

April 26, 2022

CHAIR AND CULTURAL HERITAGE COMMISSIONERS

City of Long Beach

California

RECOMMENDATION:

Deny the appeal and uphold the partial denial of a Certificate of Appropriateness to legalize front yard work including the installation of a low perimeter wall; the installation of a new concrete walkway and steps; the installation of a gate across the porch; the removal of the 12-inch tall concrete curb abutting the driveway; installation of pavers to widen the driveway; and the repainting the house, garage and low wall on an existing one-story single-family dwelling, addressed as 3758 California Avenue, a contributing structure located in the California Heights Historic District. (District 5)

APPLICANT: Elena D'Orio
3758 California Avenue
Long Beach, CA 90807
Application No. 2203-10 (APL22-02)

THE REQUEST

The applicant is requesting approval of a Certificate of Appropriateness (Application Numbers COAS 2202-10 and COAS 2202-55) to legalize front yard work including the installation of a low perimeter wall; the installation of a new concrete walkway and steps; the installation of a gate across the porch; the removal of the 12-inch tall concrete curb abutting the driveway; installation of pavers to widen the driveway; and the repainting the house, garage and low wall on an existing one-story single-family dwelling. The matter before the Cultural Heritage Commission (CHC) is an appeal of the decision by staff to deny a portion of the work plan requested in the Certificate of Appropriateness.

BACKGROUND

The subject site is located at 3758 California Avenue, on the east side of California Avenue between Bixby Road to the north and 37th Street to the south. An unnamed 15-foot-wide alley abuts the entire eastern boundary to the rear of the site (Attachment A – Vicinity Map). The subject site is located in the R-1-N zoning district and in the California Heights Landmark District which was established in 1990 (C-6704) and expanded by ordinance on August 29,



2000 (C-7702). The property is listed as a contributing resource to the California Heights Historic District.

The property totals 6,370 square feet of area (50'-0" x 127.5') and is developed with a one-story, single-family residence and a detached two-car garage. The house was constructed in 1933 in the Spanish Colonial Revival architectural style. The residential structure features stucco exterior, red clay roofing tiles, wood windows, a front facing gable roof and a recessed porch centered under an arched entry way. A small wing wall and a large porte-cochère flank the home, which features similar arches found on the front porch. The driveway is located along the southern (side) property line and extends from the front property line, under the porte-cochère, to the detached garage. The concrete driveway is approximately nine feet wide and is flanked by approximately 12-inch-tall concrete curb (edge). A curved pathway that leads from the driveway to the front porch which consists of several round concrete pavers (Attachment B – Photos Prior to Work Completed).

The Applicant has completed several modifications to the front yard area without obtaining approval of a Certificate of Appropriateness. As noted in the timeline below, the property owner received several written notices to stop work from City staff to cease construction activities and obtain a Certificate of Appropriateness for the proposed work as required by code before any exterior work can begin on historic district properties. However, the construction continued without obtaining the proper City approvals (Attachment C – Code Enforcement Photos).

Timeline of Correspondence to Property Owner

- January 24, 2022 - Building and Safety Bureau issued the first Stop Work Notice to the property owner for trenching along the perimeter of the front yard area without a Certificate of Appropriateness or building permit (Citation Number BADM271236).
- January 26, 2022 - Building and Safety Bureau issued the property owner a second Stop Work Notice for the continued unpermitted improvements (under the same Citation Number BADM271236).
- January 27, 2022 - The property owner submitted two incomplete Certificate of Appropriateness applications to the Planning Bureau for front yard improvements and to repaint the building.
- January 31, 2022 – A formal Violation Letter issued by Building and Safety Bureau to the property owner.
- January 31, 2022 and February 3, 2022 – Correction letters were issued by Planning Bureau to the property owner addressing the incomplete applications and the reasons the modifications to the site could not be approved through a Certificate of Appropriateness, reiterating the requirement that a Certificate of Appropriateness must be obtained prior to pulling a building permit or commencing a scope of work impacting the exterior of a property in a historic district as required pursuant to Long Beach Municipal Code 2.63.080.

- February 23, 2022 - Code Enforcement opened a case (Case Number CEAC279764) and issued a stop work notice to the property owner for painting the house without obtaining approval of a Certificate of Appropriateness.
- February 25, 2022 – Formal Administration Citation was issued by Code Enforcement to the property owner.

After review and analysis, on March 1, 2022, staff approved in part and denied in part the Certificate of Appropriateness applications (Attachment D – COA Application and Denial Findings dated March 1, 2022). LBMC Section 2.63.100 states that determinations made by the Director of Development Services may be appealed by the Applicant to the Cultural Heritage Commission. On March 11, 2022, the applicant (appellant) filed an appeal of staff's decision. (Attachment E- Appeal Application). This appeal application was formally received prior to the end of the 10-day appeal period.

The decision of the Cultural Heritage Commission on the appeal shall be final.

ANALYSIS

The applicant completed several improvement projects located in the front yard area of the subject property and repainted the house without the approval of a Certificate of Appropriateness. The unpermitted modifications include the installation of a low perimeter wall constructed out of concrete masonry units (CMU) bricks along the side and front property boundary lines, installing a new concrete walkway and steps leading from the sidewalk to the front porch, installing a gate across the driveway, installing a gate across the porch, removing a 12-inch tall concrete curb that flank the driveway, widening the driveway by installing pavers abutting the existing driveway, and repainting the house, garage and new stucco finished low wall in a dark rust color (Attachment F – Before and After Photos).

The California Heights Historic District Ordinance identifies that “the district has unity, and cohesion, based on similarity of housing types with consistent scale and setbacks, a gracious streetscape with magnificent street trees and vintage streetlights”. The California Heights Historic District Ordinance was established “to ensure that construction in the district preserves and enhances its architectural continuity. The District Guidelines pertain to “buildings of all occupancy and construction types, sizes and materials and pertain to construction on the exterior of existing buildings as well as to new, attached or adjacent construction”. These guidelines apply to “alterations of exterior color or exterior materials, “alterations and/or relocation of walkways and driveways” and “alteration or addition to fencing”. The front yard area which includes walkways, driveways and fencing/walls are subject to preservation efforts under the ordinance.

Design Guidelines were adopted to further guide property owners and staff in appropriate and inappropriate alterations of historic structures. The adopted design guidelines directly applicable to the subject property include the California Heights Historic District Design

Guidelines and the Spanish Colonial Revival Architectural Style Guide. The California Heights Historic Design Guidelines provide specific guidance on modifications such as installing front yard fencing/walls, driveway expansions, adding new walkways, installing new gates and repainting.

Low Wall and Gate

A new three-foot tall CMU wall and gate was installed along perimeter of the property within the front yard area. This new wall was stucco finished and painted to match the house and the gate is comprised of wood planks painted brown. The California Heights Historic District Ordinance requires that all changes within the district comply with the Secretary of the Interior's Standards for Preservation and Rehabilitation ("The Standards"). Preservation Standard Number 2 and Rehabilitation Standard Number 2 states that "the historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces or spatial relationships that characterize a property will be avoided." A majority of the properties within the District have a clear line of sight from the street to the historic house without visual obstructions such as a fencing or walls in the front yard. The installation of a three-foot tall concrete block wall and gate located within the front yard setback diminishes the spatial relationship between the streetscape and the historic home by blocking the view of the historic house. No evidence was provided to demonstrate that the property originally had a block wall or gate located within the front yard area which would have resulted in a replacement or restoration effort rather than new introducing a feature to the property that did not exist historically (Rehabilitation Standard Number 3).

The California Heights Historic District Design Guidelines states that "open front yards area without front fencing is a character-defining feature of the California Heights Historic District. As so few properties in the district have front fencing, the introduction of this feature would disrupt the visual continuity of the district". The properties along California Avenue, and within the District on a whole, generally maintain wide open front yards with no front yard fencing. Although some Spanish Colonial Revival architectural style homes feature a small courtyard enclosed with low walls in the front yard area, these low courtyard walls were not placed along property boundary lines. Additionally, a courtyard feature was not documented to have been historically found on this property. The solid low wall visually obstructs the view of the historic resource, provides a false sense of history to the property and therefore is not consistent with the goals of the design guidelines. Furthermore, permitting the low wall would eliminate the significant character defining feature of open front yards for this property and would result in diminishing the importance of open front yards within the District as a whole. The low wall does not comply with these California Heights Historic District Ordinance, the Secretary of the Interior Standards or California Heights Historic District Design Guidelines and therefore was denied.

Driveway Widening

Most of the properties along California Avenue and within the district feature narrow driveways that extend to the detached garage which is located at the rear of the lot. Historically, this property featured a narrow concrete driveway flanked by 12-inch-tall concrete curbs. One of the concrete curbs was removed and new pavers were installed to substantially widen the

driveway approximately four to five feet in width. Pavers were utilized instead of pouring new concrete for this expansion.

The expansion to the driveway does create a significant change to the site which does adversely affect the historic value of the property and is not compliant with Preservation Standard Number 2 and Rehabilitation Standard Number 2, which states that “the historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces or spatial relationships that characterize a property will be avoided.” Additionally, the California Heights Historic District Design Guidelines states that “the width, location, and configuration of the existing driveway should be retained, as this will preserve the building’s relationship to its site and maintain the visual continuity of the district.” Furthermore, the design guidelines state “repaving driveways with a visually different material such as brick, pavers, or flagstone is not permitted.” The four to five-foot wide expansion is not supported by the goals of the California Heights Historic District Ordinance or the California Heights Historic District Design Guidelines.

Staff recommends permitting the driveway expansion to not more than 18-inches in width and to replacing the pavers with concrete which would align better with the preservation efforts of the California Heights Historic District Ordinance and the California Heights Historic District Design Guidelines.

New Walkway and Steps

Historically, access to the porch was taken from beneath the porte-cochère. At some point a short pathway was added that led from the driveway in front of the porte-cochère to the front porch which consist of several large oval concrete landscape pavers. This pathway was removed entirely and a new three-foot wide concrete walkway with new steps was installed which lead from the sidewalk to the porch. The California Heights Historic District Design Guidelines states that, “walkways should not be relocated or resized...the location, width, and configuration of existing walkways should be retained, in order to help maintain the historic feel and visual cohesion of the district.” This walkway and steps were originally denied by staff, however, many of properties in California Heights do have walkways that lead to the front porch. Even though, this property did not originally have a walkway, the addition of a one does not substantially create adverse changes to the site or negatively affect the special relationships within the district. In addition, this walkway can be removed in the future to restore the front yard to original without adversely affecting the historic value of the building. The new walkway would provide better access onto the site for the home owner rather than walking along the driveway. Therefore, staff recommends that the walkway and steps be approved.

New Driveway Gates

The existing wrought iron dual gates located between the opening of the porte-cochere will be removed and a new wood framed dual gate system will be installed in the same location. The California Heights Historic District Design Guidelines states that “gates should be set back from the primary elevation (front wall of the house) and be made of material the is compatible with the style of the house.” The Design Guidelines allow for new wood fencing and gates to be

installed across the driveway subject to new gate being stepped back from the front corner of the house and the material being either wood or wrought iron. The new wood gates would conform with the Design Guidelines related to new fencing/gates and as such were approved under the staff issued Certificate of Appropriateness.

