

**CERTIFICATE OF APPROPRIATENESS
COAC 2103-01
FINDINGS AND ANALYSIS
32042 E 6th STREET**

ANALYSIS:

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

The project site is located within the Rose Park South Historic District, which was adopted under Ordinance number C-7759 (adopted in 2001). The project proposes to construct a new 375 square foot ground floor addition and a new second floor addition to the rear of an existing single-story residence. The project meets these requirements and those of the City's Zoning Code, subject to conditions.

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 subject property is 6,750 square feet in area (50 feet wide by 135 feet deep) and has been developed with a single-story house and a two-story apartment building located at the rear of the lot. The existing one-story residence was constructed in the Craftsman architectural style and the two-story apartment building was constructed in the vernacular Italianate architectural style. No changes are proposed to the apartment building.

The project will add 375 square feet of new living area to the rear of the Craftsman home and a new second story addition. The proposed addition is designed in the Craftsman architectural style, which will match the architectural style of the existing house and features exterior wood siding, double hung wood sash windows and a gable roof system. With the modifications recommended by staff, the new second floor addition is compatible with the existing scale and massing of the neighborhood as the historic district is developed with both one- and two-story buildings.

The size, placement, and height of the new second story will not adversely impact the adjacent properties or properties located in the district. No changes to the existing two-story apartment building is proposed under this application.

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

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

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

The proposed addition is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The site is currently developed with multi-family residential uses and the use will not change. The zoning code allows two residential units by right, the project will enlarge one of the existing residences.
- Character – Two-story structures are found throughout the neighborhood and throughout the Rose Park South Historic District, so the new second story will not change the character of the neighborhood or the district. The new addition will incorporate similar character defining features found on the existing historic structure and within Rose Park South, such as exterior wood siding, wood windows, and gable roof systems. The conditions of approval require that the addition maintain appropriate massing and scale. With the recommended modifications, the proposed addition is compatible in size, scale and exterior building materials to the adjacent properties and other buildings in the district.
- Changes to Historic Features – A new second story is proposed over a single-story Craftsman home. The addition has been conditioned to minimally impact the historic features of the home. No changes are proposed to the contributing apartment building at the rear. The new addition will not change the historic significance of the property or impact the integrity of the district. The new addition has been designed to complement the architecture style of the contributing residential dwelling and the development pattern of the neighboring properties and the district at large.
- Distinctive Features – The new addition will feature exterior wood siding, wood windows and a gable roof system, similar to character defining features on the existing residence and on the contributing structures found within the district.
- Deteriorated Historic Features – The project will include restoration of the porch, structurally reinforcing the roof system and repairing of dry rot damage.
- Damage to Historic Materials – No character defining features will be damaged as a result of the new addition. Proposed changes to historic wood window size and placement on the existing structure would damage existing character defining features and the project has been conditioned to

retain the existing windows and prohibits their removal or resizing or replacement of an original wood windows on the existing structure.

- Archeological Resources – Any archeological resources found will be protected and preserved. No resources are known. No major excavations or grading is proposed.
- Historic Materials that Characterize the Property – The one-story residential dwelling is a contributing resource that, is rectangular in shape and features wood windows, a gable roof system and exterior wood cladding. As conditioned, the proposed project including the proposed addition will not destroy existing historic materials that characterize the property. The two-story apartment building located at the rear of the lot would remain untouched by this proposal.
- Form and Integrity – As conditioned, the new addition will not cause damage to the essential form and integrity of structure nor the integrity of the District. The two-story addition is consistent in massing and size with the two-story buildings found within the neighborhood and district.

In accordance with the Secretary of the Interior's Standards for Rehabilitation, Standard No. 9 states the new construction will not destroy historic materials, features, and spatial relationships that characterize the property or the district as a whole. The addition is proposed at the rear of the house, and the second story addition is primarily over the new ground level addition. A portion of the new second floor is located over the existing house, however as conditioned, this is considered a minimal impact to the original house.

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

The subject property is a contributing property within the Rose Park South Historic District. The Design Guidelines for the Rose Park South Historic District require that project comply with the Secretary of Interior's Standards for Rehabilitation. The Design Guidelines state: "An upper story addition may be acceptable for a single-story property, provided that it is sensitively designed and not highly visible from the public right-of-way...The size and massing of the upper story addition should be compatible with the historic character of the residence. The addition should not envelop or be larger overall than the existing building and should be no wider than the existing footprint. The addition should reasonably blend with and complement the existing pitch and shape of the roof. "

As conditioned, the proposed addition is compatible with the Design Guidelines. The two-story addition is proposed at the rear of the existing house. The second story addition will not be larger than the existing home and it will not be wider than the footprint of the existing house. The second story is proposed with the same roof pitch and shape of the roof as the existing house.