

CERTIFICATE OF APPROPRIATENESS
HP16-588
FINDINGS AND ANALYSIS
3576 Falcon Avenue

ANALYSIS:

In compliance with Section 2.63.070 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 is located at 3576 Falcon Avenue, on the east side of Falcon Avenue between 36th Street to the north and Wardlow Road to the south (Exhibit A – Location Map). The property has a zoning designation of R-1-N and is improved with a one-story, single-family residence, and detached two-car garage. Built in 1930, the home was constructed in the Spanish Colonial Revival architectural style. This residence is a contributing structure within the California Heights Historic District (Ordinance C-7702).

In compliance with Section 2.63.070 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 2.63.070(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 design of the building addition and proposed materials are compatible with the structure's Spanish Colonial Revival architectural style including a flat roof with decorative clay tiles stucco siding, louvered attic vents, and wood framed windows.

Visibility of the addition from the public right-of-way will be minimal, as the one-story addition will be located at the rear of the existing residence and is much narrower in width. The existing residence is 25-feet 2-inches wide, and the addition is 18-feet 5-inches wide. The height of the building will continue the same height of the existing structure of 14 feet.

Given the location, size, and height of the addition, the mass of the addition is appropriate with the existing residence and does not exceed what is typically found within the neighborhood context.

The Spanish Colonial Revival architectural style is prominent in the district, and the proposed addition is compatible with the Guidelines for the California Heights Historic District.

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, however this project will repair fire damage.

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 and detached one-car garage is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The residential use of the existing structure as a single-family home will remain unchanged.
- Character – The character of the existing structure is not changing. The primary character defining features of the building on the front façade will be preserved. One non-period window along the front elevation will be restored to a wood frame window with divided lites to match the existing windows on the front elevation. The addition is compatible in size, scale and exterior building materials to other buildings in the district.
- Changes to Historic Features – The majority of the existing historic building and its historic features will remain intact with the exception of the rear wall which will be removed to accommodate the addition and built to match the existing historic features.
- Historic Significance – The new addition will not change the historic significance of the property or impact the integrity of the district.
- Distinctive Features – The new addition will not change the distinctive features of the existing building or property. The existing flat roof with decorative clay tiles, geometric entry tower with arch entry, stucco siding, louvered vent details, and wood windows will remain in place and incorporated into the new addition.
- Deteriorated Historic Features – There are no deteriorated historic features other than what was caused by the fire damage along the rear southeast corner of the existing building. This project repairs that damage.
- Damage to Historic Materials – The new addition and fire repair replacement along the rear southeast corner of the existing building will

not cause damage to the historic features on the existing structure as it will be replaced to match the existing 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 new addition will not destroy historic materials that characterize the property.
- Form and Integrity – The new addition will not cause damage to the essential form and integrity of the existing structure or the district.

The new addition is consistent with the architectural style, scale and materials of the existing building and of other properties 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 structure within the California Heights Historic District. The Guidelines for the California Heights Historic District Guidelines require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, the project retains the historic character of the building aside from the rear wall of the existing structure. The majority of historic building materials and character defining features will remain intact. The new addition preserves the essential form and character of the building in massing, scale and architectural features. The proposed style of architecture, use of materials, paint colors and exterior finishes are not uncharacteristically different from the predominant style of the immediate surroundings.

CONDITIONS OF APPROVAL

Address: 3576 Falcon Avenue

Application No.: HP16-588

Hearing Date: December 12, 2016

1. This approval is for a request to allow fire-damage repair of an existing building, exterior façade alterations, and construction of a 640-square-foot addition to the rear of an existing single-family dwelling. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted in November 17, 2016, as amended. These plans are on file in this office, except as amended herein.
2. The project must be completed per the plans 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 Planning Bureau staff before implementation. Upon completion of the project, a staff inspection must be requested by the Applicant to ensure that the approved plans have been executed according to approved plans and that all conditions have been implemented before occupancy hold can be released.
3. There is a ten calendar-day appeal period that will lapse at 4:30 p.m., ten calendar days after the action by the Cultural Heritage Commission is made. Appeal of the Commission's action will not be accepted after this time. A separate fee will apply to appeal an action taken by the Cultural Heritage Commission.
4. 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 2.63.070(I), this approval shall expire within one year 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 2.63.070(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.
5. 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.
6. Any building materials, vents, architectural details, window and door trim, used in the project, shall be constructed or restored with the same or similar material as those existing features, finished to match.

7. That any existing non-period appropriate windows be replaced with new wood windows or other material compatible with the period. Final selection of the new replacement windows shall be reviewed and approved by Planning Bureau staff prior to installation.
8. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
9. 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.
10. A building inspection must be completed by Planning Bureau staff to verify compliance with the plans approved by Cultural Heritage Commission prior to issuance of a Certificate of Occupancy from the Building Bureau.
11. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code. Landscape plan shall be submitted prior to the building permit issuance.
12. All proposed fencing shall be reviewed and approved by Planning Bureau staff prior to installation.
13. 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 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.