

**CERTIFICATE OF APPROPRIATENESS**  
**HP16-411**  
**FINDINGS AND ANALYSIS**  
**2525 E. 5<sup>th</sup> Street**

**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 2525 E. 5<sup>th</sup> Street, on the north side of 5<sup>th</sup> Street between Junipero Avenue to the west and Molino Avenue to the east (Exhibit A – Location Map). The property has a zoning designation of R-3-S and is improved with a one-story, single-family residence, and detached one-car garage. Built in 1925, the home was constructed in the craftsman bungalow architectural style. This residence is a contributing structure within the Rose Park South Historic District (Ordinance C-7759).

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 craftsman bungalow architectural style including the 3-inch high wood siding, composition shingles, decorative wood attic venting, high 5"/12" roof pitch, exposed wood rafters, wood columns, brick fireplace and front porch, single hung wood windows, and a planter box.

Visibility of the addition from the public right-of-way will be limited, as the two-story addition will be located at the rear of the building and be placed 56 feet into the lot measured from the front property line. The addition will share the same side yard setback of the existing residence of 7-feet 4-inches along the west

property line. Both the proposed location of the addition at the rear of the property and the building's height will not adversely impact any historic character given the context of the neighborhood block which two-story structures make up 55% (16 two-story structures out of 29 properties) of the entire block on E. 5<sup>th</sup> Street between Junipero and Molino Avenue.

Given the location of the second story addition and how it is placed 56 feet from the front property line and 35 feet from the front of the first story to the front of the second story, the mass of the addition is appropriate with the existing residence and does not exceed what is typically found within the neighborhood context.

The location of the new detached one-car garage will also have minimal visual impacts to the public right-of-way and will be placed towards the northwest corner of the rear lot. The detached one-car garage will retain the same materials and pitch of the residence and 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 Craftsman architectural style is prominent in the district, and the proposed addition with detached one-car garage is compatible with the Guidelines for the Rose Park South 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. 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 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. 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 window awnings on the west and south elevation. The porch rebuild on the east elevation as appropriately conditioned will retain the concrete steps and landing features of the existing building.

- Historic Significance – The new addition and detached one-car garage will not change the historic significance of the property or impact the integrity of the district.
- Distinctive Features – The new addition and detached one-car garage will not change the distinctive features of the existing building or property. The existing roof pitch, composition shingle, wood siding, decorative vent details, and wood windows will remain in place and incorporated into the new addition.
- Deteriorated Historic Features – The porch repair on the east elevation as appropriately conditioned will retain the concrete steps and landing features of the existing building. The brick wrapped around the porch will be redesigned to match the existing pattern.
- Damage to Historic Materials – The new addition and detached one-car garage 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 addition and detached one-car garage will not destroy historic materials that characterize the property.
- Form and Integrity – The new addition and detached one-car garage will not cause damage to the essential form and integrity of the existing structure or the district.

The new addition and detached one 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 Rose Park South Historic District.

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

The subject property and the detached one-car garage is a contributing structure within the Rose Park South Historic District. The Guidelines for the Rose Park South 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 since there are minimal changes to the historic structure. The changes will include removal of the rear wall of the building, removal of awnings on the west and south elevation, and repair of the existing porch on the east elevation. The majority of historic building materials and character defining features along the front and side facades 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: 2525 E. 5<sup>th</sup> Street**

**Application No.: HP16-411**

**Hearing Date: October 10, 2016**

1. This approval is for the construction of a 321-square-foot first floor and 483-square-foot second floor to the rear of a one-story bungalow and a detached 210-square-foot one-car garage. 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. 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. The proposed siding of the addition shall be wood siding to match the original siding material of the existing historic residence. The size and width of the siding shall match the existing historic residence.
11. Maintain the original concrete landing and steps for the porch along the north and east elevation.
12. 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.
13. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code.
14. 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.
15. 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.