

**CERTIFICATE OF APPROPRIATENESS
COAC1911-01
FINDINGS AND ANALYSIS
338 WISCONSIN 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, 338 Wisconsin Avenue, is located within the Bluff Heights Historic District, which was established in 2004 (C-7937). The property is currently improved with a 1,224 square-foot single-story home. The existing contributing structures was constructed in 1915 in the Craftsman 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 new addition to the main dwelling, new garage and new ADU will be attached and located in the rear half of the lot. The addition to the main dwelling will maintain an approximate 5'6" from the side property line to the north, 24'7" to the side property line to the south, 55'10" from the rear property line to the east and 77'0" from the front property line to the west and will be completely flush with the existing building and, thus, screened from view. The proposed garage structure will maintain approximately 4'0" from the side property line to the north, 24'7" to the side property line to the south, 6'1" from the rear property line to the east and approximately 82'11" from the front property line to the west. The width of the structure will be tucked behind the main dwelling and only a portion of the second-level ADU above the garage will be visible from the street above the height of the primary residence. The proposed ADU will maintain a 4'0" setback from the side property line to the north, 24'7" from the side property line to the south, 14'0" from the rear property line to the east and 82'11" from the front property line to the west. The roof orientation, pitch and style is designed to match that of the existing main dwelling and will

minimize visual impacts and ensure compatibility with the main dwelling and neighborhood.

The design and exterior materials of the proposed project are compatible with the main dwelling's Craftsman architectural style and the overall context of the district. The proposed garage/ADU structure will maintain an overall height of 24'1" as measured to the top of the ridge of the new roof. While, the existing main dwelling has a maximum height of 18'10", the new construction is in the rear half of the property, maintains a matching roof orientation, style and low roof pitch, consistent with the historic district ordinance and guidelines. Additionally, the property is adjacent to and in the vicinity of a mix of one-, two- and three-story structures consisting of a variety of architectural styles on Wisconsin Avenue, ranging from Craftsman and Minimal Traditional to Mid-Century multi-family apartment buildings. At least two contributing structures constructed in the Craftsman style on Wisconsin Avenue also have two-story structures, housing two and three units, in the rear, similar to the proposed project.

The proposed addition and garage/ADU structure will match the original residence on the property by matching the architectural style, roof orientation, roof pitch and exterior materials. The height of the proposed garage/ADU structure is 24'1" to the highest peak of the roof and is 5'3" taller than the existing structure at its highest point; however, the height of the proposed project is consistent with other structures found in vicinity of the subject site and the district as a whole, given the variability of building heights in the area. Moreover, the design of the roof of the garage/ADU structure as proposed, with the 2 5/8:12 low roof pitch, the front-facing gable and the composite shingles to match the main dwelling, ensures that the proposed project is consistent with primary structure and compatible with surrounding properties. In sun, the size, placement, and height of the new structure will not adversely impact the character or any of the features of the existing historic structure or those of the properties in the district, nor will it affect 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 R-2-A 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 addition and garage/ADU structure is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The existing use is a single-family residence consisting of a one-story structure. The use of the existing structure as a single-family home will remain unchanged with the proposed scope of work. The ADU will be accessory to the primary single-family residence.
- Character – The character-defining features of the original residence will remain unchanged. The proposed addition to the main dwelling on the lot and the attached garage/ADU structure is limited to the rear of the contributing structure, leaving the existing historic structure largely intact. The proposed project is designed to be compatible in size, scale and exterior building materials to the existing residence, adjacent properties, and other buildings in the District.
- Changes to Historic Features – The proposed addition and garage/ADU structure is attached to the primary residence and constructed in the rear half of the lot; due to the matching roof orientation and distance from property lines there will be minimum visibility from the street. The design of and exterior materials used for the addition and garage/ADU structure will be compatible with the historic features of the primary structure. No additional work is proposed to the front and sides of the existing main dwelling and the changes are limited to the rear of the residence where the addition to the master bedroom is proposed. However, as conditioned the owners will be required to submit a Certificate of Appropriateness application to repair any rafter tails, windows and shake shingles on the main building prior to final inspection.
- Historic Significance – The proposed addition and garage/ ADU structure will not change the historic significance of the property or affect the integrity of the district. As proposed, the scale and size of the proposed structures do not detract from the existing primary residence as a contributing structure or as a primary structure.
- Distinctive Features – The proposed addition and garage/ADU structure will not change the distinctive features of the existing contributing building or property. The existing features of the primary residence will remain in place. The proposed addition and attached structure would be constructed in an appropriate scale, location, and design that would not obscure existing distinctive features of the primary residence.
- Deteriorated Historic Features – There are no deteriorated historic features addressed as part of this proposal. As conditioned, all future windows to be installed on the primary structure and new ADU are to be wood windows. Historic features and materials of the existing primary residence, such as shingle siding and window trim shall be repaired as conditioned through a separate Certificate of Appropriateness and all work shall be completed prior to final inspection by Planning Department.