Porch gate

A three-foot tall vinyl gate was previously installed across the porch without the approval of a Certificate of Appropriateness. Under this application, the vinyl gate will be removed, and a new three-foot tall wood gate would be installed across the porch. The California Heights Historic District Design Guidelines states that “Porches and entryways are visually dominant features on a historic building, especially residences...enclosing a porch area drastically alters the appearance of buildings and affects their historic character...enclosing the porch is not permitted.” The installation of a gate, no matter what material it is comprised of, located on the porch is not an appropriate modification for this prominent feature to the Spanish Colonial Revival house. The gate creates an obstruction of the decorative porch and diminishes the importance of the decorative arch roof over porch, which is not consistent with the Spanish Colonial Revival Style Guide. Therefore, the installation of a new porch gate was denied.

Paint

The house previously featured cream-colored stucco exterior walls. The house and the three-foot tall stucco finished wall were recently painted in a deep red-orange (rust) color. The Spanish Colonial Revival Style Guide states that “historically Spanish Colonial Revival buildings were light in color, as they took inspiration from whitewash, stucco and adobe buildings of the Spanish Colonial era”. The buildings were painted “light, natural, neutral color for the exterior stucco, such as white, cream, beige, or tan”. The new stucco color is a much darker color than what would have been historically painted on this style of home and it does not provide enough of a contrast to the red clay tile roof. The new stucco color does not conform to the Spanish Colonial Revival Style Guide and the new stucco color was denied.

The table below “Table A” provides a summary of the scope of work and staff’s recommendation for reference.

Table A – Approved Scope of Work

<u>Improvement</u>	<u>Approved</u>	<u>Not Approved</u>	<u>Approved with Modification</u>	<u>Enforcement</u>
Low Wall and Gate		X		Remove the wall and gate entirely
Widen Driveway			X	Allow an 18-inch expansion of concrete
Driveway Gates	X			
Porch Gate		X		
Walkway	X			
Paint Color		X		Re-paint to an appropriate color

CONCLUSION

As stated above, the property owner received violation notices and several stop-work notices from the City Building and Safety, Code Enforcement and Planning Bureaus for having not obtained the required permits prior to commencing work. The owner retroactively provided incomplete Certificate of Appropriateness applications for the improvements and was notified in writing that the work could not be approved through a Certificate of Appropriateness due to inconsistency with the City of Long Beach Municipal Code (Cultural Heritage Commission), the California Heights Historic District Ordinance, the Secretary of Interior Standards and Guidelines and the California Heights Design Guidelines.

The request for the Certificate of Appropriateness to allow the driveway gates, new walkway and steps and the widened driveway, as recommended above, can be approved. The request for a Certificate of Appropriateness to permit the low perimeter CMU wall and gate, the gate located on the porch and the stucco wall color are not consistent with the spirit or intent for the preservation of the structures or site features nor the California Height Historic District as a whole. Additionally, these modifications are not consistent with the spirit or intent for preservation of the structures or site features for LBMC Section 2.63.080(D), the California Heights Historic District Ordinance or the California Heights Historic District Design Guidelines. Conditions of Approval have been prepared to require the low wall in the front yard area and the pavers adjacent to the driveway to be removed entirely and the house and garage to be repainted to an appropriate body color (Attachment G – Conditions of Approval).

The role of the Commission in hearing an appeal is to conduct a *de novo* review. In this case, the Cultural Heritage Ordinance requires that no Certificate of Appropriateness be issued that is not in compliance with the California Heights Historic District and the California Heights Historic District Design Guidelines. The Cultural Heritage Commission is the appeal body and all decisions rendered are final.

RECOMMENDATION

Staff has analyzed the proposed project and has determined that the driveway gates, new walkway and steps and the widened driveway, as recommended above, can be approved. The low perimeter CMU wall and gate, the gate located on the porch and the stucco wall color do not comply with the California Heights Historic District Design Guidelines or the Spanish Colonial Revival Style Guide and therefore does not meet the requirements set forth in Section 2.63.080 (Cultural Heritage Commission) of the Long Beach Municipal Code, the California Heights Historic District Ordinance (C-6704) and expanded by ordinance on August 29, 2000 (C-7702).), and the California Heights Design Guidelines. Staff recommends a denial of the appeal and upholding of the staff denial of the requested Certificate of Appropriateness. The findings for approval of some of the improvements and the denial for some of the improvements are attached as Attachment H – Findings.

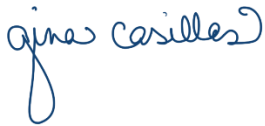
ENVIRONMENTAL REVIEW

This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorical Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15303 (a) (new construction or conversion of small structures) of the CEQA Guidelines. No further environmental review is required.

PUBLIC HEARING NOTICE

A total of 279 public notices were mailed on April 4, 2022, pursuant to the requirements of Chapter 2.63. As of this date, no letters were received in response to this project.

Respectfully submitted,



GINA CASILLAS
PROJECT PLANNER



ALEJANDRO PLASCENCIA
PRESERVATION PLANNER



ALISON SPINDLER- RUIZ, AICP
INTERIM PLANNING BUREAU MANAGER



CHRISTOPHER KOONTZ, AICP
DEPUTY DIRECTOR OF
DEVELOPMENT SERVICES

ASR:AP:gc

- Attachments: Attachment A – Vicinity Map
Attachment B – Photos Prior to Work Completed
Attachment C – Code Enforcement Photos
Attachment D – COA Applications and Denial Findings dated March 1, 2022
Attachment E – Appeal Application
Attachment F – Before and After Photos

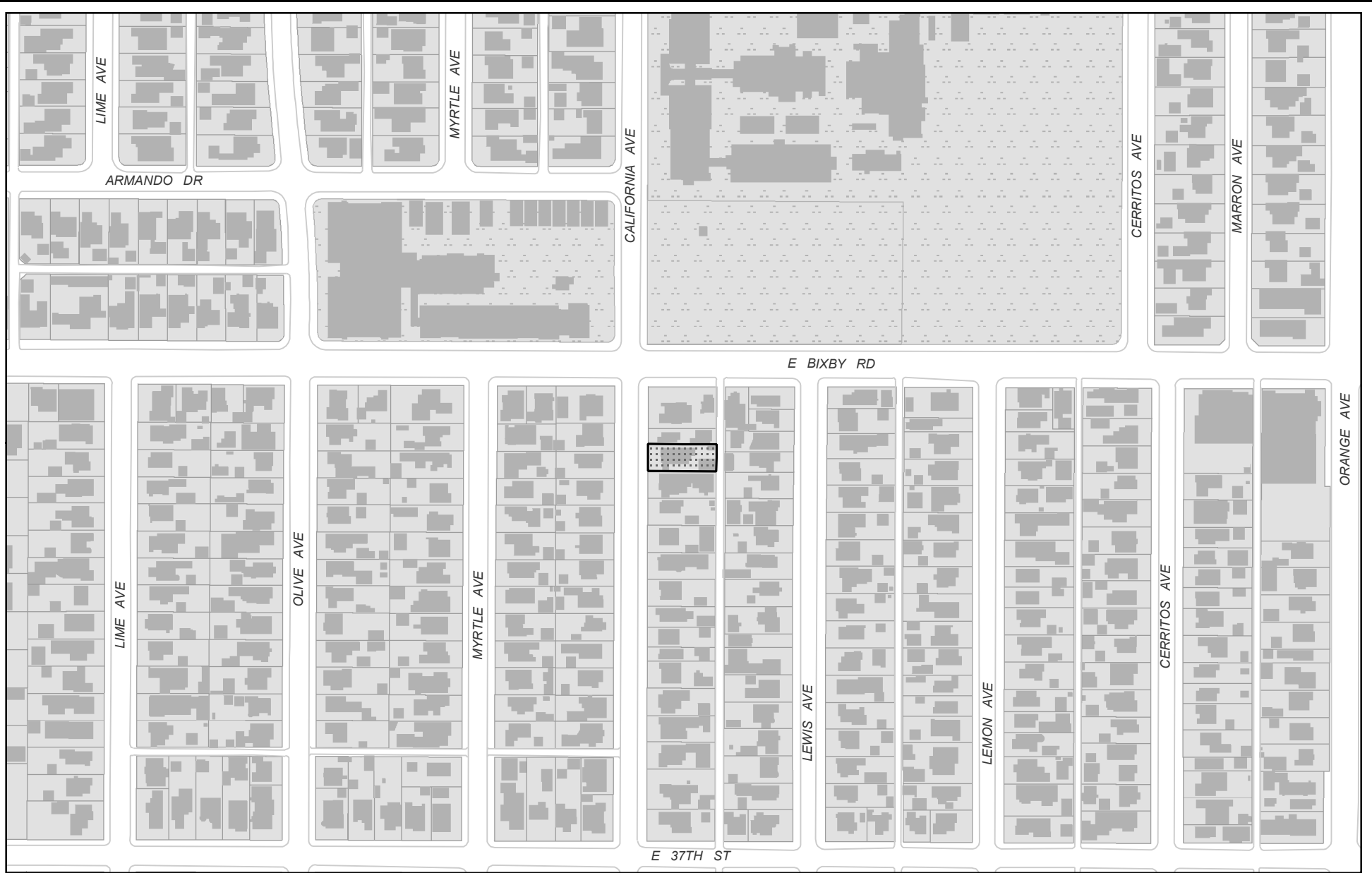
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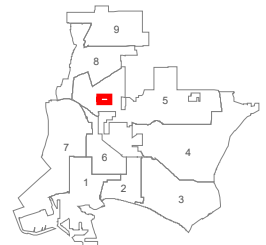
Attachment G – Conditions of Approval

Attachment H - Findings dated April 26, 2022



Subject Property:
 3758 California Ave
 Application No. 2203-10
 Council District 5
 Zoning Code : R-1-N

Attachment A



Photos 3758 California Ave



Google image capture February 2019



Pathway to porch features paving stones



Front porch with no gate



Second entry to porch was from under the porte-cochère





Concrete driveway features curb edging



Driveway gate installed at rear of porte-cochère.

3758 California Ave – Photo Timeline of Unapproved Construction

First Stop Work Notice Issued for trenching for new footing January 26, 2022





January 26, 2022 - New walkway and steps are installed



January 26, 2022 - New vinyl gate installed across porch



Second stop work notice issued February 26, 2022



February 1, 2022 - CMU wall installed, pavers installed to widen driveway



February 9, 2022 – Paint is applied on the wall and house



February 23, 2022 – Paint is completed.





CERTIFICATE OF APPROPRIATENESS
COAS2202-10
FINDINGS AND ANALYSIS
3758 California Avenue
March 1, 2022

ANALYSIS:

In compliance with Section 2.63.080 of the City of Long Beach Municipal Code (Cultural Heritage Commission) and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings:

The subject site is located at 3758 California Avenue, on the east side of California Avenue between Bixby Road to the north and 37th Street to the south. An unnamed 15-foot-wide alley abuts the entire eastern boundary of the site. The subject site is located in the R-1-N zoning district. The property is also located in the California Heights Landmark District (Ordinance C-7538), which was established in 1990 (C-6704) and expanded by ordinance on August 29, 2000 (C-7702).

The property totals 6,370 square feet of area (50'-0" x 127.5') and is developed with a one-story, single-family residence and a detached two-car garage. The house was constructed in 1933 in the Spanish Colonial Revival architectural style. The residential structure features stucco exterior, red clay roofing tiles, wood windows, a front facing gable roof and a recessed porch centered under an arched entry way. A small wing wall and a large porte-cochère flank the home, which features a similar arch found on the front porch. The driveway is located along the south side of the lot and extends from the front property line to the detached garage. The 9-foot wide concrete driveway is flanked by a 12-inch tall concrete edge. A narrow walkway leading from the driveway to the front porch consists of several large oval pavers. The property is listed as a contributing resource to the California Heights Historic District.

