

**CERTIFICATE OF APPROPRIATENESS
COAC2008-01
FINDINGS AND ANALYSIS
3728 California 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, 3728 California Avenue, is located within the California Heights Historic District, which was established in 1990 (C-6704) and expanded by ordinance on August 29, 2000 (C-7702). The subject property is located on the east side of California Avenue, between 37th Street and Bixby Road, within the R-1-N zone (Single Family Residential District with Standard Lot). The subject 3,187-square-foot lot is improved with a 929-square-foot, one-story residential house built in 1929. The house was constructed in the Spanish Colonial Revival architectural style and is a contributing structure in the California Heights Historic District.

An inspection of the existing 299-square-foot garage revealed numerous structural problems. The garage floor has large cracks in the concrete slab floor and the floor is missing reinforcing steel. The garage foundation footing is also missing below the exterior walls. The exterior walls, which sit directly on the garage floor, have sustained water and termite damage. The exterior stucco is cracked in multiple locations and large cracks are visible throughout. Subsequently, the applicant is requesting to demolish the existing garage and construct a new 584-square-foot structure consisting of a 451-square-foot, two-car garage and a 133-square-foot storage room.

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 determined that the project meets these requirements and those of applicable City zoning regulations.

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 and the California Heights Historic District Design Guidelines.

The project site is located on a 3,187-square-foot lot measuring 25 feet in width by 127.5 feet in depth. The property is developed with a one-story, 929 square-foot single-family residence that is built in the Spanish Colonial Revival architectural style and also contains a 299-square-foot detached garage. The existing house is a contributing structure in the California Heights Historic District.

The existing garage is located approximately 20 feet from the rear property line, is setback approximately 19 feet from the house and takes vehicular access from the alley. The proposed new garage structure will be located in the same location, approximately 20 feet from the house and will be setback 10-feet from the rear property line, three feet from the (south) side property line and will provide a zero setback along the (north) side property line. The new garage will measure 22 feet in width by 20-feet 6-inches in depth. The garage will retain the vehicular access from the 15-foot wide alley at the rear.

The new garage structure has been designed to complement the Spanish Colonial Revival architectural style of the single-story home on the lot with a simple square shape and a flat roof. The proposed garage structure is located behind the single-story principal building and is not visible from California Avenue. The proposed structure's massing is consistent the existing primary structure. in accordance with the Spanish Colonial Revival Style Guide. The proposed structure is compatible with the existing residence's architectural style and is designed both to be compatible with and differentiated from the original development on the site. In accordance with Secretary of Interior's Standards for Rehabilitation Standard No. 9, which states that "new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features..." the proposed garage structure has been designed to complement and match the architectural style of the primary structure but is modest in size and has minimal design features to differentiate the project from the original main dwelling. The proposed changes to the structure will not affect any significant, historical, cultural, architectural or aesthetic features of the subject property. The garage is modest in size and massing and will not diminish the integrity of the existing residential 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 detached accessory structure is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use –The use of the site will continue to be a single-family residential use with a new two car garage and attached accessory storage room. The existing garage is deteriorated beyond repair. The proposed project will involve the demolition of the existing garage and construction of a new 584-square-foot structure accessory structure consisting of a 451-square-foot, two-car garage and a 133-square-foot storage room.
- Character – The Secretary of Interior’s Standards for Rehabilitation, Standard No. 2 addresses the historic character of a property. Under this standard, the removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. The existing garage is an accessory structure to the single-family residence. The existing garage is damaged beyond repair and the new garage is designed to match the architecture style of the existing Spanish Colonial Revival home. The new garage will feature a smooth stucco exterior and a flat roof system with a two-foot tall parapet wall. The garage structure is modest in size and is proposed with a height of 12-feet three-inches and will be compatible in size, massing, scale and materials with the existing primary structure which is 13-feet in height. The proposed project is infill of a detached accessory structure that will be located largely in the same location as the existing deteriorated garage and will not affect building form nor the historic character of the primary structure.
- Changes to Historic Features – The contributing resource to the historic district is the single-family house. The house will remain unchanged. The existing deteriorated garage will be demolished, and a new garage will be constructed. The new garage will be located on the rear of the lot in the same general location of the existing garage. The proposed new construction of the two-car garage will incorporate appropriate features and materials on all elevations (Secretary of Interior’s Standards for Rehabilitation, Standard No. 3).
- Historic Significance – The contributing resource to the historic district is the single-family house. The proposed garage is an accessory structure on the site and is not considered to contribute to the historic significance of the district. The proposed garage will be located on the rear of the lot in the same general location of the existing garage. The proposed garage structure fits within the context of the District and would not affect the integrity of the district in the vicinity of the properties along California Avenue. (Secretary of Interior’s Standards for Rehabilitation, Standard No. 4).
- Distinctive Features –The existing garage was constructed with minimal design features. The proposed garage structure is modest in size and is proposed with a height of 12-feet three-inches and will be constructed with a stucco exterior and a flat roof. The design is compatible with the character