- **Damage to Historic Materials** – The proposed addition and garage/ADU structure will not cause damage to the historic features of the existing structure.
- **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 addition and garage/ADU structure will not destroy historic materials that characterize the property.
- **Form and Integrity** – The proposed addition and garage/ADU structure would be attached to the rear of the primary residence and will not cause damage to the essential form nor the integrity of the existing structure or the District. The proposed project is consistent with the existing structure and the surrounding structures along Wisconsin Avenue.

The proposed addition and garage/ADU structure will have a size, scale, and profile that is compatible with the architectural style of the existing residence and has been designed with consideration of the context of the properties adjacent to the subject site and other properties within the Bluff Heights Historic District. The overall scale, size, and design of the proposed addition and garage/ADU structure do not detract from the existing primary residence as a contributing structure or as a primary structure in the Bluff Heights 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 property within the Bluff Heights 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 accessory building, including ADUs. The proposed project would comply with the design guidance, as the ADU is located in rear of the property, features a design to minimize visual impacts and match with the architectural style of the main residence, and includes features and materials compatible with the contributing structure on the lot. The construction of the proposed addition and garage/ADU structure would not obscure or damage existing character-defining features or structures on the property. The proposed project is designed in the complementary Craftsman style and the materials, and exterior finishes are consistent with those found in the existing residence and in contributing buildings of the same architectural style in the immediate surroundings. The historic character of the existing primary structure would remain intact with construction of the proposed project.

CERTIFICATE OF APPROPRIATENESS
COAC1911-01
CONDITIONS OF APPROVAL
338 Wisconsin Avenue

1. This approval is for the construction of a 70-square-foot addition to the main dwelling and an attached 896-square-foot, four-car garage with a 782-square-foot, second floor Accessory Dwelling Unit (ADU) above, located at the rear of a two-family lot. The property is located at 338 Wisconsin Avenue. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau submitted in June 2020, as amended by the subject conditions of approval. 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 proposed project has been constructed, in accordance with approved plans and in compliance with all conditions, 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 three (3) 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. All utility apparatuses shall be fully screened from view 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 on the final design of utility screening and /or enclosures for the proposed garage/ADU structure.
8. The exterior cladding of the proposed project shall consist of wood siding that is complementary to but varied in appearance from the original dwelling in order to distinguish the new construction from the original dwelling, in accordance with Standard No. 9 of the Secretary of the Interior's Standards. Final plans submitted for plan check review shall provide specifications of the exterior cladding, including manufacturer specifications, as appropriate, to show compliance with this condition, and shall be reviewed and approved by Planning Bureau staff for consistency with this Standard.
9. All new windows on the proposed addition as well as the attached garage/ADU structure and future windows on the primary structure 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 or window and door trim used in the proposed project shall be constructed to match the existing exterior finishes on the primary structure and consistent with the Craftsman Style Guide.
11. The proposed addition and garage/ADU structure and the existing primary residence shall be painted with a consistent color palette in accordance with the Bluff Heights Guidelines and the Craftsman Style Guide. The applicant shall obtain a certificate of appropriateness to paint the exterior of both the proposed addition and the attached garage/ADU structure and the existing single-family residence prior to plan check approval. No certificate of occupancy may be issued until a certificate of appropriateness for paint is approved by the Planning Bureau.
12. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
13. The applicant shall submit a separate Certificate of Appropriateness for all needed repairs to the main dwelling's rafter tails, windows and shake shingle siding and shall complete said repairs prior to final inspection by Planning.
14. 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.

15. 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.
16. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code.
17. 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.
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.