The Applicant has completed several modifications ("unpermitted project") to the front yard area without obtaining approval of a Certificate of Appropriateness. The unpermitted modifications include the installation of a low perimeter wall constructed out of CMU bricks along the side and front property boundary line, the installation of a new concrete walkway and steps leading from the sidewalk to the front porch, the installation of a gate across the driveway, the installation of a gate across the porch, the removal of the 12-inch tall concrete curb/edge that flank the driveway, the widening of the driveway by installing pavers abutting the existing driveway, and repainting the house, garage and low wall a color inconsistent with the Spanish Colonial Revival architectural style.

As noted in the timeline below, the property owner received stop work notices, a formal violation notice and/or notifications from City staff to cease construction activities and obtain a Certificate of Appropriateness for the proposed work as is required before all exterior work can begin for historic district properties. However, construction continued without proper approvals.

Timeline of Correspondence to Property Owner

- January 24, 2022 - Building and Safety Bureau issued first stop work notice to the property owner for trenching along the perimeter of the front yard area without a Certificate of Appropriateness or building permit (Citation Number BADM271236).
- January 26, 2022 - Building and Safety Bureau issued the property owner a second stop work notice for the continued trenching. (under the same Citation Number BADM271236).
- January 27, 2022 - The property owner submitted two incomplete Certificate of Appropriateness applications requesting front yard improvements and repainting.
- January 31, 2022 - Building and Safety Bureau sent out formal letter of violation to property owner.
- January 31, 2022 and February 3, 2022 - Planning Bureau issued two correction letters to the property owner addressing the incomplete applications and the reasons the modifications to the site could not be approved through a Certificate of Appropriateness, reiterating the requirement that a Certificate of Appropriateness must be obtained prior to pulling a building permit or commencing a scope of work impacting the exterior of a property in a historic district as is required pursuant to Long Beach Municipal Code 2.63.080.
- February 23, 2022 - Code Enforcement opened a case (Case Number CEAC279764 and issued a stop work notice to the property owner for painting the house without obtaining approval of a Certificate of Appropriateness.

The approval of a Certificate of Appropriateness is subject to compliance with Section 2.63.080 of the City of Long Beach Municipal Code (Cultural Heritage Commission) and the California Heights Historic District Ordinance. LBMC Section 2.63.080 establishes specific regulations that permit staff to consider and issue (minor) Certificate of Appropriateness applications.

In compliance with Section 2.63.080 of the City of Long Beach Municipal Code (Cultural Heritage Commission), the California Heights Historic District Ordinance, the Secretary of Interior Standards and Guidelines and the California Heights Design Guidelines, staff has analyzed the proposed project and found the project does not meet these requirements; therefore, it is appropriate to deny the request for a Certificate of Appropriateness.

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 Applicant completed several modifications to the property located at 3728 California Avenue, which is a contributing structure in the California Heights Historic District, without first obtaining approval through a Certificate of Appropriateness. The proposed projects, which some were completed without proper approvals, include the installation of a three-foot tall low perimeter wall along the side and front property boundary lines, a new concrete walkway and steps leading from the sidewalk to the front porch, a 6-foot tall gate across the driveway, a three-foot tall gate across the porch, the removal of the 12-inch tall concrete edging flanking the driveway, the widening of the driveway and the new paint color applied to the house and the new stucco wall.

The California Heights Historic District Ordinance, which was established in 1990 (C-6704) and expanded by ordinance in 2000 (C-7702), identifies that “the district has unity, and cohesion, based on similarity of housing types with consistent scale and setbacks, a gracious streetscape with magnificent street trees and vintage streetlights”. The California Heights Historic District Ordinance was established “to ensure that construction in the district preserves and enhances its architectural continuity. The district guidelines pertain to “buildings of all occupancy and construction types, sizes and materials and pertain to construction on the exterior of existing buildings as well as to new, attached or adjacent construction”. These guidelines apply to “alterations of exterior color or exterior materials, “alterations and/or relocation of walkways and driveways” and “alteration or addition to fencing”. Furthermore, On December 12, 2018, specific design guidelines were adopted to further guide property owners and staff in appropriate and inappropriate alterations of historic structures. The adopted design guidelines directly applicable to the subject property include the California Heights Historic District Design Guidelines and the Spanish Colonial Revival Architectural Style Guide.

Some of the modifications are not consistent with the spirit or intent for preservation of the structures or site features for LBMC **Section 2.63.080(D)** . Several of the project components significantly modify the property’s exterior form. The California Heights Historic Design Guidelines provide specific guidance on modifications such as front yard fencing/walls, driveway expansions, new walkways, new gates and paint colors. The design guidelines do allow for new wood fencing/gates to be installed across the driveway, so this portion of the scope of work can be approved. The existing wrought iron dual gates located between the opening of the porte-cochere will be removed and a new wood framed dual gate system will be installed in the same location. The design guidelines do not support the other modifications proposed under this permit. The design guidelines specifically state that the above-described modifications would adversely affect significant historical, cultural, architectural or aesthetic features of the subject property. Furthermore, no evidence was provided to demonstrate that the property originally had a block wall or a gate across the porch, or a dark stucco paint color which would result in a replacement or restoration effort to the property that did not exist historically (Rehabilitation Standard Number 3).

The request for a Certificate of Appropriateness to allow the proposed modifications other than the new wood dual gates located within the porta-cochere arch, is not consistent with the spirit or intent for the preservation of the structures or site features nor the California Height Historic District as a whole. As stated above, the property owner received a violation notice and several stop-work notices from the City Building and Safety, Code Enforcement and Planning Bureaus for having not obtained the required permits prior to commencing work. The owner retroactively provided incomplete Certificate of Appropriateness applications for the work and was notified that the work could not be approved through a Certificate of Appropriateness due to inconsistency with the City of Long Beach Municipal Code (Cultural Heritage Commission), the California Heights Historic District Ordinance, the Secretary of Interior Standards and Guidelines and the California Heights Design Guidelines. The stop work notices were ignored and work on the modifications to the property continued without approvals, however the scope of work aside from the new gate/ fence cannot be found to meet the spirit or requirements for issuing a Certificate of Appropriateness and would adversely impact the historic landmark district.

2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Marshal and/or Building Official.

There is a stop work notice from the Building Official due to work being conducted on the subject property without the required Building Permits. There is also an active code enforcement case at this site. The property owner installed a three-foot tall low perimeter wall along the side and front property boundary lines, a new concrete walkway and steps leading from the sidewalk to the front porch, a 6-foot tall gate across the driveway, a three-foot tall gate across the porch, removed the 12-inch tall concrete edging flanking the driveway, widened the driveway and the changed the paint color of the house and stucco wall without the approval of a Certificate of Appropriateness or the required Building Permits.

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 modifications are not consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The site is currently developed with single-family residential uses and the use will not change.
- Character – The property is developed with a single-story, single-family residence and a detached garage. The house was constructed in 1933 in the Spanish Colonial Revival architectural style and features stucco walls,

red clay roofing tiles, wood windows, a wing wall and a porte-cochère attached to house. The front yard was previously open, absent of front yard fencing, landscaped with turf and featured a narrow walkway leading from the driveway to the front porch. A narrow driveway located along the south side of the lot and extends from front property line under the porte-cochère, to the detached garage at the rear. The property was characterized with the historic building as the main focal point with a large open front yard absent of fencing which allowed direct view to the historic building. Several modifications within the proposed scope of work for the Certificate of Appropriateness have already been completed that adversely affect the character of the site. The three-foot tall perimeter wall located along the side and front property boundary lines obstructs view of the historic building and results in being the primary focal point of the historic property. A new concrete walkway and steps leading from the sidewalk to the front porch, the three-foot tall gate located across the porch, and the installation of pavers used to widen the driveway adversely affect the character of the property by introducing new features not historically found on the property. Preservation Standard Number 2 and Rehabilitation Standard Number 2 states that “the historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces or spatial relationships that characterize a property will be avoided.” These modifications are in direct conflict with the Secretary of the Interior’s Standards as they replace rather than repair features and modify important spaces and spatial relationships.

- Changes to Historic Features – The application includes several modifications to the historic features of the house and site that are not consistent with the Secretary of the Interior’s Standards. These modifications include the removal of a small walkway, the widening of the existing driveway with inappropriate material and the repainting the house in a dark stucco color. Preservation Standard Number 2 and Rehabilitation Standard Number 2 states that “the historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces or spatial relationships that characterize a property will be avoided.”
- Distinctive Features – The house was constructed in 1933 in the Spanish Colonial Revival architectural style and features stucco walls, red clay roofing tiles, wood windows, a recessed porch highlighted by a large arch and a porte-cochère. The front yard was previously open, absent of front yard fencing, and was landscaped with turf. The modifications are not consistent with the Secretary of the Interior’s Standards which aim to preserve historic value of the property and of the district. The three-foot tall perimeter wall located along the side and front property boundary lines obstructs view of the historic building and its distinctive features. The approval of the wall would eliminate character defining feature thus diminishing the importance of open front yards within the district as a whole.

The new wall, concrete pathway and stairs and the gate located across the porch become the primary focal point of the historic property and diminish the importance of the 1933 Spanish Colonial Revival home and its unique features.

- Deteriorated Historic Features –There are no deteriorated historic features on the subject site.
- Damage to Historic Materials –New paint was applied to the exterior of the house which is not consistent with the exterior colors historically found on Spanish Colonial architectural styled buildings. Furthermore, several of the modifications that have been completed can be reversed without causing damage to historic materials.
- 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 Spanish Colonial Revival home is considered the contributing resource on the lot which features stucco walls, red clay roof tiles and decorative arched walls. No historic materials that characterize the primary dwelling will be removed or damaged.
- Form and Integrity – The property was characterized with the historic building as the main focal point with a large open front yard absent of front yard fencing which allowed direct view of the historic building. This modification will cause significant damage to the essential form and integrity of historic property and the integrity of the District. The three-foot tall front yard wall creates a physical separation between the sidewalk and the front yard area which is not found on the immediate adjacent properties or in the district as a whole. The approval of the wall would eliminate the character defining feature thus diminishing the importance of open front yards within the district as a whole.

The California Heights Historic District Ordinance requires that all changes within the district comply with the Secretary of the Interior's Standards for Preservation and Rehabilitation ("The Standards"). Preservation Standard Number 2 and Rehabilitation Standard Number 2 states that "the historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces or spatial relationships that characterize a property will be avoided." A majority of the properties within the district have clear line of site from the street to the historic house without visual obstructions. The installation of a three-foot tall concrete block wall located within the front yard setbacks diminishes the spatial relationship between the streetscape and the historic home by blocking the view of the historic house. Furthermore, no evidence was provided to demonstrate that the property originally had a block wall located within the front yard area which would have resulted in a replacement or restoration effort rather than new introducing a feature to the property that did not exist historically (Rehabilitation Standard Number 3).

Most of the properties along California Avenue and within the district feature modest, narrow driveways that extend to the rear of the lot. Historically, this property featured a narrow concrete driveway flanked by 12-inch tall concrete curbs (edges). Historically, access to the porch was taken from beneath the porte-cochère. At some point a short walkway was added that led from the driveway in front of the porte-cochère to the front porch. Large oval concrete pavers were used to create the short walkway. The removal of the 12-inch tall concrete curb/edge and short walkway and installation of pavers to widening the driveway and the installation of a new concrete pathway and new steps centered on the lot is an alteration that introduces a new material not originally found on the property and relocates original features found on the site. The creates significantly changes the main focal point of the front elevation to the hardscape of the driveway and concrete walkway which take away focus from the historic resource. These visual changes adversely affect the spatial relationships that characterize the property and introduces features not originally found on the site thus, is not compliant with Secretary of the Interior's Standards for Preservation and Rehabilitation specifically Preservation Standard Number 2 and Rehabilitation Standard Number 2 and 3.

