

**CERTIFICATE OF APPROPRIATENESS  
COAC2107-02  
FINDINGS AND ANALYSIS  
761 RAYMOND 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, 761 Raymond Avenue, is located within the Rose Park Historic District, which was established in 1997 (C-7497). The property is currently improved with a one-story, 1,136-square-foot, single-family structure with a detached 440-square-foot two-car garage built in 1920 on a 5,850-square-foot lot. The existing contributing structures were constructed 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 proposed addition will be setback 37'3" from the rear property line to the west, 4'0" from the side property line to the north, 26'0" from the side property line to the south and 63'3" from the front property line to the east on the rear half of the lot and will be tucked behind the existing primary residence to the east at a slightly lower height and thus screened from view. The roof orientation, pitch and style are designed to be compatible with the style of the existing main residence and will minimize visual impacts and ensure compatibility with the main residence and neighborhood.

The design and exterior materials of the proposed addition are compatible with the main residence's Craftsman architectural style and the overall context of the district. The height of the main residence facing Raymond Avenue is 18'-8" to the peak of the roof and the proposed addition, as conditioned, will maintain a height that is a minimum of 6-inches below the height of the existing structure. The proposed addition will match the roof pitch, style and orientation of the primary

residence and be located on the rear of the main residence on the rear half of the property, consistent with the historic district ordinance and guidelines. As designed, the proposed project will have no visibility from Raymond Avenue and

will be compatible with the neighborhood and adjacent properties within the vicinity.

The proposed addition has been designed to complement and match the architectural style of the primary residence and be differentiated by the width of the proposed exterior wood siding. Additionally, the proposed project represents a simplified, contemporary interpretation of the Craftsman architectural style that will provide a cohesive design between the proposed addition and the original architectural style of the main residence. Moreover, the proposed project will have no visibility from Raymond Avenue and will be compatible with the neighborhood and adjacent properties within the vicinity as there are a number of properties on the block that are one-story Craftsman structures. The proposed project will be consistent and in full compliance with the Rose Park Historic District Ordinance C-7497 and the Craftsman Style Guide.

**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 to the main residence 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 addition and the residence shall be maintained as a one-story structure.
- Character – The character-defining features of the original residence will remain unchanged. The proposed addition is limited to the rear of the existing main residence on the rear half of the property. 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 attached rear addition will be located at the rear of the main residence on the rear half of the property and, due to the matching roof orientation, pitch, height, and materials, it will be compatible with numerous other properties within Raymond Avenue and the vicinity, which also have similar one-story structures in the Craftsman architectural style.

- **Historic Significance** – The proposed addition 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 addition does not detract from the existing primary residence as a contributing structure or as a primary structure.
- **Distinctive Features** – The proposed addition 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 attached addition will 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 existing two-car garage shall be wood windows. Historic features and materials of the existing primary residence that require repairs, such as wood siding and window trim, shall be repaired as conditioned through a separate Certificate of Appropriateness if needed.
- **Damage to Historic Materials** – The proposed addition will not cause damage to the historic features of the existing structure and as conditioned any damage will be repaired like for like as original.
- **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 will not destroy historic materials that characterize the property since the addition is proposed to the rear of the existing main residence in the rear half of the property.
- **Form and Integrity** – The proposed addition will not cause damage to the essential form nor the integrity of the existing main residence or the District. The width of the proposed addition, at 16 feet, is significantly narrower than that of the primary structure and is set back significantly from the southerly side yard and aligns with the northerly side yard setback, resulting in structure that is entirely tucked behind the primary structure and is screened from street. Consequently, it is consistent with the form of the existing structure and surrounding structures on Raymond Avenue.

The proposed addition 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 Rose Park Historic District. The overall scale, size, and design of the proposed addition does not detract from the

existing primary residence as a contributing structure or as a primary structure 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 is a contributing property within the Rose Park Historic District. The District Ordinance requires that projects comply with the Secretary of Interior's Standards for Rehabilitation. The Design Guidelines for district also address and provide guidelines on additions. The proposed project would comply with the design guidance, as the addition is tucked in the rear, is compatible with the existing residence's architectural style and yet does not give a false sense of the property's historical development, in accordance with Secretary of Interior's Standards for Rehabilitation, Standard No. 9, which states that "new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features..." The new addition has been designed to complement and match the architectural style of the primary residence and is differentiated by the width of the proposed wood siding of the addition. The proposed project represents a simplified, contemporary interpretation of the Craftsman architectural style that will provide a cohesive design between the proposed addition and the existing main residence.

As designed, the proposed project will have no visibility from Raymond Avenue and will be compatible with the neighborhood and adjacent properties within the vicinity as there are a number of properties on the block that have one-story Craftsman structures. Given this context, the proposed project is compatible with the neighborhood. The proposed addition will be consistent and in full compliance with the City's residential development standards for the R-1-N (Single-Family Residential, Standard Lots) zoning district, the Rose Park Historic District Design Guidelines and the Craftsman Style Guide. The addition is located on the rear of the main building and will be compatible in massing and size yet distinguishable from the original building. As designed, the proposed one-story addition will not have visual impacts when viewed from the front of the street on Raymond Avenue.