

**CERTIFICATE OF APPROPRIATENESS  
COAC2012-02  
FINDINGS AND ANALYSIS  
3544 GUNDRY AVENUE**

**ANALYSIS:**

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

The subject site, 3544 Gundry Avenue, is located within the California Heights Historic District, which was established in 1990 (C-6704) and expanded by ordinance on 2000 (C-7702). The property is currently improved with a 1,077 square-foot single-story home and 327 square-foot garage. The primary structure is an existing contributing structure that was constructed in 1929 in the Spanish Colonial Revival architectural style.

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

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

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

The proposed project, as conditioned, will not adversely affect any significant historical, cultural, architectural or aesthetic features of the subject property. All work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The proposed structure will be detached from the main residence fronting Gundry Avenue. The garage/pool house accessory structure will be located along the side property line to the south, be set back 34'4" from the side property line to the north, 5" from the rear property line to the east and will be located 79'4" from the front property line to the west on the rear half of the lot. The garage portion of the structure will maintain visibility from the street just as the original garage does, and the new pool house will be entirely tucked behind the garage portion of the structure and fully screened from view. The roof orientation, pitch and style are designed to be compatible with the style of the existing main dwelling and will minimize visual impacts and ensure compatibility with the main dwelling and neighborhood.

The existing wing wall to be demolished on the driveway and fronting Gundry Avenue is not original to the property and will be replaced with a new 6'6" wood gate that would allow access to the proposed garage. Originally, the property did not have a wing wall and access to the garage would not have been obstructed.

Demolishing the existing wing wall would allow access to the garage as originally intended. As proposed the project is in compliance with the Code requirements and the California Heights Historic District Design Guidelines and Spanish Colonial Revival Style Guide. Any damage to the primary structure as a result of the wing wall demolition shall be repaired as original and like for like per the conditions of approval.

The design and exterior materials of the proposed project are compatible with the main dwelling's Spanish Colonial Revival architectural style and the overall context of the district. The height of the primary residence facing Gundry Avenue is 13'-11" to the peak of the roof and the height of the proposed garage and pool house structure is 13'-4" to the highest peak of the roof. The proposed structure will match the existing pitch, style and roof orientation of the primary residence and will be located in the rear half of the property, consistent with the historic district ordinance and guidelines. Additionally, the property is adjacent to and in the vicinity of a mix of one-, and two-story structures consisting of a variety of architectural styles on Gundry Avenue, ranging from Craftsman, Minimal Traditional and Spanish Colonial Revival.

The proposed garage/pool house structure has been designed to complement and match the architectural style of the primary residence, but it is detached from the main dwelling and differentiated by a height difference from the original primary residence. The proposed project represents a simplified, contemporary interpretation of the Spanish Colonial Revival architectural style that will provide a cohesive design between the new garage/pool house and the existing main dwelling. Moreover, as designed, the proposed project will be compatible with the neighborhood and adjacent properties within the vicinity as there are a number of properties on the block and in the vicinity that contain similar accessory structures. Given this varied context the proposed project is compatible with the neighborhood.

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

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

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

The proposed garage/pool house structure is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The existing use is a single-family residence consisting of a one-story structure. The use of the existing structure as a single-family home will

remain unchanged with the proposed scope of work. The garage/pool house structure will be accessory to the primary single-family residence.

- Character – The character-defining features of the original residence will remain unchanged. The proposed detached garage/pool house structure is limited to the rear half of the property and does not touch the contributing structure, leaving the existing historic structure intact. The proposed wing wall to be removed is not original to the primary structure and currently obstructs access to the garage. The demolition of the non-original wing wall and new period appropriate wood gate will bring the property under conformance with the zoning ordinance, California Heights Guidelines, and the Spanish Colonial Revival Style Guide. The proposed project is designed to be compatible in size, scale and exterior building materials to the existing residence, adjacent properties, and other buildings in the District.
- Changes to Historic Features – The proposed garage/pool house structure is detached from the primary residence and is located in the rear half of the lot; due to the matching roof orientation and site placement the new garage and pool house will be compatible with numerous other properties within Gundry Avenue and the vicinity which also have similar accessory structures. The design and exterior materials used for the garage/pool house structure will be compatible with the historic features of the primary structure. No work is proposed to the existing main dwelling except for the removal of the non-period appropriate wing wall which is attached to the main dwelling.
- Historic Significance – The proposed garage/pool house structure will not change the historic significance of the property or affect the integrity of the district. As proposed, the scale and size of the proposed structure do not detract from the existing primary residence as a contributing structure or as a primary structure.
- Distinctive Features – The proposed garage/pool house structure will not change the distinctive features of the existing contributing building or property. The existing features of the primary residence will remain in place. The proposed detached structure would be constructed in an appropriate scale, location, and design that would not obscure existing distinctive features of the primary residence.
- Deteriorated Historic Features – There are no deteriorated historic features addressed as part of this proposal. As conditioned, work to the primary structure is not proposed at this time and is not authorized as part of this grant, and any future windows to be installed on the primary structure (as well as those on the new garage/pool house) are to be wood windows. Any future repair to historic features and materials of the existing primary residence, such as stucco siding and window trim, requires a separate Certificate of Appropriateness, as conditioned.

- **Damage to Historic Materials** – The proposed garage/pool house will not impact or damage any historic features of the primary residence. The demolition of the existing wing wall facing Gundry Avenue is not anticipated to cause damage to the historic features of the existing structure and as conditioned any damage must be repaired like for like as original.
- **Archeological Resources** – Any archeological resources found will be protected and preserved. No resources are known. No major excavations or grading is proposed.
- **Historic Materials that Characterize the Property** – The proposed garage/pool house structure will not destroy historic materials that characterize the property.
- **Form and Integrity** – The proposed garage/pool house structure will be detached from the primary residence and will not cause damage to the essential form nor the integrity of the main residence or the District. The proposed project is architecturally consistent with the existing main residence, the existing garage to be demolished and the surrounding structures along Gundry Avenue. The proposed structure will be in a simple rectangular style with stucco cladding and accessible from Gundry Avenue like most accessory structures in the neighborhood.

The proposed garage/pool house structure will have a size, scale, and profile that is compatible with the architectural style of the existing residence and has been designed with consideration of the context of the properties adjacent to the subject site and other properties within the California Heights Historic District. In accordance with Secretary of Interior's Standards for Rehabilitation, Standard No. 9 the overall scale, size, and design of the proposed garage/pool house structure do not detract from the existing primary residence as a contributing structure or as a primary structure in the California Heights Historic District.

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

The subject property is a contributing property within the California Heights Historic District. The District Ordinance requires that projects comply with the Secretary of Interior's Standards for Rehabilitation. In addition, the California Heights Historic Design Guidelines address the design of accessory buildings. The proposed project would comply with the design guidance provided in the Guidelines, as the garage and pool house structure is detached from the main residence and located in rear half of the property, features a design to minimize visual impacts and match the historic location and placement of the original garage and the architectural style of the main residence, and includes features and materials compatible with the contributing structure on the lot. The construction of the proposed garage/pool house structure and demolition of the wing wall fronting Gundry Avenue would not

obscure or damage existing character-defining features or structures on the property. The proposed project is designed in a contemporary Spanish Colonial Revival architectural style and the materials, and exterior finishes are consistent with those found in the existing residence and in the immediate contributing buildings with a Spanish Colonial Revival architectural style. The historic character of the existing primary structure would remain intact with construction of the proposed project and demolition of the wing wall fronting Gundry Avenue.