

**CERTIFICATE OF APPROPRIATENESS
HP15-276
FINDINGS AND ANALYSIS
6400 East Bixby Hill Road
Rancho Los Alamitos**

ANALYSIS:

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):

The subject site is located at 6400 East Bixby Hill Road on the south side of the road within a gated community. The property has a zoning designation of P (Park). The surrounding uses are all single-family homes zoned R-1-N. Rancho Los Alamitos is approximately 32,000 square feet and is improved with the Rancho and numerous accessory structures and a visitor center. The building was designated as a landmark in 1978 (Ordinance C-5479).

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), staff has analyzed the proposed project and believes the project meets these requirements and those of the City's zoning codes.

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 proposed project, as conditioned, will not adversely affect any significant historical, cultural, architectural or aesthetic features of the subject landmark property. The proposed work will provide for the seismic upgrade of the ranch house adobe walls and installation of a new roof with fire treated cedar shingles with a five-inch exposure. Other improvements to the Rancho proposed during the seismic upgrade include repairing termite damaged exterior wood elements, repairing interior chimneys, window repairs, dormers and other minor upgrades to plumbing, electrical and HVAC systems. These changes will complete phase III of the proposed seismic upgrade plan started in 1992. The rehabilitation of the character defining features will be completed in compliance with the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. Removal of the roof to access the walls will allow for the removal of multiple layers of roofing material and installation of an appropriate wood cedar roof.

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 violations at this property therefore this finding is not relevant.

3. **The proposed change is consistent with or compatible with the architectural period of the building.**

The primary goal of this project is to implement phase III of the seismic upgrade plan. The major component of the project is the seismic upgrade to the ranch house to ensure its long-term stability without exterior alterations to the structure. The painting and repair of deteriorated structures will not result in a visual change or will improve the appearance to more closely resemble the original condition. The new wood roof will be compatible with the architectural period of the building.

4. **The proposed change is compatible in architectural style with existing adjacent contributing structures in a historic landmark district.**

The proposed project, as conditioned, will not adversely affect the historic landmark since its architectural style will not be altered. The building is not located in a historic district.

5. **The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period and/or are compatible with adjacent structures.**

The proposed changes to the exterior materials are required for maintenance and rehabilitation purposes consistent with the period of significance. No additions or alterations to the building footprint are proposed. The surrounding uses are contemporary single-family homes.

6. **The proposed change is consistent 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 proposed restoration project is consistent with the Secretary of the Interior's Standards for Rehabilitation. The proposed project is the rehabilitation of an existing landmark.

- a. Use – The future use of this structure will not be altered.
- b. Character – The character of the structure is not changing.
- c. Changes to Historic Features – The historic features of the structure are being maintained.
- d. Historic Significance – The alterations will not alter the historic significance of the property.

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- e. Distinctive Features – The distinctive features of the property have been identified and will be maintained. In some cases, the features will be replaced to a more original condition.
- f. Deteriorated Historic Features – Deteriorated historic features will be repaired, replaced and/or preserved.
- g. Damage to Historic Materials – The proposed changes will not cause damage to the historic features on the structure.
- h. Archeological Resources – Any archeological resources found will be protected and preserved.
- i. Historic Material the Characterize the Property – The changes will repair and/or replace the historic materials that characterize the property.
- j. Form and Integrity – The changes will not cause damage to the essential form and integrity of the structure.

CONDITIONS OF APPROVAL

Address: 6400 East Bixby Hill Road

Historic Landmark: Rancho Los Alamitos

Application No.: HP15-276

Hearing Date: August 10, 2015

1. This approval is for the remodel of the Coffee Pot Café, a local landmark. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted on January 2015, 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 2.63.070(I), 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(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. Any building materials, vents, architectural details, window and door trim used in the repainting project, shall be constructed or restored with the same or similar material as those existing features, finished to match.

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7. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
8. 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.
6. All required Building permits shall be obtained by the applicant. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply. Plans submitted for Building plan check shall be drawn to scale and include details on all areas of restoration and reconstruction, and shall include a window and door schedule.
7. The materials used shall be as shown on the elevations and materials packet submitted as part of the application process. Any substitutions proposed shall be of a similar or higher quality than originally identified to the satisfaction of the Director of Development Services. Requests for significant changes in materials will have to be reviewed and approved by the Cultural Heritage Commission.
8. The proposed alterations should not destroy historic materials or architectural features that characterize the property as a contributing historic structure.
9. Any damages caused to the building during any phase of the project shall be reported to the Planning Bureau and repaired immediately in a manner that is consistent with the Standards.
10. Any other exterior work not specifically included in the approved scope of work reviewed herein shall require review and approval by the Cultural Heritage Commission.
11. The Certificate of Appropriateness is valid for one (1) year from the date of issuance. It may be extended by the Department of Development Services upon request by the applicant prior to the date of expiration.
12. All conditions of approval must be printed verbatim on all plans submitted for plan review to Long Beach Development Services. These conditions must be printed on the site plan or a subsequent reference page.
13. The applicant shall submit paint samples for review and approval prior to painting to the satisfaction of the Director of Development Services.