

**CERTIFICATE OF APPROPRIATENESS
COAC1906-02
FINDINGS AND ANALYSIS
1032 MAINE 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, 1032 Maine Avenue, is located within the Drake Park/Willmore Historic District, which was established in 1998 (C-7538). The property is developed as a duplex. The front unit fronting Maine Avenue is a one-story, 854 square-foot single-family residence with a detached two-car garage and built in 1955. The rear unit on the property is a one-story, 484 square-foot single-family residence with a one-car garage and built in 1923. The existing duplex and detached garages are in a Minimal Traditional architectural style.

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 overall height of the existing rear unit is 13'1" measured to the top of the existing roof. The highest point of the new rear additions would match the height of 13'1" in height. However, the additions will include a difference in material texture and design by incorporating a wider horizontal clapboard siding than existing to differentiate existing from new. A 1'3" difference in roof height from the front building is also proposed to properly screen the additions from view in compliance with Standard No. 9. Similarly, the width of the rear addition is set in 1'0" from the width of the original structure from the side property line to the north and 2'9" on the front of the building to the south. This design results in an addition that is completely located behind the front residential unit and detached two-car garage and will not therefore be visible when viewed from Maine Avenue. No modifications or improvements are proposed to the primary structure facing Maine Avenue.

The overall context and design of the proposed improvements and materials are compatible with the structure's Craftsman architectural style. The property is adjacent to one-story structures on each side, with a variety of minimal traditional, craftsman and Spanish colonial revival architectural homes along Maine Avenue.

The proposed additions shall match the original building on the property by matching the architectural style, roof orientation, roof pitch and materials. The size, placement, and height of the additions 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 PD-10 zoning 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 additions are consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The existing use is residential and consisting of two detached single-family homes on the property. The residential use of the existing buildings will remain unchanged with the proposed scope of work.
- Character – The remaining character defining features of the original buildings will remain unchanged. The proposed additions and all features will be compatible in size, scale and exterior building materials to the existing buildings, adjacent properties, and other buildings in the District.
- Changes to Historic Features – The proposed additions will be constructed in the rear. All new materials in the additions will be compatible with the Minimal Traditional style guide and architecture.
- Historic Significance – The proposed additions will not change the historic significance of the property or affect the integrity of the district. As proposed, the scale and size of the additions do not detract from the existing buildings as contributing structures.
- Distinctive Features – The proposed additions will not change the distinctive features of the existing contributing buildings or property. The existing

features of the buildings will remain in place and the additions would be constructed in an appropriate scale, location, and design that would not obscure existing distinctive features of the existing buildings.

- Deteriorated Historic Features – The existing one-car garage and existing wood windows on the rear unit are deteriorated and need to be replaced and or rebuild. As conditioned, they will rebuild the one-car garage, and all future windows to be installed will be wood windows.
- Damage to Historic Materials – The new additions will not cause damage to the historic features on the existing structures.
- 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 additions will not destroy historic materials that characterize the property.
- Form and Integrity – The new additions will not cause damage to the essential form and integrity of the existing structures or the District. The one-story additions are consistent with the existing structures and the surrounding structures.

The new additions 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 Drake Park/Willmore Historic District. The overall scale, size, and design of the additions do not detract from the existing buildings on the property.

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 Drake Park/Willmore 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 new additions to existing structures. The proposed project would comply with the design guidance as the additions are located in rear of the property, is tucked behind the existing front unit and two-car garage, not visible from the street, and includes features and materials compatible with the existing buildings. The construction of the additions 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 buildings would remain intact with construction of the new additions.

CERTIFICATE OF APPROPRIATENESS
COAC1906-02
CONDITIONS OF APPROVAL
1032 Maine Avenue

1. This approval is for the construction of 854 square-foot one-story addition and interior remodel to an existing 484 square-foot one-story single-family structure on the rear of the property and demolition and reconstruction of a 286 square-foot one-car garage. The property is located at 1032 Maine Avenue. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau submitted in February 2020, 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 wider horizontal clapboard siding shall be used on the additions to help differentiate between existing and proposed.
8. All utility apparatuses shall be fully screened from views along the public right-of-way. Such apparatuses include but are not limited to rain barrels, air conditioning units, utility meters, electrical panels. The applicant shall work with Planning Bureau staff for the final design on utility screening and /or enclosures for the proposed additions.
9. All new windows on the additions and future windows on the front residential unit facing Maine Avenue 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.
10. 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.
11. The new additions, front residential unit and garages shall be painted in accordance with the Drake Park/Willmore Guidelines and the Minimal Traditional Style Guide. The remodeled rear unit, including the new additions shall be painted to complement the existing original building and rebuild one-car garage. The applicant would be required to obtain a Certificate of Appropriateness for the exterior paint.
12. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
13. 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.
14. 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.
15. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code.
16. The proposed roof material and color shall match the composition 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.

17. The applicant shall apply and get approval of a Certificate of Appropriateness for paint prior to Planning sign-off during the plan check process and before permits are pulled.
18. 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.