



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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October 10, 2016

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness request for construction of a 321-square-foot first floor addition and a 483-square-foot second floor addition at the rear of an existing one-story bungalow, and construction of a new a detached 210-square-foot one-car garage with alley access at 2525 E. 5th Street in the Rose Park South Historic District. (District 2)

APPLICANT: Cameron Crockett
1327 Loma Avenue
Long Beach, CA 90804
(Application No. HP16-411)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness to allow the construction a 321-square-foot first floor and 483-square-foot second floor addition to the rear of a one-story bungalow and a detached 210-square-foot one-car garage with alley access.

BACKGROUND

The subject property is located on the north side of 5th Street between Junipero Avenue to the west and Molino Avenue to the east (Exhibit A – Location Map). The site is located within the R-3-S zone (Three Family Residential District) and is developed with a 1,114-square-foot, one-story, single-family residence and a 170-square-foot detached one-car garage. The residence and garage were constructed in 1925 according to building permit records. The building is a contributing structure within the Rose Park South Historic District.

The residence and garage are designed in a variation of the Craftsman architectural style with high pitched gables, decorative attic venting, wood siding, composition shingles, and wood windows. The building is well preserved and retains all of its original Craftsman features (Exhibit B – Plans & Photographs).

ANALYSIS

The proposed project requires approval of the Cultural Heritage Commission because the size of the living area addition exceeds 250-square feet. In order to be granted approval, the project must comply with the Secretary of the Interior's Standards and meet the criteria for a Certificate of Appropriateness.

The new 804-square-foot addition will be attached to the rear of the building and situated 56 feet from the front property line. The first floor work will consist of a 321-square-foot addition to a new family room. The second floor will consist of a 483-square-foot addition creating an additional bedroom and master bedroom. With the addition, the residence will have a total of four bedrooms and three bathrooms. The proposed side yard setback to the west will maintain the existing 7-feet 4-inch setback of the existing residence and a 43-feet 4-inch rear yard setback. The new 210-square-foot detached one-car garage will be located towards the rear northwest corner of the lot and will maintain a side yard setback of 3 feet and rear yard setback of 10 feet. The existing one-car detached garage will remain in place. The subject property will have a total of two garage spaces and will be in compliance with the City's off-street parking regulations of two garage stalls for residences with two or more bedrooms.

The overall height of the new addition is proposed at 24 feet and 2 1/2 inches. The overall height to the top of the roof pitch for the original residence is 17 feet and 3 inches. The first floor and second floor addition will match the exiting roof pitch of 5"/12". The roof will be designed with a centered single-gable to match the original roof design. The second-story addition will be located 56 feet into the lot as measured from the front property line with a lot depth of 130 feet. The setback from the front of the first-story to the front of the second-story is 35 feet. Evaluating the scale of the addition to the existing single-family residence, the placement of the second story will visually blend the original structure into the second floor addition. Furthermore with regards to the scale of the neighborhood, there are 16 two-story buildings out of 29 properties within the neighborhood block on both the north and south side of East 5th Street between Junipero and Molino Avenue. With more than half of the properties (approximately 55%) having two-story residences, the proposed addition will remain in character with the neighborhood scale and context of the block. The overall height from grade to the top of pitch of the new garage roof will be 12 feet and match the roof pitch of the existing residence.

In order to integrate the proposed addition with the existing residence's Craftsman architectural style, several architectural features are incorporated including the 3 inch high wood siding, composition shingles, decorative wood attic venting, exposed wood rafters, wood columns, brick fireplace and front porch, single hung wood windows, and planter box. The materials for the proposed one-story detached one-car garage will match the existing residence and materials used will be compatible with the Rose Park South Historic District.

The Secretary of Interior's Standards for Rehabilitation, Standard No. 9 states the new addition will not destroy historic materials, features, and spatial relationships that characterize the property. There are no alterations proposed to the character-defining features on the existing residence aside from the rear wall of the building, removal of the fabric awnings along the west and north elevations, and the repair of the porch along the east elevation. Furthermore, Standard No. 9 states that it's important that the new addition be visually distinguished from the historic building. The addition should not give a false sense of the property's historical development. The Secretary of Interior's Standards for Rehabilitation, Standard No. 9 states that "new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features..." The second story addition incorporates a centered single gable roof with three exposed roof rafters running along the decorative attic vent on the north and south elevations of the building. A new brick chimney will be incorporated along the west elevation of the building which will tie in to the porch rebuild on the east elevation. The new detached one-car garage will also incorporate exposed roof rafters to match the exposed roof rafters on the addition.

RECOMMENDATION

Staff has analyzed the proposed project and has determined that the project meets the requirements set forth in Title 21 of the City's Zoning Code, Section 2.63.070 (Cultural Heritage Commission) of the Long Beach Municipal Code, the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings and the Rose Park South Historic District Ordinance. With conditions, Staff supports approval of the Certificate of Appropriateness for the 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. All the findings can be made in the affirmative for the proposed improvements, as these improvements are compatible in overall scale, massing, proportions, materials and colors to the architectural style of the existing structure on the property and in the context of the District. Staff recommends approval of the Certificate of Appropriateness subject to the conditions of approval (Exhibit C – Findings and Conditions of Approval).

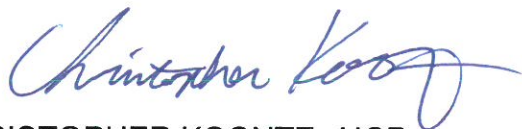
PUBLIC HEARING NOTICE

Public notices were distributed on September 20, 2016 and a notice was mailed to the Rose Park Neighborhood Association. As of this date no letters have been received.

ENVIRONMENTAL REVIEW

In accordance with Section 15301(e), Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for construction of small additions to single-family residences.

Respectfully submitted,

A handwritten signature in blue ink, reading "Christopher Koontz". The signature is fluid and cursive, with the first name and last name clearly legible.

CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER

A handwritten signature in black ink, reading "Linda F. Tatum". The signature is cursive and elegant, with the first name and last name clearly legible.

LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER
LFT:CK:NV

Attachments: Exhibit A – Location Map
 Exhibit B – Plans & Photographs
 Exhibit C – Findings & Conditions of Approval