

**CERTIFICATE OF APPROPRIATENESS
COAC2204-02
FINDINGS AND ANALYSIS
922 Molino Avenue**

ANALYSIS:

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

The subject property is located on the east side of Molino Avenue, between 8th Street and 10th Street (Attachment A – Location Map), within the R-2-N zone (Two-family Residential, standard lot). The subject property is improved with a 1910 one-story, 966 square foot single-family residence and 330 square foot detached garage, on a 6,750 square foot lot. The property is a contributor to the Rose Park Historic District. The primary structure is a contributing structure within the Rose Park Historic District (Ordinance C-7497).

In compliance with Section 2.63.080 of the City of Long Beach Municipal Code (Cultural Heritage Commission), the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards), staff has analyzed the proposed project and the project meets these requirements and those of the City's zoning codes.

FINDINGS: (from Section 2.63.080(D) of the Long Beach Municipal Code)

- 1. (It) will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the Landmark or subject property within the Landmark District and that issuance of the Certificate of Appropriateness is consistent with the spirit and intent of this chapter.**

The proposed project, as Conditioned, will not adversely affect any significant historical, cultural, architectural or aesthetic features of the subject property. All work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The size, placement, and height of the proposed addition will not adversely impact any remaining historic character and features of the existing structure or properties in the district, or the subject property's status as a contributing structure.

The one-story addition and porch, will be constructed entirely to the rear of the dwelling. The design of the proposed improvements and materials are compatible with the structure's existing Craftsman Bungalow architectural style which incorporate the similar exterior cladding finish, an appropriate building height at the rear of the dwelling with an overall height of 15 feet – 10 ¼ inches, a gable roof design with Class 'A' composition shingles and incorporate double-hung, awning and fixed wood windows on the addition.

The project is a sensitively designed addition that will not modify any of the original character-defining-features of the historic existing building along the front and sides. The project will meet the required development standards applicable in the R-2-N zoning district such as setbacks, height, lot coverage, floor area ratio and open space as proposed on the plans.

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

There are no active code enforcement cases or dangerous conditions at this site. Thus, this finding is not applicable.

3. (It) will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preservation, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

The proposed one-story addition to the rear of the residence is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The existing use is a single-family residence that consists of a one-story structure. The proposed one-story addition and porch will not alter the residential use.
- Character – The remaining character defining features of the original primary residence will remain unchanged. As proposed, the rear addition is compatible with the existing architectural design of the dwelling and the Rose Park Historic District.
- Changes to Historic Features – To accommodate the construction of the addition, some Craftsman architectural features at the rear will be removed. This includes the removal of a decorative vertical attic vent and wood siding. However, the addition will occur entirely in the rear of the residence while preserving the visible and prominent features located along the front and side facades visible from Molino Avenue
- Historic Significance – The proposed improvements will not change the historic significance of the property or impact the integrity of the district.
- Distinctive Features – The proposed improvements will not change the distinctive features of the existing building or property. The proposed height of the addition will be lower than existing residence maintaining the original envelope of the significant structure and will be incorporated into the design of the original residence. The proposed rear porch's location will not be visible from public view.
- Deteriorated Historic Features – No deterioration has been observed. Existing building conditions do not display deteriorated historic features. Any future deterioration will be addressed through appropriate Historic city review.

- Damage to Historic Materials – With the exception of the demolition of a non-original attached rear patio cover, removal of a decorative vertical attic vent, and wood siding to accommodate addition, the proposed project will not cause damage to the prominent historic features of the existing structure along the front and sides visible from Molino Avenue. Based on recent street survey, the building is in well preserved condition and well maintained.
- Archeological Resources – No major excavations or grading is proposed.
- Historic Materials that Characterize the Property – The proposed addition will not destroy historic materials that characterize the property along the front of the original building.
- Form and Integrity – The proposed addition and porch will not cause damage to the essential form and integrity of the existing structure or the District and is consistent with surrounding one and two-story structures in the vicinity.

Overall, the proposed scope of work will be consistent and meet the Secretary of the Interior's Standards for Rehabilitation where the project involves minor demolition to accommodate the rear addition while maintaining the existing historic materials, features, and spatial relationships that characterize the building and property. Although the applicant is proposing alternative materials that may appear compatible with a Craftsman building, staff is requiring and conditioning more appropriate materials in order to be compatible with the existing building's features. This includes continuation of wood shingle cladding and exposed rafter tails as distinguished at the prominent façades of the building. This ensures the addition will incorporate compatible materials but also be visually distinguishable including through use of a scaled design that distinguishes the new addition from the original building footprint and envelope.

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

The subject property is a contributing property within Rose Park Historic District. The Ordinance for the Rose Park Historic District Guidelines requires that projects comply with the Secretary of Interior's Standards for Rehabilitation. The Guidelines state that adding a single-story addition to the rear of the residence is acceptable provided that the addition is "sensitively designed and is not highly visible from the public right-of-way, should be compatible with the historic character of the residence, should not envelop or be larger overall than the existing building, and should not be wider than the existing footprint or taller than the existing roofline." As proposed, improvements will be limited to a one-story addition to the rear of the residence. The addition will not be fully visible from public view along Molino Avenue because the addition will be recessed from the original footprint along north elevation.

The one-story addition and porch to the rear of the dwelling preserves the essential form and character of the building in massing, scale and architectural feature. The

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proposed style of architecture, use of materials, paint colors and exterior finishes are not uncharacteristically different from the predominant style of the existing residence and of the Rose Park Historic District.