

**CERTIFICATE OF APPROPRIATENESS
HP16-352
FINDINGS AND ANALYSIS
3730 Gardenia Avenue**

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 3730 Gardenia Avenue, on the east side of Gardenia Avenue between Bixby Road and 37th Street (Exhibit A – Location Map). The property has a zoning designation of R-1-N and is improved with a one-story, single-family residence, and detached garage. Built in 1939, the house was constructed in the Neo-Traditional architectural style. This residence is a contributing structure within the California Heights Historic District.

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 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 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 building addition uses materials that are compatible with the structure's Neo-Traditional style including board wood siding, stucco exterior finishes composition asphalt roof shingles, wood wrap-around horizontal windows. Both the proposed location of the addition at the rear of the building and proposed building height will not adversely impact any historic character and features of the existing structure or properties in the district, or the subject property's status as a contributing structure.

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

- Use – The residential use of the existing structure as a single-family home will remain unchanged.
- Character – The character of the existing structure is not changing. The primary character defining features of the building are located on the front façade and will be preserved. The addition is compatible in size, scale and exterior building materials to other buildings in the district and with the Neo-Traditional style.
- Changes to Historic Features – The alterations are proposed along the rear of the building. The existing historic building and historic features that characterize the building will remain intact.
- Historic Significance – The proposed addition will not change the historic significance of the property as a contributing structure or impact the integrity of the district.
- Distinctive Features – The proposed addition will not change or damage the distinctive features located along the front of the existing building.
- Deteriorated Historic Features – The building is in relatively good condition, with no significant deteriorated features.
- Damage to Historic Materials – The addition will not cause damage to the historic building materials that characterize the building. Those features are located along the front façade including the footprint and building form which will remain unchanged.
- Archeological Resources – Any archeological resources found will be protected and preserved.
- Historic Materials that Characterize the Property – The addition will not destroy 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 essential form as a one-story hip-gable roof building will remain intact.

The addition size, scale and profile is consistent with the architectural style and materials of the existing building and of other properties in the California 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 structure within the California Heights Historic District. The Guidelines for the California Heights Historic District Guidelines require that any alterations comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, the project retains the historic character of the building since there are minimal changes to the historic structure. All changes are proposed limited to rear of the building which protects the majority of historic building materials and character defining features along the front façade. The new addition preserves the essential form and character of the building in 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 Neo-Traditional style of the immediate surroundings. The Neo-Traditional style within the expansion area of California Heights is the predominant style.

CONDITIONS OF APPROVAL

Address: 3730 Gardenia Avenue

Application No.: HP16-352

Hearing Date: September 12, 2016

1. This approval is for the construction of a 351 square-foot living area addition and 217 square-foot open porch attached to the rear of the existing single-family residence. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted in July 2016, 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 project has 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 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 not granted under this approval.
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.
9. The new addition to the residence shall be painted to match the existing building colors with the same body, trim and accent colors. A separate Certificate of Appropriateness shall be filed and reviewed and approved by Planning Bureau staff.
10. That any existing non-period appropriate windows 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 installation.
11. That all windows in the addition be wood windows and that final window selection shall be reviewed and approved by Planning Bureau staff prior to installation.
12. 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.
13. That the clerestory window shown on the plans be removed from the plans submitted to the City for final approval.
14. That the applicant shall add vertical scorelines, or other visual cues, to the north and south elevations to differentiate the addition from the existing historic structure.
15. 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.