

CERTIFICATE OF APPROPRIATENESS

HP16-209

FINDINGS AND ANALYSIS

3761 Walnut Avenue

July 11, 2016

In compliance with Section 2.63.070 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):

In compliance with Section 2.63.070 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), and the California Heights Historic District. Staff has analyzed the proposed project and determined that the project meets these requirements and those of the City's zoning codes. The primary structure is a non-contributing property within the district. New or remodeled structures are evaluated for their compatibility and visual cohesion with the district.

FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

1. (It) will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the concerned property or of the landmark district in which it is located, is consistent with the spirit and intent of this chapter.

The standard of review for properties with non-contributing structures is to maintain a visual cohesion with the district as a whole. Any new improvements should be compatible with the district as a whole since non-contributing buildings do not contribute to the district either because they were built out of a district's period of significance or have been significantly altered. District compatibility can be achieved by providing a size and scale that is compatible with other buildings in the district and by using building materials found in the district. In addition, a determination is necessary as to whether the improvements comply with the Secretary of the Interior's Standards and Guidelines for Rehabilitation of Historic Structures (Guidelines).

The proposed project, as conditioned, will not adversely affect any significant historical, cultural, architectural or aesthetic features of the property or the historic district. The work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation.

The proposed addition will be set back over 66-feet from the front property line and will not alter the front facade. The project design and scale do not overpower the existing residence and is compatible with the scale of other homes on the street and in the district. The materials proposed in the addition are compatible with the existing style of the home, including the varied roof lines, horizontal wood siding and wood windows. The new addition will be painted to match the existing home.

2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Department or the Development Services Department.

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 Rehabilitation and Guidelines for Rehabilitating Historic Buildings by the U.S. Department of the Interior.

The addition is consistent with the Secretary of the Interior's Standards for Rehabilitation. As a non-contributing residence, the standard of review is in relation to the surrounding structures and the integrity of the district as a whole.

- Use - The single-family residence and garage use of the structures will not change.
 - Character - The front of residence is not proposed to be modified, which will allow the residence to retain the relationship of the structure to the street.
 - Changes to Historic Features - The proposed addition does not affect any existing features of the structure that are visible from the street.
 - Historic Significance - The project will not change the historic significance of the property.
 - Distinctive Features - The addition will not change the distinctive features of the property, such as the prominent chimney. Six vinyl windows will be returned to historically accurate materials.
 - Deteriorated Historic Features - Deteriorated historic features will be repaired. Six vinyl windows will be replaced with wood windows within the existing openings.
 - Damage to Historic Materials - The project will not cause damage to any historic features on the structure.
 - Archeological Resources - Any archeological resources found will be protected and preserved.
 - Historic Material that Characterize the Property - The addition will not be detrimental to historic materials that characterize the property.
 - Form and Integrity - The project will not cause damage to the essential form and integrity of the structure.
4. (It) will comply with the Design Guidelines for Landmark Districts, for a property located within a Landmark District.

Although the residence is not a contributor in the district, the proposed addition is consistent with the architectural style of the home. The materials and design of the proposed project are compatible to the 1940s vernacular style of the house and materials typical of the period of significance. Conditions have been imposed to assure use of materials compatible with the style of the home.

The proposed addition and window changes use materials, colors and decorative features similar to those found on the existing home. The project massing will not be visible from the public right-of-way and the one-story addition will match the existing building height and be compatible with adjacent structures of a similar period within the California Heights Historic District. The homes on each side of the subject site and across the street are mostly Neo-Traditional homes. The proposed window changes will correct past inappropriate window materials.

CONDITIONS OF APPROVAL
Address: 3761 Walnut Avenue
Application No.: HP 16-209
Hearing Date: July 11, 2016
Exhibit C

1. This approval is for the construction of a one-story, 494-square-foot addition for a master bedroom suite and guest room, and a detached garage. The improvements to the property shall be as shown on plans received by the Department of Development Services - Planning Bureau, revised on June 22, 2016. These plans are on file in this office.
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 2.63.070(1), this approval shall expire within one year 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 2.63.070(1) 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. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
7. 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.

8. The non-period white vinyl windows on the north and south elevations of the existing home shall be replaced with wood framed windows to match the existing windows, to the satisfaction of the Director of Development Services.
9. The new addition shall be painted to match the existing residence with the same body and trim colors.
10. Any exterior light fixtures shall be period appropriate.
11. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.