4. (It) will comply with the Design Guidelines for Landmark Districts, for a property located within a Landmark District.

The California Heights Historic District Design Guidelines states that "open front yards area without front fencing is a character-defining feature of the California Heights Historic District. As so few properties in the district have front fencing, the introduction of this feature would disrupt the visual continuity of the district". The properties along California Avenue generally maintain wide open front yards with no front yard fencing. Although some Spanish Colonial Revival architectural style homes feature a courtyard enclosed with low walls in the front yard area, this feature was not documented to have been historically found on this property. The installation of the three-foot tall concrete block wall located along the front and side property boundary lines within the front yard area visually obstructs the view of the historic resource and provides a false sense of history thus is not consistent with the design guidelines. The approval of wall would eliminate character defining feature thus diminishing the importance of open front yards within the district as a whole, thus this modification is not acceptable.

The driveway is located along the south side of the lot and extends from front property line under the attached port-a-cochere to the detached garage. The narrow concrete driveway is flanked by a 12-inch tall concrete curb/edge. The driveway was widened from the front of the property extending to the house using pavers. The California Heights Historic District Design Guidelines states that "the width, location, and configuration of the existing driveway should be retained, as this will preserve the building's relationship to its site and maintain the visual

continuity of the district.” Additionally, “repaving driveways with a visually different material such as brick, pavers, or flagstone is not permitted.” Thus, this modification is not acceptable.

The property previously featured a pathway which consisted of large oval pavers that led from the driveway to the front porch which was removed. A new concrete walkway and steps leading from the sidewalk to the front porch was recently installed in the center of the lot. The California Heights Historic District Design Guidelines states that, “walkways should not be relocated or resized...the location, width, and configuration of existing walkways should be retained, in order to help maintain the historic feel and visual cohesion of the district.” Thus, this modification is not acceptable.

The property currently features a six-foot-tall wrought iron gate that extends across the driveway located within the arched wall of the porte-cochère. A new six-foot-tall wood dual gates will be installed to align with the front of the porte-cochere in the same location as the wrought iron gates. The California Heights Historic District Design Guidelines states that “gates should be set back from the primary elevation (front wall of the house) and be made of material the is compatible with the style of the house.” Therefore, this modification is acceptable.

A three-foot tall vinyl gate was previously installed across the porch without the approval of a Certificate of Appropriateness. Under this application, the vinyl gate will be removed, and a new three-foot tall wood gate will be installed across the porch. The California Heights Historic District Design Guidelines states that “Porches and entryways are visually dominant features on a historic building, especially residences...enclosing a porch area drastically alters the appearance of buildings and affects their historic character...enclosing the porch is not permitted.” The installation of a gate, no matter what material it is comprised of, located on the porch is not an appropriate modification for this prominent feature to the Spanish Colonial Revival house. The gate creates an obstruction of the decorative porch and diminishes the importance of the decorative arch roof over porch, which is not consistent with the Spanish Colonial Revival Style Guide. Thus, this modification is not acceptable.

The house previously featured cream-colored stucco exterior walls. The house and the three-foot tall stucco finished wall were recently painted in a deep red-orange (rust) color. The Spanish Colonial Revival Style Guide states that “historically Spanish Colonial Revival buildings were light in color, as they took inspiration from whitewash, stucco and adobe buildings of the Spanish Colonial era”. The buildings were painted “light, natural, neutral color for the exterior stucco, such as white, cream, beige, or tan”. The new stucco color is darker color than what would have been historically painted on this style of home and does not provide a contrast to the red clay tile roof, thus it does not conform to the Spanish Colonial Revival Style Guide. Thus, this modification is not acceptable.

As detailed in the findings above, the installation of a three-foot tall low perimeter wall along the side and front property boundary lines, the new concrete walkway and steps leading from the sidewalk to the front porch, the three-foot tall gate across the porch, the removal of the 12-inch tall concrete curb/edging flanking the driveway, the installation of pavers to widen the driveway and the new paint color applied to the house and the three-foot tall stucco wall do not comply with the California Heights Historic District Design Guidelines or the Spanish Colonial Revival Style Guide and therefore **cannot be approved**. The new wood gates located in the arch opening of the porte-cochère is consistent with the California Heights Historic District Design Guidelines and **can be approved**.



CERTIFICATE OF APPROPRIATENESS
Minor (Staff) Project Application

Self doing

Please print legibly or type		DATE:	PROJECT NO:	CASE NO: COAS 2202-10
PROJECT ADDRESS (NOT MAILING LIST): <i>3758 California Ave</i>		HISTORIC DISTRICT/LANDMARK NAME: <i>cal height</i>		
APPLICANT'S NAME: <i>Elena D'Orio</i>		PROPERTY OWNER'S NAME: <i>Elena D'Orio</i>		
APPLICANT'S ADDRESS: <i>3758 California Ave</i>		PROPERTY OWNER'S ADDRESS: <i>3758 California Ave</i>		
CITY, STATE, ZIP: <i>Long Beach CA 90807</i>		CITY, STATE, ZIP: <i>Long Beach CA 90807</i>		
TELEPHONE (INCLUDING AREA CODE): <i>562 225 9210 (cell)</i>		TELEPHONE (INCLUDING AREA CODE): <i>562 225 9210</i>		
EMAIL ADDRESS: <i>elenaledorio@gmail.com</i>		EMAIL ADDRESS: <i>elenaledorio@gmail.com</i>		
PRIMARY CONTACT PERSON: <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Property Owner				

Please check the appropriate boxes below.
Only check a box if it accurately and describes your proposed work, otherwise leave boxes blank.
In addition, please briefly describe your project noting materials, colors, location, and type of work proposed.
Also note the reason for the requested modification.

1. PROPOSED PROJECT

- New Construction
- Restoration/Rehabilitation
- Relocation
- Alteration
- Addition
- Demolition
- Signage/Awning
- Other: *pathway*

2. PROJECT DESCRIPTION

remove curbs @ drive way wheelchair
restore wood front door
concrete yard - remove thick metal security door
termites in all windows - restoring
rats in trees - removed side yard trees - putting lattice/screen between yards - ally fence is chain

3. REASON FOR CHANGE(S)

no walkway to front door / ^{wood} street
narrow driveway car doors - rims rub and cannot open passage doors - wheelchair needed too
rats - termites - leaks - not level / Garage

TOTAL SQUARE FEET OF THIS PROJECT:	VALUATION OF WORK COVERED BY THIS APPLICATION:
COMM RES GAR MISC	\$

I, the undersigned, declare under penalty of perjury under the laws of the State of California that the information on this Certificate of Appropriateness application is true and correct. In addition, I understand that I cannot proceed with the environmental changes requested in this application unless and until a Certificate of Appropriateness is issued by the Cultural Heritage Commission or the Historic Preservation Officer. I further understand that neither this application nor a subsequently issued Certificate of Appropriateness supersedes the need to obtain the necessary building permits and other applicable permits under the City of Long Beach Municipal Code.

Signature: *[Signature]*

Date: *12/30/2021*

FOR DEPARTMENT USE ONLY BELOW THIS LINE

****Double Fee**

CEQA Review:	<input checked="" type="checkbox"/> Exempt	<input type="checkbox"/> Pending	<input type="checkbox"/> Completed (note type):	COA Fee	\$
Project Review:	<input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Denied	<input type="checkbox"/> Referred to CHC	Other Fee:	\$
Issued By: <i>[Signature]</i>	Date: 3/1/2022	9.3% Surcharge:		\$	
				TOTAL:	\$ 1,080.00

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.



CERTIFICATE OF APPROPRIATENESS
Exterior Painting Application

Please print legibly or type

DATE: <u>11/30/2021</u>	PROJECT NO:	CASE NO: COAS 2202-55
PROJECT ADDRESS (NOT MAILING LIST): <u>3758 California Ave</u>	HISTORIC DISTRICT/LANDMARK NAME:	
APPLICANT'S NAME: <u>Elena D'Onio</u>	PROPERTY OWNER'S NAME: <u>Elena D'Onio</u>	
APPLICANT'S ADDRESS: <u>3758 California Ave.</u>	PROPERTY OWNER'S ADDRESS: <u>3758 California Ave</u>	
CITY, STATE, ZIP: <u>Long Beach CA 90807</u>	CITY, STATE, ZIP: <u>Long Beach CA 90807</u>	
TELEPHONE (INCLUDING AREA CODE): <u>562 225 9210</u>	TELEPHONE (INCLUDING AREA CODE): <u>562 225 9210</u>	

Please check the appropriate boxes below.

Only check a box if it accurately and completely describes your proposed work, otherwise leave boxes blank.
See other side for additional information.

1. ARCHITECTURAL STYLE OF DWELLING: (Note style of the existing dwelling proposed for repainting)

- | | |
|--|--|
| <input type="checkbox"/> Italianate | <input type="checkbox"/> Art Deco/Streamline Moderne |
| <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Gothic Revival |
| <input type="checkbox"/> American Foursquare | <input type="checkbox"/> Colonial Revival |
| <input type="checkbox"/> Mass Plan Vernacular | <input checked="" type="checkbox"/> Spanish/Mission Revival |
| <input type="checkbox"/> Transitional Bungalow/Shingle | <input type="checkbox"/> Tudor/English Revival |
| <input type="checkbox"/> Craftsman/Bungalow | <input type="checkbox"/> Neo-Traditional (Minimal Traditional) |
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> Ranch |
| <input type="checkbox"/> Prairie | <input type="checkbox"/> International |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Post and Beam |
| <input type="checkbox"/> French Eclectic/Chateausque | <input type="checkbox"/> Other: _____ |

2. EXTERIOR COLORS: (Note proposed colors and locations)

- Body of House: Terracotta (paint from friend on Lenox)
- Trim: vanilla brown (match neighbor)
- Highlight: _____
- Other: _____

3. SANDBLASTING INFORMATION:

Y N

- a. Y N Permit for sandblasting being sought at this time? Sandblasting is not approved for any wood or brick elements.

4. OPTIONAL SUBMITTAL MATERIALS: (attach to form)

Y N

- a. Y N Current photograph of property
- b. Y N Proposed color/material sample
- c. Y N Illustration/identification of location for proposed colors/materials (see No. 2 above)

5. VALUATION AMOUNT: Valuation of Work Covered by this Application \$ 15,000.00

I, the undersigned, declare under penalty of perjury under the laws of the State of California that the information on this application is true and correct.

Signature: [Signature]

Date: 11/30/2021

FOR DEPARTMENT USE ONLY BELOW THIS LINE

Issued By: <u>ginas casillas</u>	Date: <u>3/1/2022</u>	<input type="checkbox"/> Approved	COA Fee: \$
		<input checked="" type="checkbox"/> Denied	9.3% Surcharge: \$
		<input type="checkbox"/> Referred to HPO	TOTAL: \$ NA

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.

