

CERTIFICATE OF APPROPRIATENESS
COAC 2202-02
FINDINGS AND ANALYSIS
3335 E. 1st Street

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 project site is located within the Bluff Park Historic District, which was adopted in 1982 and amended under Ordinance number C-6835 (adopted in 1990). The subject property is located on the north side of 1st Street, between Coronado and Redondo Avenues within the R-2-L zone (Two Family Residential, Large Lots). A 20-foot wide public alley (Dodge Way) borders the property to the north. A 15-foot wide public alley borders the property to the west. The property totals 6,375 square feet in area measuring 55 feet wide by 150 feet deep. The two-story dwelling was constructed in the Victorian architecture style in 1908. The original garage was demolished, and a 648-square foot three-car garage with an attached 78-square-foot storage room was constructed in 1999. A 305 square-foot, first floor and second floor addition to the rear of the existing dwelling is proposed.

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. No changes are proposed to front of the building. The subject property totals 6,375 square feet in area measuring 55 feet wide by 150 feet deep. The property was developed with a two-story single-family dwelling designed in the Victorian architecture style constructed in 1908 with a detached garage. The original garage was demolished, and a 648-square foot three-car garage with an attached 78-square-foot storage room was constructed in 1999.

The addition will expand the first and second floors of the two-story dwelling in order to enlarge the kitchen and laundry room on the ground floor and enlarge the bedroom on the second floor. The proposed changes to the exterior will accommodate an interior remodel of the existing dwelling. The existing south facing gable roof will be extended approximately eight feet to accommodate the new addition. The addition will measure eight feet in length by 26-feet in width.

The addition will feature similar exterior materials found on the existing dwelling. The exterior walls will feature decorative wood siding in the three styles currently on the existing dwelling. A vertical trim board will be installed on the two side elevations to differentiate the original dwelling from the new addition. The new exterior siding material will be slightly smaller in scale to differentiate it from the original siding. has been designed to complement the context of the District and does not give a false sense of the property's historical development. The proposed addition is complementary with the existing structure and within the district on a whole.

The Bluff Park Historic Ordinance states that "Construction shall conform to the bulk and mass, scale and height of the majority of existing structures on both sides of the street on the block on which the new structure is to be erected...The style of architecture, use of materials and landscape treatment shall not be uncharacteristically different from the predominant style of the immediate surroundings." The addition is small in scale, located at the rear of the existing dwelling, and has been designed to match the finished of the existing dwelling. The existing dwelling is two-stories and modest in size, it is not uncharacteristically different from the architectural styles in the district. Furthermore, the project would reuse two existing windows on the same rear elevation and propose new double hung wood sash windows to match the existing windows on the dwelling.

The Bluff Park Design Guidelines states: "an addition to the rear of a residence is acceptable for all properties...provided that it is sensitively designed and is not highly visible from the public right-of-way. The size and massing of the addition should be compatible with the historic character of the residence. The addition should be planned and constructed in a way that does not involve removing, obstructing or damaging any existing historic features." The addition is modest in size, scale and height and will not be visible from the public right of way as it is located on rear elevation of the existing dwelling. Two existing windows on the rear elevation will be removed and reinstalled on the new rear elevation. The addition features similar exterior siding, wood windows, and a gable roof system similar to the exterior finishes found on the existing historic structure. The addition will not adversely affect the overall character of the district and will reasonably blend in to the district and to the surrounding neighborhood.

- 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 project is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The site is currently development with single-family residential use and the use will not change. The project will add 305 square-feet to the first floor and second floors of the existing dwelling.
- Character – The two-story dwelling was constructed in the Victorian architecture style in 1908. The 1,701 square foot dwelling is rectangular in shape and features a steep roof with in a unique cross gable roof system. The building exterior features three different styles of wood siding. Horizontal clapboard wood planks are installed on the ground floor exterior walls, rectangular shaped wood shingles are installed on the second-floor exterior walls, and decorative scalloped shaped wood shingles are installed under the peak of the gables. The small addition will occur on the rear elevation and will extend the existing rear facing gable roof eight feet in length. The addition will not change the unique multi-gable roof system or the decorative wood siding on the historic building. The character of the building will be preserved as the addition is located on the rear of the building and will not be visible from the public right of way. The addition will feature similar exterior finishes found on the existing dwelling such as wood siding and wood windows.
- Changes to Historic Features – The small addition will occur on the rear elevation of the existing dwelling. The addition will extend the existing rear facing gable roof approximately eight feet in length. The project includes the removal and reuse of two double hung windows, and the replacement of two double hung sash wood windows.
- The addition will not change the historic significance of the property or impact the integrity of the district. The addition is proposed on the rear elevation of the dwelling and will not be visible from the public right of way. No changes are proposed for the front elevation of the dwelling.
- Distinctive Features – The addition will feature exterior wood siding and double hung sash wood windows to match the existing dwelling and on the contributing structures found within the district.
- Deteriorated Historic Features – There are no deteriorated historic features on the property.
- Damage to Historic Materials – No historic materials will be damaged as a result of the new detached dwelling and garage.
- 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 existing dwelling which was constructed in the Victorian architecture style is a contributing resource to the landmark district. The 1,701 square foot dwelling is rectangular in shape and features a steep roof with in a unique cross gable roof system. The building exterior features three different styles of wood siding. Horizontal clapboard wood planks are installed on the ground floor exterior walls, rectangular shaped wood shingles are installed on the second-floor exterior walls, and decorative scalloped shaped wood shingles are installed under the peak of the gables. The front elevation features a centered entry door and a small window and the second-floor features two side by side double hung sash wood windows. The sides and rear elevations feature a combination of wood framed tripartite windows, bay windows and double hung sash wood windows. The addition has been designed to incorporate similar design material similar to the historic dwelling.
- Form and Integrity – The addition will not affect the form and integrity of the existing dwelling. The small addition extends the rear facing gable approximately eight feet in length, adding 305 square feet in area and is consistent with massing and size of other additions found within the district.

In accordance with the Secretary of Interior’s Standards for Rehabilitation, Standard No. 9 states that, “new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features...” the addition will be differentiated from the original dwelling with subtle details such as the exterior siding on the new addition will feature slightly smaller wood planks, wood shingles and scalloped wood siding than the existing wood siding. A vertically mounted trim board will be added to act as a visual break between the existing building and the new addition on both side elevations. The Secretary of Interior’s Standards for Rehabilitation, Standard No. 10 states that “New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.” The addition could be removed in the future and the rear elevation could be restored to original as the two, double hung wood sash windows will be removed and reused on the addition’s rear elevation, consistent with Standard No. 9.

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 California Heights Historic District. The Design Guidelines for the California Heights Historic District require that project complies with the Secretary of Interior’s Standards for Rehabilitation. The Bluff Park Design Guidelines states: “an addition to the rear of a residence is acceptable for all properties...provided that it is sensitively designed and is not highly visible from the public right-of-way. The size and massing of the addition should be compatible with the historic character of the residence. The addition should be planned and constructed in a way that does not involve removing,

obstructing or damaging any existing historic features.” The addition is modest in size, scale and height and will not be visible from the public right of way as it is located on rear elevation of the existing dwelling. Two existing windows on the rear elevation will be removed and reinstalled on the new rear elevation. The addition features similar exterior siding, wood windows, and a gable roof system similar to the exterior finishes found on the existing historic structure. The addition will not adversely affect the overall character of the district and will reasonably blend in to the district and to the surrounding neighborhood.