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 immediate surroundings.

Staff recommends approval of the project subject to conditions of approval. The project would not remove historic materials of the original structure which was built in 1928, but would involve the repair of original windows, doors, exterior finishes and exterior architectural features such as clay tiles and wood corbels. The historic character of the existing structure would remain intact with construction of the rear addition, front porch remodel and new porte-cochere.

CONDITIONS OF APPROVAL

Address: 3585 Cerritos Avenue

Application No.: COAC1907-03

Hearing Date: October 14, 2019

1. This approval is for the construction of a one-story, 175 square-foot addition to the rear of the structure, and a front façade remodel to include: removal of an existing 74 square-foot porte-cochere; remodel of an existing 70 square-foot porch; construction of a new 149 square-foot porte-cochere, and interior remodel of an existing 1,401 square-foot single-family residence. The improvements to the property shall be as shown on plans received by the Department of Development Services; Planning Bureau submitted in September 2019, as amended. These plans are on file in this office, except as amended herein.
2. The project must be completed per the scope of work 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 the Department of Development Services; Planning Bureau staff before implementation. Upon completion of the project, a staff inspection must be requested by the applicant to ensure that the 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 taken. 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 the 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. All new windows and relocated windows 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 Department of Development Services; Planning Bureau staff prior to the issuance of building permits during the plan check review process.

8. All new or relocated slider windows shall not be permitted. During the plan check review process the plans shall be revised to show period appropriate style windows in a fixed, double hung or casement style.
9. Any building materials, clay tile vents, architectural details, and window and door trim, used in the project shall be constructed or restored with the same or similar material as those existing features, finished to match.
10. The exterior of the new rear addition shall be constructed with a smooth and fine stucco finish, consistent with that of the existing structure and shall be painted to complement the existing home. The applicant shall obtain approval of a Certificate of Appropriateness for the exterior paint before the Department of Development Services; Planning Bureau staff can sign off on the final inspection for the project.
11. Any proposed changes to the plans approved by the Cultural Heritage Commission and the Department of Development Services; Planning Bureau 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 the Department of Development Services; 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. The proposed roof material and color shall match the existing Spanish tiles on the existing structure. A roof sample and specifications shall be submitted to the Department of Development Services; Planning Bureau staff prior to the issuance of building permits during the plan check process.
14. All original exterior wood windows on the primary residence and existing garage shall be repaired as original to match existing.
15. All exterior doors on the building and existing garage shall be repaired as original to match existing.
16. The perimeter of the primary residence, existing garage and front of the building shall include clay tiles on the coping along the parapet walls to match the surrounding structures, neighborhood, and overall design guidelines for the district and Spanish Colonial Revival architectural style.
17. All existing wood corbels shall be repaired or replaced with wood materials or new wood corbels to match.

18. All clay tile vents shall be repaired or replaced like for like to match the original clay tile vents.
19. During plan check all utilities including meters, water heaters, rain barrels, and electrical panels shall be shown on the site plan with dimensions from property lines.
20. 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.