

EXHIBIT D
CERTIFICATE OF APPROPRIATENESS
FINDINGS AND ANALYSIS
COAC 1901-05
2800 East 1st Street
March 11, 2019

ANALYSIS:

The subject property is located at 2800 East 1st Street, on the southeast corner of Temple Avenue and East 1st Street (Exhibit A – Location Map) within the R-2-L zone (Two-Family Residential, Large Lot). The property is developed with a 1,730-square-foot, two-story single-family home built in 1920. In the rear yard, there is a detached 333-square-foot two-car garage with a 324-square-foot secondary dwelling directly above, also built in 1920.

The primary residence and garage are contributing structures within the Bluff Park Historic District (Ordinance C-6385).

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 determined 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 or the Bluff Park District. While the proposed second-floor addition to primary dwelling unit expands the square footage of the second floor, all areas of expansion are located at the rear and side yard areas, minimizing the appearance of the expansion and massing from the public right-of-way. At the rear of the property, the second-floor addition will have a 4-foot-7-inch setback from the edge of the first-floor, retaining the layered configuration found in the Prairie architectural style and the existing massing relationship between the primary and secondary units.

The second-floor addition along the side yard of the primary unit (east elevation) will be flush with the first-floor wall, but this area will be hidden from the public right-

of-way. From the north or front elevation (facing 1st Street), a six-foot setback for the second-story addition will differentiate the new addition from the massing and configuration of the original home.

All proposed work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The design of the proposed additions, improvements and materials are compatible with the Bluff Park Historic District Guidelines and the Prairie architectural style, including flat roof with a parapet, horizontal cornices, boxed eaves, horizontal trim that wraps the base of the home, and wide bands of windows that are grouped side-by-side on the first and second story, large projecting patios with square columns, and proposed smooth stucco finish and color, wood windows and doors.

Visibility of the proposed additions from the public right-of-way is limited and will not add massing to the primary frontages or elevations of the existing structures. All visual impacts will be minimal as the proposed location, size, height and massing of the proposed project do not exceed what is typically found within the neighborhood context. The Prairie architectural style is found elsewhere in the district, and the proposed addition is compatible with the City's approved Prairie Style Guide.

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.

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 addition is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The residential use of the existing property and supporting two-car garage and accessory area will remain.
- Character – The character of the property, including the existing primary residence will not be changed. Following the additions to primary and secondary dwellings, the character defining features, massing and configuration of the buildings and property will be preserved. Through the implementation of setbacks and by locating the additions to the rear and side of the property (away from public view), the property will retain the historic character, layered massing and relationships between the first and second floors. The proposed additions and expansion of the structures and uses and all architectural features are compatible in size, scale and exterior building materials to other buildings in the district.

- Changes to Historic Features – The existing historic features will be replaced with historically-appropriate architectural elements. New windows and a service door to be added will be all wood and will be consistent with the primary residence and the Prairie architectural style.
- Historic Significance – The replacement garage will not change the historic significance of the primary residence, the property or impact the integrity of the district.
- Distinctive Features – The proposed additions will not change the distinctive features of the primary or secondary dwelling. The new additions will incorporate and compliment distinctive architectural features including: flat roof with parapet and cornices, smooth stucco siding, historically-appropriate windows and doors that match the existing wood windows and doors original to the property.
- Deteriorated Historic Features – The original historic forms and features are largely intact on site. In addition to the proposed project, the Applicant will be restoring or replace non-historic element, including the existing concrete-fiberboard siding and lace-finished stucco, with smooth stucco. These elements will further restore lost or deteriorated historic features.
- Damage to Historic Materials – The new additions will not cause damage to the historic materials or forms on the primary or secondary dwellings.
- 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 additions will include smooth stucco, typically found in the Prairie architectural style, and new or replacement windows and doors will be all wood and of a style that matches the historic materials that characterize the property.
- Form and Integrity – The new addition will not cause damage to the essential form and integrity of the existing structure or the district.

The proposed additions are consistent with the Prairie architectural style, scale and materials of the existing building and of other properties in the Bluff Park 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 a contributing structure within the Bluff Park Historic District. The Guidelines for the Prairie architectural style require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, the project incorporates the same style parapet, exterior finishes, window and doors and other architectural elements as seen in the existing dwellings in order to retain the historic character of the building. Historic building materials and character defining features will be applied, including replacement wood windows and doors. The proposed additions will not disrupt the publicly visible form and

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character of the property's massing, scale and architectural features. The proposed style of architecture, use of materials, paint colors and exterior finishes are not uncharacteristically different from the predominant style of the immediate surroundings.

**CERTIFICATE OF APPROPRIATENESS
CONDITIONS OF APPROVAL
COAC 1901-05
2800 East 1st Street
March 11, 2019**

1. This approval is for a request for the addition of 673 square-feet total to an existing single-family home and second dwelling unit consisting of a 93-square-foot addition to the first floor of the primary home; a 443-square-foot addition to the second floor of the primary home; and, a 137-square-foot addition to expand an existing two-car garage to accommodate three cars with a deck above at the rear of the property. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau submitted on February 25, 2019. 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 Applicants 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 Applicants 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 Applicants must request such an extension prior to expiration of this Certificate of Appropriateness. After that time, the Applicants 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 Applicants, 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.

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6. Any building materials, vents, architectural details, 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.
7. Any existing non-period appropriate windows shall be replaced with new wood windows or other material compatible with the period. Final selection of the new replacement windows shall be reviewed and approved by Planning Bureau staff prior to issuance of a building permit.
8. The Applicants shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
9. No area within the garage shall be separately rented nor serve as an additional dwelling unit. A covenant shall be recorded with the Los Angeles County Recorder's office that indicates that the garage shall not be rented out as an additional unit.
10. 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.
11. 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.
12. As a condition of any City approval, the Applicants 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 Applicants may be required in an amount sufficient to cover the anticipated litigation costs.