

**CERTIFICATE OF APPROPRIATENESS  
FINDINGS AND ANALYSIS**

**Application No. HP14-355**

**2505 East 1<sup>st</sup> Street**

**November 10, 2014**

**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), and the Bluff Park Historic District Ordinance (Ordinance No. C-5869):**

Staff has analyzed the proposed project in accordance with Chapter 2.63.070 of the Municipal Code (Cultural Heritage Commission ordinance), the *Secretary of the Interior's Standards for Rehabilitation*, and the Bluff Park Heights District Ordinance. Staff has also reviewed the plans for consistency with the City's zoning codes and has found that the project complies with the R-2-L development standards.

The subject site, 2505 East 1<sup>st</sup> Street, is located on the north side of 1<sup>st</sup> Street between Lindero Avenue and Molino Avenue in the Bluff Park Historic District. The site has a zoning designation of R-2-L (Two-family Residential District with large lots). The parcel is 8,250 square feet and improved with a two-story Craftsman home and detached garage with an accessory structure above constructed in 1914. A one-story 48 square foot (4 foot by 12 foot) addition was added to the west elevation of the home in 1959. The Bluff Park Historic District was adopted in 1982 (C-5869). The development is identified as a contributing structure.

The existing residence is a shingled Craftsman home in near original condition with the exception of the white vinyl windows on the front elevation, stucco over the chimney and minor alterations to the garage. There are no approved Certificates of Appropriateness applications on file. Upon close inspection the residence is in need of general maintenance and the garage and accessory structure are in extremely poor condition with many improvements required. The current owners purchased the property in June 2014. The new owners are proposing both interior and exterior alterations to the residence, garage and accessory structure.

The project includes a proposed change in the window material from the existing white vinyl sash windows on the front elevation to Milgard Essence brown fiberglass clad wood windows. A change in window material generally requires Commission approval. In addition, the remodel will result in existing window/door locations being closed and/or relocated and new openings created. The new windows proposed are also Milgard Essence brown fiberglass clad wood windows. This will result in two types of window materials on the home; wood and fiberglass clad wood. Staff is seeking direction from the Commission on the change in window material and allowing two types of window materials on a residence.

The proposed remodel also includes changing and/or remodeling the front door, repainting the house from a dark brown to an olive body color with a dark brown trim and windows, a very small one-story addition of six feet at the rear of the home for a larger dining room, removing the stucco from the chimney to restore the brick fireplace, removing the non-original slump stone block planters in the front yard, repairing the dry rotted front trellis, installing a new roof over the garage, expanding the garage by approximately 100 square feet, relocating the garage door from the south (front) to the north (rear) alley side and repairing the exterior stairs to the accessory structure above the garage in the rear portion of the lot (Exhibit B- Plans and Photographs).

The applicant has submitted plans to remodel the home, garage and accessory structure, which are in need of repair and maintenance. The conditions of approval require the original garage door to be preserved and attached to the wall of the south garage elevation, the stairs to the accessory structure to be revised, and the bathing facilities and kitchen in the accessory structure to be removed. Building records only show one unit at this location. A half bath can be installed in the accessory structure. Staff supports the proposed changes subject to the conditions of approval. Direction is needed on the change of window material from wood to brown fiberglass clad wood windows in lieu of painted wood.

Based on the plans and proposed conditions of approval, staff has analyzed the proposed project and believes that the one story addition is 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, and the Bluff Park Historic District (Ordinance No. C-5869), staff recommends approval of the proposed project.

**FACTS FOR 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 and that issuance of the certificate is consistent with the spirit and intent of this chapter.**

The proposed change is not expected to adversely affect the aesthetic character of this property or the historic district in which it is located. The intent of the chapter is to protect and enhance historic districts and ensure any changes are consistent with the cultural, architectural or aesthetic features of the subject property or the historic district in which the property is located.

The proposed exterior remodel is consistent with the intent of the historic district if the Commission finds that the proposed Milgard Essence fiberglass clad wood windows are appropriate. The small addition, garage alterations and paint colors are consistent with the Craftsman style architecture and surrounding district. The proposed improvements will help to maintain a significant contributing property.

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

The existing property is not considered dangerous or unsafe although the property is in poor condition. There are no active code violations on this site; however, the property is in need of attention, especially the garage and accessory structure.