3758 California Ave



California Heights Historic District
Design Guidelines

* My dreams and requests *

3rd Generation Long Beach Native - BK/Cal. Height

- | | | |
|--|---|-----------|
| * single story
spanish colonial
terra cotta mission
Flat roof. | <u>Certificate of Appropriateness</u>
(Minor projects - application) | <u>1</u> |
| * large square front
window rotting -
home filled w/ termite | <u>Certificate of Appropriateness</u>
(exterior paint application) | <u>2</u> |
| * low stucco patio
wall encloses my
only front yard
only lawn. | <u>paint color - terracotta</u>
Brown trim | <u>3</u> |
| * All windows
need repair/replace
want to paint
at the same time. | <u>Court yard -</u> | <u>4</u> |
| * SIDE yard sinking
(Long Beach)
need to level -
repair concrete
and stucco. | <u>Spanish tile - on steps</u> | <u>5</u> |
| * Front gate removed
by previous owner
want to return to original | <u>Door - Front -</u> | <u>6</u> |
| * Thick security door covering front wood door - want to
remove to original | <u>Pergola - side/back yard</u> | <u>7</u> |
| | <u>homes sold -</u>
Color - driveway - steps | <u>8</u> |
| | | <u>9</u> |
| | | <u>10</u> |



2017-2018

2017-2018

2017-2018

2017-2018

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2017-2018

2017-2018

2017-2018

2017-2018

2017-2018

2017-2018

2017-2018

Paint

California Heights

Brown trim
termites/leaks

restore
window



Caption: The additions shown above are acceptable. They are oriented towards the rear of the building and complement the original house form, making them less visible from the street and more compatible.

8.5 Modification to Secondary Units

8.5.1 Adding a second-story addition to an existing secondary dwelling at the rear of the property may be acceptable.

Sensitively designed additions to existing secondary units may be acceptable, depending on other prevailing rules and regulations, if the addition is not highly visible from the public right-of-way, and is appropriate in size, scale, design and materials.

9 New Construction

9.1 Accessory Dwelling Units (ADUs)

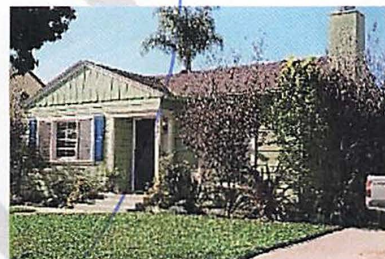
9.1.1 New Accessory Dwelling Units (ADUs) may be allowed as permitted under the city's zoning and development standards.

Accessory dwelling units may be attached or detached. Attached ADUs must meet the design guidelines for rear additions, described above. New accessory dwelling structures must be compatible with the primary structure on the site in design, materials, and architectural style. The massing of the ADU should be smaller in comparison to the primary structure; it should appear as secondary to the primary structure and the design should be minimally visible from the street. Design choices such as flat roofs that minimize massing and

4 Porches, Entryways, and Balconies

Porches and entryways are visually dominant features on a historic building, especially for residences. Even minor changes to an entryway can drastically alter the appearance of the building and could affect its historic character. Therefore, careful attention should be made when proposing alterations to the porch or entryways.

As with roofs, the porches and entryways of residences in the California Heights Historic District are as widely varied as the architectural styles themselves.



4.1 Enclosure

4.1.1 Enclosing a porch or balcony on elevations visible from the public right of way is not permitted.

Enclosing the porch area drastically alters the appearance of buildings and affects their historic character. As such, enclosing the porch on a contributing property within the California Heights Historic District is not permitted.

In instances where porches have already been enclosed, restoration of the original features and configuration using historic documentation is strongly encouraged.

Similarly, an original **balcony** or **balconette** visible from the public right of way should not be removed or enclosed.



Court yard ↑



Court yard
36th/



SOLO VIDEO TOUR

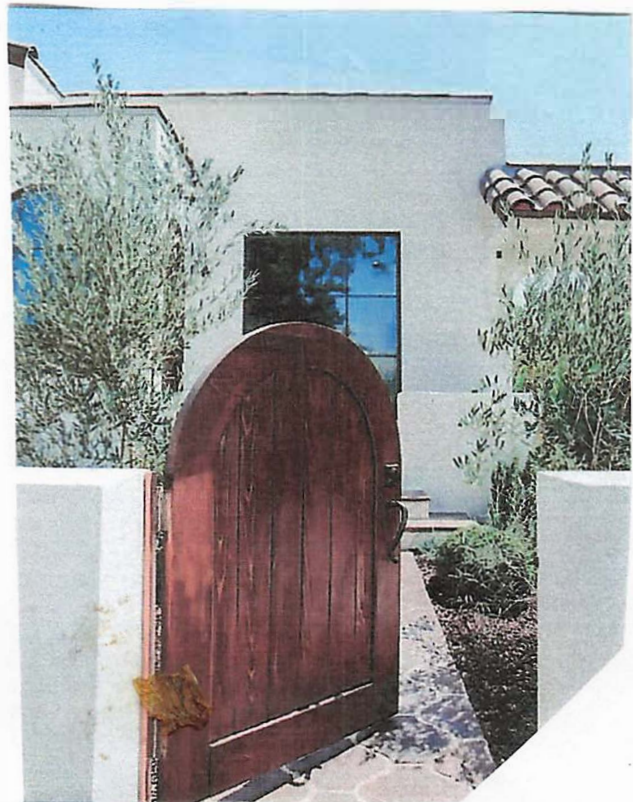
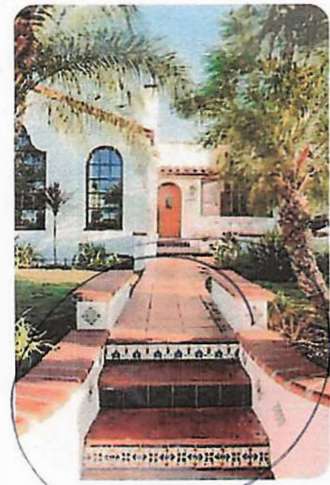
\$836,000 ~~\$739,000~~

2 Beds · 1 Baths · 1,063 Sq. Ft.

3556 California Ave, Long Beach, CA 90807



Court
Yard →
Spanish
Tile





↑ COURT YARD



used
California Heights

lawn to garden / succulents

1.6.4 Front yards should not be "hardscaped," or otherwise paved with materials such as concrete, fieldstone, brick, or pavers.

Kai landscaping

Replacing the historic planting area in the front yard with a hard, paved surface such as poured concrete or pavers would not be compatible with the historic character of the district and is not permitted.

1.7 Fencing

Few properties in the California Heights Historic District have existing front yard fencing. Open front yard areas without front fencing is a character-defining feature of the district. Where they do exist, they typically consist of a wood picket fence. Some properties have retaining walls where necessitated by the lot grade. These retaining walls typically consist of a low, stuccoed wall.

1.7.1 Front yard fencing should not be installed.

30th California Paint Co. 37th

Generally, installing a new fence on the street-facing elevation is not recommended without sufficient documentation to indicate that it existed historically, or if the surrounding properties in the district do not have front yard fencing. Front-yard fencing is not a character-defining feature of the California Heights Historic District. As so few of the properties in the district have front yard fencing, the introduction of this feature would disrupt the visual continuity of the district.

circle

2ft. lawn to garden court yard

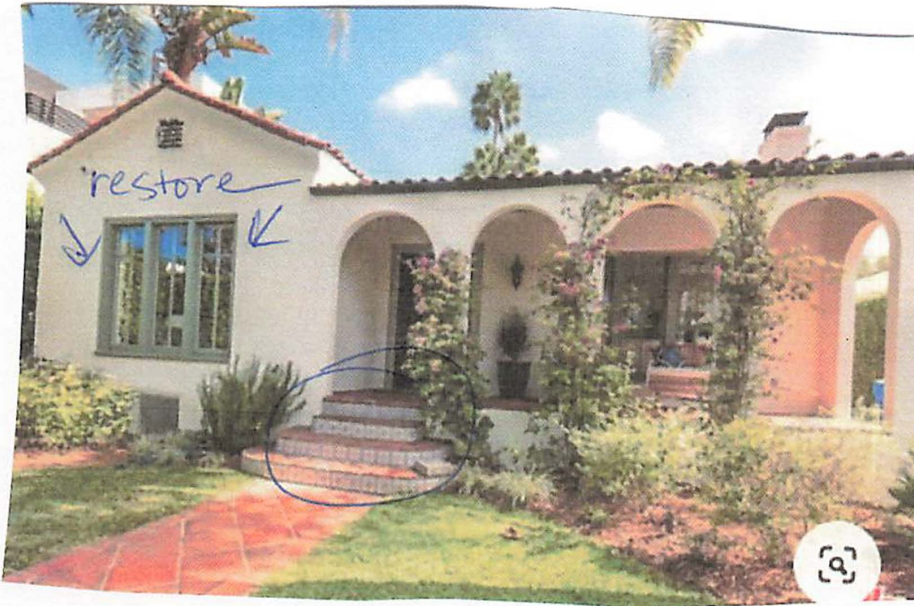
1.7.2 Side and rear fencing may be acceptable depending on the orientation of the lot.

Height restrictions may apply, and vary by location. Appropriate rear fencing materials include vertical wood planks, dog-eared fencing, board and batten fencing, or other vertically-oriented wood fencing.

trees removed / PAT putting up decorative brown lattice or screen

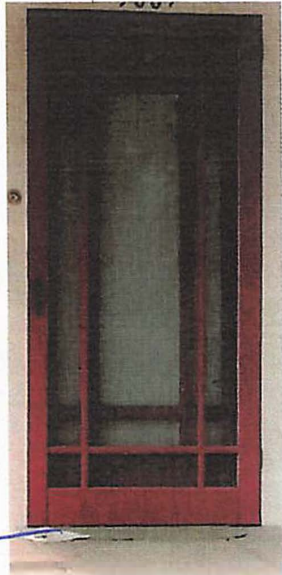
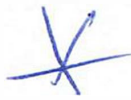
The use of prefabricated materials like vinyl and chain link are not permitted; these materials often appear temporary, and are rarely visually compatible with historic styles. Concrete block walls should be treated with a decorative finish that is compatible with the residence.

Back yard exposed to Alley (yard sinking - needs to be level.)



restore
Window
original
termites

Spanish steps



Already
Took off
thick metal
Security Door

done ✓

Caption. This is an excellent example of a compatible screen door. The narrow wood frame is stained in a neutral color and the mesh enclosure is transparent enough that it does not obscure the door beneath it.

restoring
orig. Door

6.5 Security Doors

6.5.1 Adding thick metal mesh security doors that obscure the front door is generally not recommended.

The installation of incompatible **security doors** is one of the most visually obtrusive alterations to a home, and is therefore not recommended. Removing these features and replacing them with a more compatible security solution is encouraged. Modern, wireless electronic security systems can be installed without obstructing any character-defining features, and are a recommended solution. Also consider implementing security measures such as interior swing-away bars and locks that are not visible from the exterior.

Any exterior elements of a security system should be installed on a rear or secondary elevation, and all components should be carefully installed by an experienced technician to avoid damaging or obscuring historic or character-defining features.

Please see *Chapter 2: Guidelines for Maintenance and Repair* for additional information on implementing historically-compatible security measures for your home.

6 Doors



*
restoring orig
door

Caption: A historically compatible door in the California Heights Historic District.

Many of the original and historically compatible doors in the California Heights Historic District are paneled or partially-glozed wood doors.

6.1 Door Replacement

6.1.1 Original or historically appropriate doors should be retained.

Original or historically appropriate doors should always be regularly maintained and protected, and repaired rather than replaced. Replacement should only be considered when the door is demonstrably damaged beyond repair.

In the event that an original or historically appropriate door on any elevation is demonstrated to be damaged beyond repair and needs to be replaced, it should be replaced in kind. Use the historic door to guide the new design, or refer to the appropriate section in *Chapter 4: Architectural Style Guides* for additional information on compatible doors .

Generally, door replacement on secondary elevations is less visually obtrusive than replacing doors on the primary elevation; however, the use of compatible doors, even on the rear, is encouraged.



