



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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January 9, 2017

CHAIR AND CULTURAL HERITAGE COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness request for the construction of a 318-square-foot addition to the rear of a one-story Traditional style residence with Craftsman and Colonial Revival influence located at 2435 E. 1st Street. The property is a contributing structure within the Bluff Park Historic District. (District 3)

APPLICANT: Joe Zieba
2435 E. 1st St
Long Beach, CA 90803
(Application No. HP16-629)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness for the construction of a 318-square-foot addition to the rear of a one-story Traditional style residence with Craftsman and Colonial Revival influence located at 2435 E. 1st Street.

BACKGROUND

The subject property is located on the northwest corner of 1st Street and Lindero Avenue (Exhibit A – Location Map) within the R-2-L zone (Two-Family Residential District with Large Lots). The property is developed with a 1,951-square-foot, one-story, single-family residence and an existing 894-square-foot detached three-car garage that were constructed in 1912 according to building permit records. The garage was rebuilt in 1966 due to fire damage. The building is a contributing structure within the Bluff Park Historic District.

The residence and garage are designed in a Traditional architectural style with Craftsman and Colonial Revival influences. It features a centered entry, with large symmetrical windows, a medium-pitched hipped roof with shallow eaves, louvered attic vents, horizontal wood siding, wood shutters, and wood windows. The building is well preserved and retains most of its original Traditional style features (Exhibit B – Plans & Photographs).

ANALYSIS

The proposed project requires approval of the Cultural Heritage Commission because the size of the 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 318-square-foot one-story addition will consist of an 87-square-foot addition along the interior side of the house (west elevation) and a 231 square-foot addition along the rear of the house (north elevation). The addition along the side of the house will expand the existing bedroom, bathroom, master bedroom, and create a new laundry room. The addition to the rear of the house will create a larger master bedroom, master bathroom, and walk-in closet.

The project also proposes to modify the existing hipped roof configuration at the front of the building and restore it to the original gable roof as illustrated in a 1929 aerial provided by the applicant (Sheet A-1 of Exhibit B – Plans & Photographs). In addition the project is proposing a new front porch configuration over the existing staircase landing. Upon review of building permits, assessor records, and aerials, staff is only able to confirm a hipped-roof configuration with no porch from the aerials dating back to 1979.

The proposed interior side yard setback is 5 feet with a rear yard setback of 39-feet 4-inches. The overall height of the existing hipped roof is 17-feet 6-inches. The gabled roof configuration will maintain the same overall height of 17-feet 6-inches. The proposed addition and front porch will have a lower overall height of 14-feet 10-inches.

The existing three-car garage meets the City's off-street parking regulations and no changes are proposed to the garage. The addition will be in full compliance with the City's residential development standards and Zoning regulations applicable for this property.

Evaluating the scale of the addition and the proposed roof reconfiguration to the existing residence, the project will be well integrated with the original structure by remaining one-story and not exceeding the existing building height of (17-feet 6-inches). The addition will also remain in character with the neighborhood scale and context of the block as the properties within the immediate area consist of primarily two-story structures.

In order to integrate the proposed addition with the existing residence's Traditional architectural style, several architectural features are incorporated including an intermediate gable roof pitch, wood siding, louvered attic venting, shallow eaves, wood windows, wood doors, and an attached wood trellis at the rear of the addition. The materials for the proposed addition will match the existing residence and materials used will be compatible with the Bluff Park Historic District.

The existing residence has two non-period aluminum windows located in the kitchen. Staff has included a Condition of Approval to replace the two non-period windows with wood frame windows.

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. 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 addition incorporates a reduced overall height of 14-feet 10-inches in comparison to the existing structure (17-feet 6-inches) which will clearly distinguish the old from the new. The one-story addition will also maintain a reasonable scale in size and mass in the context of the neighborhood which consists of primarily two-story structures. Lastly, the addition will incorporate consistent materials and elements compatible with the Traditional style.

Along the front entry porch landing and rear exit deck, new brick will be proposed to match the existing brick found in one of the side exit landings and chimneys.

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 Bluff Heights Historic District Ordinance. With conditions, Staff supports approval of the Certificate of Appropriateness for the 318-square-foot, one-story addition. 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 December 23, 2016. As of this date, no objections have been filed as it relates to the project.

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, appearing to read "Christopher Koontz".

CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER

A handwritten signature in blue ink, appearing to read "Linda F. Tatum".

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