established for the historic property and the context of the surrounding properties.

- Deteriorated Historic Features – An inspection of the existing 299-square-foot garage revealed numerous structural problems. The garage floor has large cracks in the concrete slab floor and the floor is missing reinforcing steel. The garage foundation footing is also missing below the exterior walls. The exterior walls, which sit directly on the garage floor, have sustained water and termite damage. The exterior stucco is cracked in multiple locations and large cracks are visible throughout. The existing garage will be demolished, and a new garage will be constructed in approximately the same location of the existing garage.
- Damage to Historic Materials – The demolition of the existing garage and construction of the proposed new garage would not include chemical or physical treatments that would cause damage to historic materials of the existing Spanish style single-family residence (Secretary of Interior's Standards for Rehabilitation, Standard No. 7).
- Archeological Resources – Any archeological resources found will be protected and preserved. No resources are known (Secretary of Interior's Standards for Rehabilitation, Standard No. 8).
- Historic Materials that Characterize the Property – The Secretary of Interior's Standards for Rehabilitation, Standard No. 9 addresses the destruction of historic materials that characterize the property and differentiation of new and old work. The primary structure, the Spanish style single-family residence on the subject lot, is the contributing resource. This structure would not be removed or modified. The existing deteriorated garage will be demolished, and the proposed garage will be constructed in approximately the same location. The proposed garage will be 12-feet three inches in height which is lower than the existing 13-foot tall primary structure. The proposed garage will be located behind the primary structure and will not be visible from the public right-of-way. It features a design and height that is compatible with the character established for the historic property and the context of the surrounding properties. The proposed garage structure would be set back in accordance with zoning requirements and consistent with the context of the adjacent properties in the District.
- Form and Integrity –The proposed garage will be located at the rear of the lot in approximately the same location of the existing garage. The Secretary of Interior's Standards for Rehabilitation, Standard No. 2 addresses that additions or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. The proposed garage would be detached from the existing residence and therefore, would allow for its removal without impairment of the essential form and integrity of the existing

contributing structure. The removal and reconstruction of the two-car garage would not interrupt the form or integrity of the District.

4. (It) will comply with the Design Guidelines for Landmark Districts, for a property located within a Landmark District.

The primary structure on the subject lot is a contributing structure to the California Heights Historic District and the existing garage is an accessory structure to the contributing single-story residence. The District ordinance requires that all projects within the district comply with the Secretary of Interior's Standards for Rehabilitation. In addition, the Design Guidelines address the design of infill development. The proposed project would comply with the design guidance for infill projects such as the proposed project, as the proposed garage would feature building components inspired by the Spanish Colonial Revival architectural style, which is a style commonly found within the District.

The proposed garage structure will be located 20 feet from the house and will be setback 10-feet from the rear property line, three feet from the (south) side property line and will provide a zero setback along the (north) side property line. The new garage will measure 22 feet in width by 20-feet 6-inches. The storage/laundry room will be attached to the garage and will measure 19-feet in width and 7-feet in depth. The garage will retain the vehicular access from the 15-foot wide alley at the rear. The location of the garage, setback 10-feet from the rear property line adjacent to the alley, which will result in a 25-foot vehicular back up which exceeds the minimum 24-foot requirement.

The proposed garage structure is designed to match the existing primary structure on the lot. It will feature a smooth stucco exterior and a flat roof system with a two-foot tall parapet wall. The garage structure is modest in size and is proposed with a height of 12-feet three-inches. This design would be consistent with the California Heights Historic District Design Guidelines in that the scale and massing would be compatible with the existing residence on site and with similar development patterns found throughout the District. The original character of the property would remain intact and the proposed garage will be classified as a detached accessory structure.