Big Kahuna 15x20 Pergola Kit



\$6,190.00

Big Kahuna 15x20 Pergola Kit Features

The Big Kahuna 15x20 pergola kit comes standard with:

- Double 2x8 Beams
- 2x8 Mortised (Notched) Rafters
- 6x6 Mortised Posts
- 2x6 Decorative Angle Braces
- 2x2 Top Slats
- Stainless Steel Hardware
- Optional Galvanized Post Mounting Hardware

Select your options below to customize your pergola kit: Wood Type, Freestanding or Attached, Post Length and Post Mounting Method, End Shape, and Post Base Trim.

Wood Type *

Select an option...

Freestanding or Attached *

Will your new pergola be freestanding or attached to a wall?

Select an option...

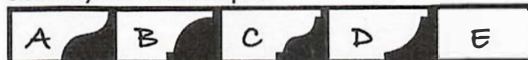
Posts *

Choose post length and mounting method that matches your choice of freestanding or attached. [More Info](#)

Select an option...

End Shape *

Select your end shape:



Select an option...

Add Post Base Trim *

Decorative trim 1" thick by 8" high to cover up the post mounting hardware. [More info](#)

Select an option...

low and side yard out of eye sight

Copy home on between 36th / 37th





RE/MAX Real Estate Specialists

562.858.0607
lewisbersole@gmail.com
BRE License #01161135

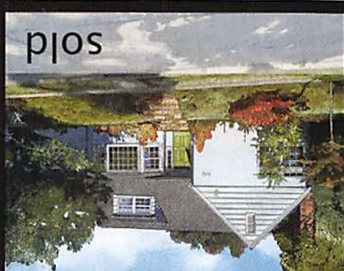
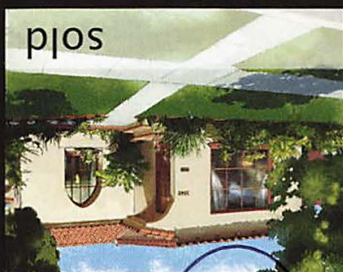
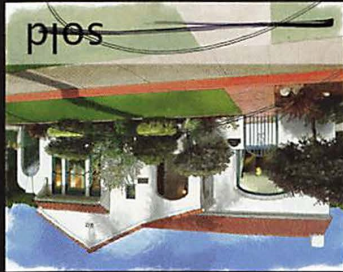
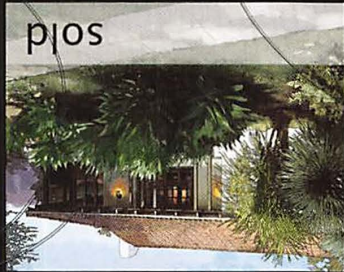
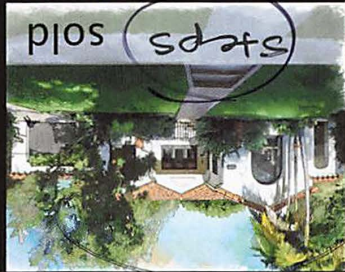
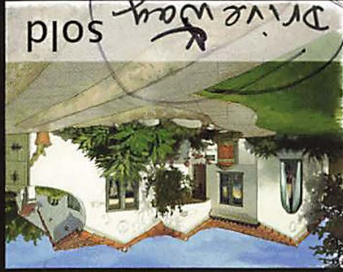
Top 1% of all agents in the United States

LEWIS EBERSOLE

artwork by Ellen Kirk

HousePortraitByEllen.com

562.708.4508



REPRESENTING BIXBY KNOLLS - CALIFORNIA HEIGHTS - LOS CERRITOS

3758 California Ave.



JANUARY 2022

Bixby Neighbors



THE LEWIS-TURKOWITZ FAMILY: *Coast to Coast*



Photos by Cielo Roth Photography





3 7 5 8



security-privacy

3758

Gate

replace w/
WOOD
1 1/2 W
75 H

Security
Privacy





Back to Map



Gate
WOOD
113 W
75 #

Color
per conversation

tone shewin
Williams

① ↓

↑ ②

③

Proposal Driveway Gate





3758

3758



3758

WOOD

Gate

10 W →

38 # ^

COA

* CAL HEIGHTS Home



Stucco wall Brown wood gate
Stucco courtyard



3505

Courtyard

WALL
COURTYARD
LOW STUCCO

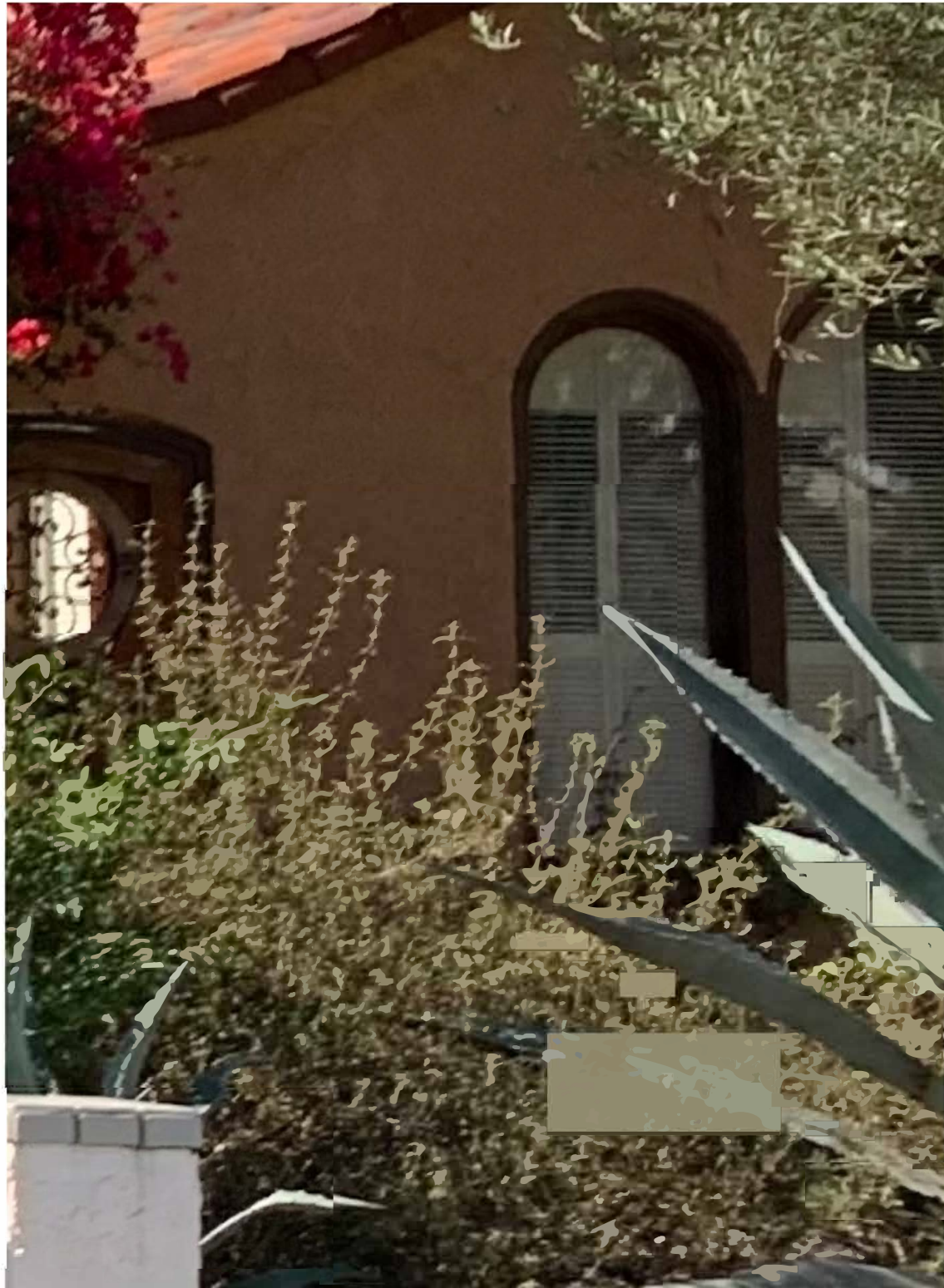
238-
8027
M. Leo
the de-
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line
30

SOLD NOV 9, 2021











SHERWIN-WILLIAMS 708205
562-490-3337

02/02/22
Order# 0146089

INTERIOR
EMERALD
SATIN

ARCHITECTURAL
LATEX
IFC 8112NP

7702 SPICED CIDER
SHER-COLOR FORMULA
Location 290-C5

CCE*COLORANT	0Z	32	64	128
B1-Black	-	2	1	1
R2-Maroon	-	9	1	-
Y3-Deep Gold	-	35	1	1

QUART
K37400453

DEEP
651115404

Non Returnable Tinted Color
CAUTION: To assure consistent color,
always order enough paint to complete
the job and intermix all containers
of the same color before application.
Mixed colors may vary slightly from
color strip or color chip.



0146089-003

lic Polymer (Proprietary)
m Dioxide (13463-67-7)
-86-9)
/L - 0.42 lb/gal
CFR 59.406
CHEMICALLY REACTIVE

INTERIOR USE ONLY
KEEP FROM FREEZING



21-001-10

Made in the USA with global materials



SHERWIN-WILLIAMS

CUSTOM COLOR
Check for correct match. Neither the manufacturer nor dealer shall be responsible for mis-matched color after accepted by purchaser. To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Custom mixed colors may vary slightly from color strip or color chip. This paint cannot be returned or exchanged.



COLOR # _____

PRODUCT # _____

656-23

SHERWIN-WILLIAMS 708205 02/02/22
562-490-3337 Order# 0146089

INT/EXT ARCHITECTURAL
ALL SURFACE ENAMEL
SATIN IFC 8112NP

2803 ROOKWOOD TERRA COTTA
SHER-COLOR FORMULA

CCE#	COLORANT	0Z	32	64	128
W1	White	-	26	-	1
B1	Black	-	6	-	-
R2	Maroon	-	23	-	-
Y3	Deep Gold	-	40	-	1

QUART
A41T01354

ULTRADEEP
650900756

NOT RECOMMENDED FOR USE ON VINYL

Non Returnable Tinted Color
CAUTION: To assure consistent color, always order enough paint to complete the job and intermix all containers of the same color before application. Mixed colors may vary slightly from color strip or color chip.



0146089-001
REACH OF CHILDREN.
16 (1/10)
Made in the USA with some foreign materials

redient (CAS Number)
ter (7732-18-5), Acrylic Polymer
i-hazardous), Calcium Carbonate
nethylpentanediol isobutyl acrylate
ypropylene glycol alkyl methacrylate
64-13-5), Benzophenone
as per 40 CFR 59.106

FOR INTERIOR & EXTERIOR USE
PROTECT FROM MOISTURE



SHERWIN WILLIAMS
Emerald
EXCEPTIONAL BEAUTY, WASHABILITY AND APPLICATION
EMERALD
INTERIOR ACRYLIC LATEX
LIFETIME LIMITED WARRANTY
K37 W 453
6511-15404
DEEP BASE
29.5 FL. OZ.
(1 1/2 U.S. PT)
872 ml
SATIN







Each of the properties on the historic resources inventory is recognized as a physical record of its time, place, and use. In the spirit of preserving the historic fabric, the City encourages the preservation of distinctive features, finishes, and construction techniques or examples of craftsmanship that serve to characterize and define properties of historic significance. Likewise, the City discourages the addition of inappropriate features or architectural elements from other buildings.

New additions and alterations should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged, or destroyed.

