

CERTIFICATE OF APPROPRIATENESS
HP16 -236
FINDINGS AND ANALYSIS
909 Temple 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 909 Temple Avenue, on the west side of Temple Avenue between 10th Street and 8th Street (Exhibit A – Location Map). The property has a zoning designation of R-2-N and is improved with a one-story, single-family residence, and attached two-car garage. Built in 1905, the home was constructed in the Transitional architectural style. This residence is a contributing structure within the Rose Parks Historic District (Ordinance C-7497).

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 design of the building addition and proposed materials are compatible with the structure's Transitional architectural style including the vertical siding, composition shingles, full one-story dormers, square ventilation screens along lower pitches and rectangular ventilation screens along higher pitches. Visibility of the addition from the public right-of-way will be limited, as the one-story addition will be located at the rear of the building and will share the same side yard setbacks of 5 feet 7 inches along the north side. As designed, the addition will match the existing 17 foot 1 inch height of the existing building. Both the proposed location of the addition at the rear of the property and the building's 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.

The location of the two-car garage will also have minimal visual impacts to the public right-of-way and will be placed towards the southwest corner of the rear lot. The detached two-car garage will also retain the height and pitch of the existing attached one-car garage proposed to be demolished. Both the proposed location and height of the detached two-car garage 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.

The Transitional architectural style is prominent in the district, and the proposed addition with two-car garage is compatible with the Guidelines for the Rose Park Historic 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 one-story addition and detached two-car garage 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 on the front façade will be preserved. The addition is compatible in size, scale and exterior building materials to other buildings in the district.
- Changes to Historic Features – The alterations are limited to the rear wall on the west elevation and portions of the north elevation where the previous attached one-car garage was located. The majority of the existing historic building and its historic features will remain intact.
- Historic Significance – The proposed addition will not change the historic significance of the property or impact the integrity of the district.
- Distinctive Features – The proposed addition will not change the distinctive features of the existing building or property. The existing mix roof pitches, composition shingle, wood siding and vent detail will remain in place and incorporated into the new addition and detached two-car garage.

- Deteriorated Historic Features – No change to existing residence are proposed, aside from the rear west wall and a small portion of the south wall where the existing attached one-car garage is located.
- Damage to Historic Materials – The new residence will not cause damage to the historic features on 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 new residence and detached two-car garage will not destroy historic materials that characterize the property.
- Form and Integrity – The new addition to the rear of the existing residence and detached two-car garage will not cause damage to the essential form and integrity of the existing structure or the district.

The new addition and detached two car-garage has a size, scale, and profile that is consistent with the architectural style, scale and materials of the existing building and of other properties in the Rose 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 and the detached two-car garage is a contributing structure within the Rose Park Historic District. The Guidelines for the Rose Park Historic District Guidelines require that projects 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 proposed are limited to one wall along the rear of the building and a portion of the south wall where the current attached one-car garage lies, 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 style of the immediate surroundings.

CONDITIONS OF APPROVAL

Address: 909 Temple Avenue

Application No.: HP16-236

Hearing Date: July 11, 2016

1. This approval is for the construction of a 1,044-square foot addition consisting of a kitchen and living room remodel, 4 new bedrooms, 2 new bathrooms and 1 new laundry room and construction of a new 438-square foot two-car garage. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted in June 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 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 project, shall be constructed or restored with the same or similar material as those existing features, finished to match.
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.
9. The new addition to the residence and two-car garage shall be painted to match the approved color schemes under HP 12-0104.
 - a. Body of House: Behr Canoe ECC-13-1
 - b. Trim: Swiss Coffee W-B-700 1812
 - c. Highlight: Hawaiian Cinder S-6-710 (Window Highlights)
10. The proposed siding of the addition shall be wood siding to match the original siding material of the existing historic residence. The size and width of the siding shall match the existing historic residence. The siding shall be installed vertically.
11. The detached two-car garage shall match the color, material and siding orientation of the new addition.
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. Provide an additional window to the proposed bathroom on the north elevation and reconfigure the window placement of the proposed adjacent bathroom to be installed abutting each other. Windows shall be placed side by side or as close as possible to satisfy the Building Code requirements to achieve symmetry and balance for the adjacent bedroom on that same elevation.
14. All windows and sills shall be wood framed to match the windows of the historic residence.
15. Restore exposed wood rafters along shallow roof eaves throughout the new addition and incorporate bay windows for the bedrooms along the west elevation of the new addition.
16. The existing ribbon driveway shall be maintained along the 9 foot wide driveway approach and install an opaque gate that delineates the surface break at the end

the ribbon driveway leading to the remaining driveway entry (turning radius area) to the garage.

17. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code.
18. No portions of the proposed garage or existing accessory structure shall be used as a dwelling unit. No area within the structures shall be separately rented nor serve as a third dwelling unit. A covenant shall be recorded with the Los Angeles County Recorder's office that the any part of the combined accessory structure shall not be rented out as a separate dwelling unit.
19. 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.