

CERTIFICATE OF APPROPRIATENESS
HP16 -301
FINDINGS AND ANALYSIS
729 Daisy 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 729 Daisy Avenue, on the west side of Daisy Avenue between 7th Street and 8th Street (Exhibit A – Location Map). The property has a zoning designation of PD-10 and is improved with a one-story, single-family residence, and detached two-car garage. Built in 1907, the existing building was constructed in the Transitional architectural style. This residence is a contributing structure within the Drake Park/Willmore City Historic District (Ordinance C-7538).

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 new unit and attached garage and proposed materials are compatible with the structure's Transitional architectural style. Visibility of the new rear unit and garage from the public right-of-way will be limited, as the one-story unit and attached garage will be located behind the existing home and will share the similar side yard setbacks. As designed, the new unit will be more than 3 feet shorter than the existing unit with the same roof pitches. Both the proposed location of the new unit at the rear of the property and the building's height will not adversely impact any historic character and features of the existing structure or properties in the district, or the subject property's status as a contributing structure.

Attached to the new unit and located at the rear northwest corner of the lot, the location of the four-car garage will also have minimal visual impacts to the public right-of-way. Like the proposed rear unit, the garage will be 16 feet 10 inches to top of roof. Both the proposed location and height of the garage will not adversely impact any historic character and features of the existing structure or properties in the district, or the subject property's status as a contributing structure.

The Transitional architectural style is prominent in the district, and the proposed rear unit with attached four-car garage is compatible with the Guidelines for the Drake Park/Willmore City Historic District as identified in the Landmark District ordinance.

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 new unit and attached four-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 will not change. The project is for a new structure to complement the character of the existing structure with minimal visibility from the public right-of-way. The primary character defining features of the building on the front façade will be preserved, and enhanced with replacement of a period-appropriate front door. The new building is compatible in size, scale and exterior building materials to the existing unit, as well as other buildings in the district.
- Changes to Historic Features – There will be no alterations to the existing unit, except for improvement conditioned by staff to remove bars from rear windows and to restore the front door to period-appropriate style. The existing two-car garage will be removed and replaced with a four-car garage with similar features to the existing unit and garage.
- Historic Significance – The proposed new unit will not change the historic significance of the property or impact the integrity of the district.
- Distinctive Features – The proposed new unit and attached garage will not change the distinctive features of the existing building or property. The existing roof, composition shingle, and wood sash style window and trim will remain in place and is incorporated into the new unit and attached four-car garage.

- Deteriorated Historic Features – The property owners will improve certain historic features, including restoring the front door to a period-appropriate door, and removing bars from rear windows. No other changes to the existing residence are proposed.
- Damage to Historic Materials – The new residence will not cause damage to the historic features 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 new residence and attached four-car garage will not destroy historic materials that characterize the property.
- Form and Integrity – The new structure to be located behind the existing residence, will not cause damage to the essential form and integrity of the existing structure or the district.

The new unit and attached four car-garage has a size, scale, and profile that is consistent with the architectural style, scale and materials of the existing building and of other properties in the Drake Park/Willmore City 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 Drake Park/Willmore City Historic District. The Guidelines for the Drake Park/Willmore City District require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, the project retains the historic character of the building since there are minimal changes to the historic structure. The only changes proposed are conditions requiring restoration of the front door and removal of security bars from windows. The historic building materials and character defining features along the front façade are fully protected and will be improved with the period-appropriate door. The new rear unit and attached four-car garage complements the essential form and character of the existing building in massing, scale, and architectural features. The proposed use of materials, paint colors, windows and exterior finishes are not uncharacteristically different from the predominant style of the immediate surroundings.

CONDITIONS OF APPROVAL
Address: 729 Daisy Avenue
Application No.: HP16-301
Hearing Date: November 14, 2016

1. This approval is for the construction of a new one-story, 930 square-foot dwelling unit with an attached 700 square-foot four-car garage in the rear portion of 729 Daisy Avenue. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted in June 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. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
8. 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.
9. 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.
10. The new unit and attached four-car garage shall be painted to match the existing home with the following color palette:
 - a. Exterior Paint: Behr Tin Foil N500-3
 - b. Trim: Behr Frost 57
11. The proposed siding of the new unit and attached garage shall be composite horizontal siding to match in size and profile the existing historic residence. Final selection shall be subject to Planning Bureau staff review and approval.
12. The final selection of garage door styles shall be reviewed and approved by Planning Bureau staff.
13. All new windows and sills shall be wood to match the windows of the historic residence and shall be subject to review and final approval by Planning Bureau staff.
14. All security bars will be removed from the windows of the existing building.
15. The front door of the existing unit will be replaced with a new period appropriate door. Final door selection shall be subject to Planning Bureau staff approval.
16. The final plans submitted to the Department of Development Services shall reflect that must include a gate at the rear property line to provide alley access for trash removal.
17. The new, four-car garage must be used for storage of cars only and must never be employed or converted for another use. This must be reflected in the final plans submitted to the Department of Development Services.

18. 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.
19. No portions of the proposed garage or existing accessory structure shall be used as a dwelling unit. No area within the structures shall be separately rented nor serve as a third dwelling unit. A covenant shall be recorded with the Los Angeles County Recorder's office that the any part of the combined accessory structure shall not be rented out as a separate dwelling unit.
20. 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.