Features that may be important in defining the overall historic character of the building include:

- **Siding:** Clapboard, weatherboard, shingles, and other siding and decorative elements both functional and decorative.
- **Windows:** Functional and decorative features or windows that define the overall historic character of a building (e.g., a decorative window with an unusual shape, glazing patterns, or color; historic window types; window proportions).
- **Entrances and porches:** Entrances and porches, particularly when they occur on primary elevations.
- **Roofs:** Such roof features as roof shape, dormers, cupolas, eaves and chimneys, as well as the size, color, and patterning of the roofing material.
- **Architectural features:** Trim details, treatment of gables, overhangs.

Reference the Secretary of the Interior's Standards for Rehabilitation for additions and rehabilitation of historic buildings.

The Long Beach Municipal Code Section 2.63.070 contains the following standards for review and approval of a Certificate of Appropriateness:

- The proposed change will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the concerned property or of the historic district in which it is located, and is consistent with the spirit and intent of this chapter;
- The proposed change is consistent with or not incompatible with the architectural period of the building;
- The proposed change is compatible in architectural style with existing adjacent contributing structures in a historic district;
- The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period and/or compatible with adjacent structures.

It is advisable to homeowners considering significant alterations and additions to contact the Historic Preservation Officer to discuss the proposed project. Preliminary plans and concepts can be reviewed for compatibility with the CHC guidelines and the Municipal Code.

Not affect historical !!

T/c w/ Gina 1/28/2022 @ 10³⁰ am

Application For Appeal

An appeal is hereby made to Your Honorable Body from the decision of the

- Site Plan Review Committee
Zoning Administrator
Planning Commission
Cultural Heritage Commission

Which was taken on the 1 day of March, 20 22.

Project Address: 3758 California Ave Long Beach CA 90807

I/We, your appellant(s), hereby respectfully request that Your Honorable Body reject the decision and Approve / Deny the application or permit in question.

ALL INFORMATION BELOW IS REQUIRED

COAS2202-10

Reasons for Appeal: False information & COA Analysis filled with time-line errors. I borrowed paint from neighbors Lewis, Olive & Lemon each painted without a permit or COA. In 2020 I bought my dream home which I was outbid on in 2016. I want to create a sanctuary, remain consistant with the spirit of my neighborhood & enhance the area. Neighbors support & complement my home as it is now one of the nicest on the street. Most are falling apart & or not maintained. I did not know about a COA but did apply for paint and was told mail is not received. The planner told me the brand, trim & color to use.

Appellant Name(s): Elena Lee D'Orio

Organization (if representing)

Address: 3758 California Ave

City Long Beach State CA ZIP 90807 Phone 562 225 9210

Signature(s) [Signature] Date 03/03/2022

- A separate appeal form is required for each appellant party, except for appellants from the same address, or an appellant representing an organization.
Appeals must be filed within 10 days after the decision is made (LBMC 21.21.502).
You must have established aggrieved status by presenting oral or written testimony at the hearing where the decision was rendered; otherwise, you may not appeal the decision.
See reverse of this form for the statutory provisions on the appeal process.

BELOW THIS LINE FOR STAFF USE ONLY

Appeal by Applicant Appeal by Third Party

Received by: GC Case No.: 2203-10 APL22-002 Appeal Filing Date: 3/10/2022

Fee: \$1,620.00 Fee Paid Project (receipt) No.:

Before and After Photos



**CERTIFICATE OF APPROPRIATENESS
CONDITIONS OF APPROVAL**

**Address: 3758 California Avenue
Application No.: 2203-10 (APL22-02)
April 26, 2022**

1. Certificate of Appropriateness (Applications COAS 2202-10 and COAS 2202-55) for the following scope of work at a single-family dwelling located at 3758 California Avenue in the R-1-N Zoning District within the California Heights Historic District:
 - a. A Certificate of Appropriateness approving:
 - i. The installation of a new walkway located in the front yard
 - ii. The installation of new wood gates located across the driveway
 - b. A Certificate of Appropriateness denying:
 - i. The installation of a new low CMU wall located in the front yard area.
 - ii. The dark paint color applied to the stucco on the exterior of the house, garage and low wall.
 - c. A Certificate of Appropriateness modifying:
 - i. The widening of the driveway to be not more than 18-inches in width and to be installed using grey colored concrete.
2. The project must be completed per the scope of work 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 the Department of Development Services; Planning Bureau staff before implementation. Upon completion of the project, a staff inspection must be requested by the Applicant to ensure that the proposed project has been executed according to approved plans and that all conditions have been implemented before occupancy hold can be released.
3. 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 2.63.080(I), this approval shall expire within two years 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 2.63.080(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.

CULTURAL HERITAGE COMMISSION

3758 California Avenue

Application No.: 2203-10 (APL22-02)

APRIL 26, 2022

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4. 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.
5. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
6. The applicant shall remove the low wall located in the front yard setback entirely.
7. The applicant shall remove the pavers located adjacent to the existing driveway entirely.
8. The applicant is permitted to expand the driveway not more than 18-inches utilizing grey colored concrete.
9. The applicant shall repaint the house and garage to an exterior color in accordance to the California Heights Historic District Guidelines and the Spanish Colonial Style Guide, and the color shall be approved through a Certificate of Appropriateness prior to commencement of work.
10. 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.
11. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes not expressly approved in plans approved by this action.
12. A building inspection must be completed by the Department of Development Services; Planning Bureau staff to verify compliance with these approvals by Cultural Heritage Commission prior to issuance of a Certificate of Occupancy from the Building Bureau.
13. Any proposed changes to the plans approved by the Cultural Heritage Commission and staff must 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.
14. 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

CULTURAL HERITAGE COMMISSION

3758 California Avenue

Application No.: 2203-10 (APL22-02)

APRIL 26, 2022

Page 3

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.

**CERTIFICATE OF APPROPRIATENESS
COAS2202-10
FINDINGS AND ANALYSIS
3758 California Avenue
April 26, 2022**

ANALYSIS:

In compliance with Section 2.63.080 of the City of Long Beach Municipal Code (Cultural Heritage Commission) and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings:

The subject site is located at 3758 California Avenue, on the east side of California Avenue between Bixby Road to the north and 37th Street to the south. An unnamed 15-foot-wide alley abuts the entire eastern boundary of the site. The subject site is located in the R-1-N zoning district. The property is also located in the California Heights Landmark District (Ordinance C-7538), which was established in 1990 (C-6704) and expanded by ordinance on August 29, 2000 (C-7702).

The property totals 6,370 square feet of area (50'-0" x 127.5') and is developed with a one-story, single-family residence and a detached two-car garage. The house was constructed in 1933 in the Spanish Colonial Revival architectural style. The residential structure features stucco exterior, red clay roofing tiles, wood windows, a front facing gable roof and a recessed porch centered under an arched entry way. A small wing wall and a large porte-cochère flank the home, which features a similar arch found on the front porch. The driveway is located along the south side of the lot and extends from the front property line to the detached garage. The 9-foot wide concrete driveway is flanked by a 12-inch tall concrete edge. A narrow walkway leading from the driveway to the front porch consists of several large oval pavers. The property is listed as a contributing resource to the California Heights Historic District.

The Applicant has completed several modifications ("unpermitted project") to the front yard area without obtaining approval through a Certificate of Appropriateness. The unpermitted modifications include the installation of a low perimeter wall constructed out of CMU bricks along the side and front property boundary line, the installation of a new concrete walkway and steps leading from the sidewalk to the front porch, the installation of a gate across the driveway, the installation of a gate across the porch, the removal of the 12-inch tall concrete curb/edge that flank the driveway, the widening of the driveway by installing pavers abutting the existing driveway, and repainting the house, garage and low wall a color inconsistent with the Spanish Colonial Revival architectural style.

As noted in the timeline below, the property owner received numerous stop work notices to cease construction activities and obtain a Certificate of Appropriateness for the proposed work as is required before all exterior work can begin for historic district properties. However, construction continued without proper approvals.

Timeline of Correspondence to Property Owner

- January 24, 2022 - Building and Safety Bureau issued a stop work notice to the property owner for trenching along the perimeter of the front yard area without a Certificate of Appropriateness or building permit (Citation Number BADM271236).
- January 26, 2022 - Building and Safety Bureau issued the property owner a second stop work notice for the continued trenching. (under the same Citation Number BADM271236).
- January 27, 2022 - The property owner submitted two incomplete Certificate of Appropriateness applications requesting retroactive approval of in-progress front yard improvements and repainting.
- January 31, 2022 - Building and Safety Bureau sent out formal letter of violation to property owner.
- January 31, 2022 and February 3, 2022 - Planning Bureau issued two correction letters to the property owner addressing the incomplete applications and the reasons the modifications to the site could not be approved through a Certificate of Appropriateness, reiterating the requirement that a Certificate of Appropriateness must be obtained prior to pulling a building permit or commencing a scope of work impacting the exterior of a property in a historic district as is required pursuant to Long Beach Municipal Code 2.63.080.
- February 23, 2022 - Code Enforcement opened a case (Case Number CEAC279764) and issued a stop work notice to the property owner for painting the house without obtaining approval of a Certificate of Appropriateness.

The approval of a Certificate of Appropriateness is subject to compliance with Section 2.63.080 of the City of Long Beach Municipal Code (Cultural Heritage Commission) and the California Heights Historic District Ordinance. LBMC Section 2.63.080 establishes specific regulations that permit staff to consider and issue (minor) Certificate of Appropriateness applications.

In compliance with Section 2.63.080 of the City of Long Beach Municipal Code (Cultural Heritage Commission), the California Heights Historic District Ordinance, the Secretary of Interior Standards and Guidelines and the California Heights Design Guidelines, staff has analyzed the proposed project and found the project does not meet these requirements; therefore, it is appropriate to deny the request for a Certificate of Appropriateness.

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 Applicant has already completed several modifications to the property located at 3758 California Avenue, which is a contributing structure in the California Heights Historic District, without first obtaining approval through a Certificate of Appropriateness that is now being requested retroactively. The scope of work includes the installation of a three-foot tall low perimeter wall along the side and front property boundary lines, a new concrete walkway and steps leading from the sidewalk to the front porch, a 6-foot tall gate across the driveway, a three-foot tall gate across the porch, the removal of the 12-inch tall concrete curb flanking the driveway, the widening of the driveway using pavers and applying a new paint color to the house and the new stucco wall.

The California Heights Historic District Ordinance, which was established in 1990 (C-6704) and expanded by ordinance in 2000 (C-7702), identifies that “the district has unity, and cohesion, based on similarity of housing types with consistent scale and setbacks, a gracious streetscape with magnificent street trees and vintage streetlights”. The California Heights Historic District Ordinance was established “to ensure that construction in the district preserves and enhances its architectural continuity. The district guidelines pertain to “buildings of all occupancy and construction types, sizes and materials and pertain to construction on the exterior of existing buildings as well as to new, attached or adjacent construction”. These guidelines apply to “alterations of exterior color or exterior materials, “alterations and/or relocation of walkways and driveways” and “alteration or addition to fencing”.

Some of the modifications have been found to be consistent and can be approved and some of the modifications are not consistent with the spirit or intent for preservation of the structures or site features for LBMC Section 2.63.080(D) and are recommended to be denied. The California Heights Historic Design Guidelines provide specific guidance on modifications such as front yard fencing/walls, driveway expansions, new walkways, new gates and paint colors.

A new three-foot tall CMU wall and gate was installed along the perimeter of the property within the front yard area. This new stucco wall was finished and painted to match the house and the gate is comprised of wood planks painted brown. The California Heights Historic District Ordinance requires that all changes within the district comply with the Secretary of the Interior’s Standards for Preservation and Rehabilitation (“The Standards”). Preservation Standard Number 2 and Rehabilitation Standard Number 2 states that “the historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces or spatial relationships that characterize a property will be avoided.” A majority of the properties within the District have a clear line of sight from the street to the historic house without visual obstructions such as a fencing or walls in the front yard. The installation of a three-foot tall concrete block wall and gate located within the front yard setback diminishes the spatial relationship between the streetscape and the historic home by blocking the

view of the historic house. No evidence was provided to demonstrate that the property originally had a block wall or gate located within the front yard area which would have resulted in a replacement or restoration effort rather than new introducing a feature to the property that did not exist historically (Rehabilitation Standard Number 3).

