

**CERTIFICATE OF APPROPRIATENESS
HP16-464
FINDINGS AND ANALYSIS
318 Carroll Park West
Carroll Park Historic District**

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):

Staff has analyzed the proposed project in accordance with Chapter 2.63.070 of the Municipal Code (Cultural Heritage Commission Ordinance), the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards), and the Carroll Park Historic District Ordinance. Staff finds the project meets these requirements and those of the City's zoning codes. The proposed alterations to the non-contributing building reverse past inappropriate alterations and maintains a general compatibility and visual cohesion with the district.

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 building since the structure is a non-contributing structure. As proposed, the project is compatible with the mass and scale of the neighborhood. The cross gable roof design is commonly found throughout the district and would not present a visual disruption to the mass and scale of the neighborhood. The proposed wood siding and wood window materials are typical of the Craftsman Bungalow architectural style which is the most prevalent style in the 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 two-story second dwelling unit and attached two-car garage are 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 has been substantially altered. The building modifications will be more compatible in size, scale and exterior building materials to other buildings in the district.
- Changes to Historic Features – The existing building is a non-contributing structure and has few historic features remaining.
- Historic Significance – The alterations are appropriately scaled and will not have an effect on the non-contributing structure's significance, or impact the integrity of the district.
- Distinctive Features – Few distinctive features remain on the building. The new architectural features are broadly compatible with the district and use materials found throughout the district.
- Deteriorated Historic Features – Most features have been altered and/or replaced. The proposal includes replacement of altered architectural features.
- Damage to Historic Materials – The remodel will not cause damage to the historic features on the existing structure since the structure is substantially altered.
- Archeological Resources – Any archeological resources found will be protected and preserved.
- Historic Materials that Characterize the Property – The remodel will not destroy historic materials that characterize the property since the building is a non-contributing structure due to alterations.
- Form and Integrity – The project will not cause any further damage to the essential form and integrity of the existing structure or the district. The kitchen addition has altered the form considerably along with past roof alterations.

The project has a scale and mass that is consistent with the existing building and historic district. The materials proposed as part of the project are compatible with the historic district and retains the integrity of the property and Landmark District.

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

The General and Specific Guidelines and Standards for the Carroll Park Historic District in the district adoption ordinance (C-6761- adopted 1982) require that projects conform to the bulk mass, scale and height of the majority of existing structures on both sides of the street. The style of architecture, use of materials, paint colors, exterior finishes and landscape treatment shall not be uncharacteristically different from the predominant style of the immediate surroundings. The proposed project is designed with Craftsman Bungalow

influences, and uses materials and colors compatible with the district and maintains a building mass and scale that is compatible with properties in the district.

CONDITIONS OF APPROVAL

Address: 318 Carroll Park West

Application No.: HP16-464

Hearing Date: November 14, 2016

1. This approval is for a remodel of a one-story non-contributing structure. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted on September 12, 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 repainting 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.

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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. That all final door and window selections shall be reviewed and approved by Planning Bureau staff prior to issuance of a building permit.
10. Any exterior light fixtures shall be compatible with the architectural style of the building and period appropriate.
11. The applicant shall be responsible for requesting a Planning Bureau staff site inspection during framing inspection of the project.
12. 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.