- 3. The proposed change is consistent with or not incompatible with the architectural period of the building.**

As conditioned, the remodel of the residence and garage will be consistent with the architectural period of the structure. The improvements proposed will repair deteriorated features of the home, enhance the appearance of the property and repair non-functional elements such as the front gate and garage door.

The proposed paint colors, door and window changes, and general upgrades are consistent 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.**

As proposed, the remodel and minor expansion is compatible in architectural style of the Craftsman home and detached garage. Deteriorated features will be restored in kind with compatible materials. The one and two story home to the west was built in 1923 and to the two-story residence to the east in 1918.

- 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.**

As conditioned, the remodel of this Craftsman home and minor addition to the west elevation and small garage addition are consistent with the period of the home. The small addition to the west elevation is being added to the addition made in 1959 and not visible from the street. The addition to the garage and relocation of the garage door will not result in a change of appearance from the street. The driveway will remain and a new gate across the driveway provided. The windows changes have been conditioned so that the dimensions will be compatible with the existing window sizes.

- 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.**

As required by the Secretary of the Interior's Standards for Rehabilitation additions to historic properties should be subordinate to the historic structure. The proposed exterior alterations are consistent with the standards and compatible with the exterior finish materials of the surrounding homes.

**CERTIFICATE OF APPROPRIATENESS  
CONDITIONS OF APPROVAL**

**Application No. HP14-355**

**2505 East 1<sup>st</sup> Street**

**November 10, 2014**

1. This approval is for expansion and associated exterior improvements proposed on plans received by the Department of Development Services - Office of Historic Preservation dated September 5, 2014. The proposed improvements are limited to the remodel of the residence, garage and accessory structure at 2505 East 1<sup>st</sup> Street and a six square foot addition to the home and 100 square foot addition to the garage.
2. The plans are on file in this office, except as amended herein.
3. 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 the Cultural Heritage Commission staff before implementing. Upon completion of the project, a staff inspection must be requested by the Applicant to ensure that the plans have been executed according to approved plans and that all conditions have been implemented before the OCCUPANCY hold can be released.
4. There is a ten day appeal period that will lapse at 4:30 p.m., 10 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 made by the Cultural Heritage Commission.
5. 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(J) 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.
6. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).

7. Any changes to the plans reviewed by the Cultural Heritage Commission and staff will need prior approval by applicable staff before implementing. 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. 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.
9. 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.
10. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances are prohibited.
11. The proposed alterations should not destroy historic materials or architectural features that characterize the property as a contributing historic structure.
12. 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.
13. 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.
14. 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.
15. The applicant shall install one 24-inch box size street tree in the public right of way to the satisfaction of the Department of Public Works.
16. Any new exterior light fixtures shall be period appropriate subject to approval by the Director of Development Services.
17. All roofing materials, vents, architectural details, and window recess, details and profile shall be constructed to match those existing features on the development.
18. All utilities shall be noted on the site plan submitted for plan check. All utilities shall be secured within a wood or shingle doghouse enclosure with wood doors painted the approved accent color. The door design shall be subject to approval by the Director of Development Services.

19. The existing driveway shall be maintained in its current location and extend to the four foot projection at the rear of the home. A new Craftsman designed wood gate shall replace the existing grape stake gate designed to the satisfaction of the Director of Development Services. The new garage door shall be dark brown to match the accent color.
20. The addition to the garage shall align with the existing garage on the west elevation if permitted by the Building Bureau.
21. The split face block slump stone planters at the front of the home shall be removed.
22. The exterior stairs to the accessory structure shall be parallel stairs with a landing instead of the L-shape stairs proposed.
23. The existing original Craftsman style front door shall be repaired and maintained. The door shall be stained and varnished to match the existing color.
24. The existing garage door shall be restored and fixed to the front elevation of the garage to the satisfaction of the Director of Development Services.
25. The new windows shall be wood or Milgard Essence fiberglass clad wood sash windows. The applicant shall maintain the two side by side sash windows on the first floor of the den on the west elevation instead of installing one fixed window, the new windows on the first floor of the kitchen on the north elevation shall be sash windows the same dimensions as the existing middle set of sash windows, and the new window on the second floor of the bathroom on the east elevation shall be the same dimensions as the existing sash windows in the second floor bedroom on the same elevation.
26. All landscaped areas must be maintained in a neat and healthy condition. Any dying or dead plants materials must be replaced with the minimum size and height plant(s) required by Chapter 21.42 (Landscaping) of the Zoning Regulations.
27. 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.