Most of the properties along California Avenue and within the district feature narrow driveways that extend to the detached garage which is located at the rear of the lot. Historically, this property featured a narrow concrete driveway flanked by 12-inch tall concrete curbs. One of the concrete curbs was removed and new pavers were installed to substantially widen the driveway an additional four to five feet in width. Pavers were utilized to expand the driveway, which are not an appropriate material for a Spanish Colonial home. The Design Guidelines recommend the use of poured concrete if such an expansion were permitted.

The expansion to the driveway does create a significant change to the site which does adversely affects the historic value of the property and is not compliant with Preservation Standard Number 2 and Rehabilitation Standard Number 2, which states that “the historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces or spatial relationships that characterize a property will be avoided.”

Staff recommends permitting the driveway expansion to not more than 18-inches in width and to replacing the pavers with concrete which would align better with the preservation efforts of the California Heights Historic District Ordinance and the California Heights Historic District Design Guidelines.

2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Marshal and/or Building Official.

There is a stop work notice from the Building Official due to work being conducted on the subject property without the required Building Permits. There is also an active code enforcement case at this site. The property owner installed a three-foot tall low perimeter wall along the side and front property boundary lines, a new concrete walkway and steps leading from the sidewalk to the front porch, a 6-foot tall gate across the driveway, a three-foot tall gate across the porch, removed the 12-inch tall concrete edging flanking the driveway, widened the driveway and the changed the paint color of the house and stucco wall without the approval of a Certificate of Appropriateness or the required Building Permits.

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 modifications are not consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The site is currently developed with single-family residential uses and the use will not change.
- Character – The property is developed with a single-story, single-family residence and a detached garage. The house was constructed in 1933 in the Spanish Colonial Revival architectural style and features stucco walls, red clay roofing tiles, wood windows, a wing wall and a porte-cochère attached to house. The front yard was previously open, absent of front yard fencing, landscaped with turf and featured a narrow walkway leading from the driveway to the front porch. A narrow driveway located along the south side of the lot and extends from front property line under the porte-cochère, to the detached garage at the rear. The property was characterized with the historic building as the main focal point with a large open front yard absent of fencing which allowed direct view to the historic building. Several modifications within the proposed scope of work for the Certificate of Appropriateness have already been completed that adversely affect the character of the site. The three-foot tall perimeter wall located along the side and front property boundary lines obstructs view of the historic building and results in being the primary focal point of the historic property. A new concrete walkway and steps leading from the sidewalk to the front porch, the three-foot tall gate located across the porch, and the installation of pavers used to widen the driveway adversely affect the character of the property by introducing new features not historically found on the property. Preservation Standard Number 2 and Rehabilitation Standard Number 2 states that “the historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces or spatial relationships that characterize a property will be avoided.” These modifications are in direct conflict with the Secretary of the Interior's Standards as they replace rather than repair features and modify important spaces and spatial relationships.
- Changes to Historic Features – The application includes several modifications to the historic features of the house and site that are not consistent with the Secretary of the Interior's Standards. These modifications include the removal of a small walkway, the widening of the existing driveway with inappropriate material and the repainting the house in a dark, non-compatible deep burnt orange (rust) stucco color. Preservation Standard Number 2 and Rehabilitation Standard Number 2 states that “the historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces or spatial relationships that characterize a property will be avoided.”
- Distinctive Features – The house was constructed in 1933 in the Spanish Colonial Revival architectural style and features stucco walls, red clay

roofing tiles, wood windows, a recessed porch highlighted by a large arch and a porte-cochère. The front yard was previously open, absent of front yard fencing, and was landscaped with turf. The modifications are not consistent with the Secretary of the Interior's Standards which aim to preserve historic value of the property and of the district. The three-foot tall perimeter wall being requested for COA approval is newly located along the side and front property boundary lines and obstructs view of the historic building and its distinctive features. The approval of the wall would eliminate character defining feature thus diminishing the importance of open front yards within the district as a whole. The new wall and gate located across the porch become the primary focal point of the historic property and diminish the importance of the 1933 Spanish Colonial Revival home and its unique features.

- Deteriorated Historic Features –There are no deteriorated historic features on the subject site.
- Damage to Historic Materials –New paint was applied to the exterior of the house which is not consistent with the exterior colors historically found on Spanish Colonial architectural styled buildings. Furthermore, several of the modifications that have been completed can be reversed without causing damage to historic materials.
- 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 Spanish Colonial Revival home is considered the contributing resource on the lot which features stucco walls, red clay roof tiles and decorative arched walls. No historic materials that characterize the primary dwelling will be removed or damaged.
- Form and Integrity – The property was characterized with the historic building as the main focal point with a large open front yard absent of front yard fencing which allowed direct view of the historic building. This modification will cause significant damage to the essential form and integrity of historic property and the integrity of the District. The three-foot tall front yard wall creates a physical separation between the sidewalk and the front yard area which is not found on the immediate adjacent properties or in the district as a whole. The approval of the wall would eliminate the character defining feature thus diminishing the importance of open front yards within the district as a whole.

The California Heights Historic District Ordinance requires that all changes within the district comply with the Secretary of the Interior's Standards for Preservation and Rehabilitation ("The Standards"). Preservation Standard Number 2 and Rehabilitation Standard Number 2 states that "the historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces or spatial relationships that characterize

a property will be avoided.” A majority of the properties within the district have clear line of site from the street to the historic house without visual obstructions. The installation of a three-foot tall concrete block wall located within the front yard setbacks diminishes the spatial relationship between the streetscape and the historic home by blocking the view of the historic house. Furthermore, no evidence was provided to demonstrate that the property originally had a block wall located within the front yard area which would have resulted in a replacement or restoration effort rather than new introducing a feature to the property that did not exist historically (Rehabilitation Standard Number 3).

Most of the properties along California Avenue and within the district feature modest, narrow driveways that extend to the rear of the lot. Historically, this property featured a narrow concrete driveway flanked by 12-inch tall concrete curbs (edges). Historically, access to the porch was taken from beneath the porte-cochère. At some point a walkway which consisted of large landscape pavers was added that led from the driveway in front of the porte-cochère to the front porch. The removal of the 12-inch tall concrete curb and pathway and installation of pavers to widen the driveway is a significant alteration that introduces a new material not originally found on the property and relocates original features found on the site. The main focal point of the front elevation becomes the widened driveway which take away focus from the historic resource. These visual changes adversely affect the spatial relationships that characterize the property and introduces features not originally found on the site thus, is not compliant with Secretary of the Interior’s Standards for Preservation and Rehabilitation specifically Preservation Standard Number 2 and Rehabilitation Standard Number 2 and 3.

4. (It) will comply with the Design Guidelines for Landmark Districts, for a property located within a Landmark District.

The California Heights Historic District Design Guidelines states that “open front yards area without front fencing is a character-defining feature of the California Heights Historic District. As so few properties in the district have front fencing, the introduction of this feature would disrupt the visual continuity of the district”. The properties along California Avenue generally maintain wide open front yards with no front yard fencing. Although some Spanish Colonial Revival architectural style homes feature a courtyard enclosed with low walls in the front yard area, this feature was not documented to have been historically found on this property. The introduction of the three-foot tall concrete block wall located along the front and side property boundary lines within the front yard area visually obstructs the view of the historic resource and provides a false sense of history thus is not consistent with the design guidelines. The approval of a wall would eliminate character defining feature thus diminishing the importance of open front yards within the district as a whole.

The driveway is located along the south side of the lot and extends from front property line under the attached port-a-cochere to the detached garage at the rear of the lot. The narrow concrete driveway is flanked by a 12-inch tall concrete curb. The driveway was widened approximately four to five feet in width using pavers. The California Heights Historic District Design Guidelines states that “the width, location, and configuration of the existing driveway should be retained, as this will preserve the building’s relationship to its site and maintain the visual continuity of the district.” Additionally, “repaving driveways with a visually different material such as brick, pavers, or flagstone is not permitted.” The use of pavers and the resizing of the driveway is not consistent with the design guideline. As an alternative, a driveway expansion consisting of concrete and not more than 18-inches width is more compatible with the guidelines, would still grant the property owner with similar benefit and can be approved consistent with the guidelines.

A new concrete walkway and steps leading from the sidewalk to the front porch was recently installed in the center of the lot. The California Heights Historic District Design Guidelines states that, “walkways should not be relocated or resized...the location, width, and configuration of existing walkways should be retained, in order to help maintain the historic feel and visual cohesion of the district.” However, as the property never featured a walkway historically and this walkway is removable in the future, permitting the new walkway would allow a flexibility to the property owner and would not substantially adversely affect the historic resource.

The property currently features a six-foot-tall wrought iron gate that extends across the driveway located within the arched wall of the porte-cochère. The California Heights Historic District Design Guidelines state that “gates should be set back from the primary elevation (front wall of the house) and be made of material that is compatible with the style of the house.” A new six-foot-tall wood dual gate is proposed by the property owner be installed to align with the front of the porte-cochere in the same location as the wrought iron gates, and with this modification the gate would be consistent with the design guidelines and therefore could be approved.

A three-foot tall vinyl gate was previously installed across the porch without the approval of a Certificate of Appropriateness. The California Heights Historic District Design Guidelines states that “Porches and entryways are visually dominant features on a historic building, especially residences...enclosing a porch area drastically alters the appearance of buildings and affects their historic character...enclosing the porch is not permitted.” The installation of a gate, no matter what material it is comprised of, located on the porch is not an appropriate modification for this prominent feature to the Spanish Colonial Revival house. Furthermore, the gate creates an obstruction of the decorative porch and diminishes the importance of the decorative arch roof over porch, which is not consistent with the Spanish Colonial Revival Style Guide.

The house previously featured cream-colored stucco exterior walls. The house and the three-foot tall stucco finished wall were recently painted in a deep red-orange (rust) color. The Spanish Colonial Revival Style Guide states that “historically Spanish Colonial Revival buildings were light in color, as they took inspiration from whitewash, stucco and adobe buildings of the Spanish Colonial era”. The buildings were painted “light, natural, neutral color for the exterior stucco, such as white, cream, beige, or tan”. The new stucco color is darker color than what would have been historically painted on this style of home and does not provide a contrast to the red clay tile roof, thus it does not conform to the Spanish Colonial Revival Style Guide.

The table below “Table A” provides a summary of the scope of work and staff’s recommendation for reference.

Table A – Approved Scope of Work

<u>Improvement</u>	<u>Approved</u>	<u>Not Approved</u>	<u>Approved with Modification</u>	<u>Solution</u>
Low Wall and Gate		X		Remove the wall and gate entirely
Widen Driveway			X	Allow an 18-inch expansion of concrete
Driveway Gates	X			
Porch Gate		X		Remove entirely
Walkway	X			
Paint Color		X		Re-paint to an appropriate color

The request for the Certificate of Appropriateness to allow the driveway gates, new walkway and steps and the widened driveway, as recommended above and with modifications and described, can be approved. The request for a Certificate of Appropriateness to permit the low perimeter CMU wall and gate, the gate located on the porch and the stucco wall color are not consistent with the spirit or intent for the preservation of the structures or site features nor the California Height Historic District as a whole.