



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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November 14, 2016

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness request for construction of a new detached one-story dwelling unit with two bedrooms, two bathrooms and attached four-car garage proposed in the rear of the property with an existing single family home in the PD-10 zoning district. The property is located at 729 Daisy Avenue, in the Drake Park/Willmore City Historic District. (District 1)

APPLICANT: Lien Le
729 Daisy Avenue
Long Beach CA 90813

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness to allow the construction of a new, 930 square-foot dwelling unit and attached 700-square-foot four-car garage.

BACKGROUND

The subject property is located on the west side of Daisy Avenue between 8th Street to the north and 7th Street to the south (Exhibit A – Location Map). The site is located within the PD-10 zoning district (Two Family Residential District) and is developed with a 1,550-square-foot, one-story, single-family residence with a detached two-car garage. The residence was constructed in 1907, and the garage was constructed in 1923. The building is a contributing structure within the Drake Park/Willmore City Historic District.

The existing residence located in the front of the property is designed in the Transitional architectural style which “transitions” from the Victorian architectural style into Craftsman period in terms of design and materials. These buildings were generally constructed from the 1900s to the 1910s and carried over elements of Victorian style features into Craftsman style buildings. The house has modest Victorian features including combination hip and gable roof, hip and gable centered dormer, bay windows, and transom windows. The Craftsman features include a full-width porch with four

classical columns, and the porch supports and foundation are finished with stonework. The building is generally well preserved and retains its original wood windows (Exhibit B – Plans & Photographs).

ANALYSIS

The proposed new detached rear unit and four-car garage will be located on the rear half of the lot and take vehicle access from the alley. The building will feature a hip and gable roof with a roof pitch similar to the existing structure. Roofing material will include grey asphalt composition roof shingles. The structure will use a composite siding of a similar size and profile to the existing residence. A lower covered entry is proposed over the primary entry with a hip and gable roof. The new dwelling will have an overall building height of 16 feet 10 inches, making it 3 feet shorter than the existing home which has a height of 20 feet 4 inches to the top of the roof. This lower height does not overpower the scale of the existing building and retains a spatial relationship that visually maintains the existing building as the primary structure.

The new garage will replace the existing detached garage. Due to the location of the new unit and attached garage behind the existing building, the visual impact will be less substantial from the public right-of-way. As designed, the new unit will be setback an additional six inches from the north side property line than the existing building. On the south side, the building will be setback 10 feet from the side property line. The garage will be set back 9 feet from the rear property line. Two garage doors will provide vehicle access from the alley. A condition of approval has been included that final selection of the new garage doors be subject to staff approval.

The primary window style throughout the existing residence are wood sash double-hung windows, with two large tripartite fixed and double-hung windows on the front elevation. In the proposed dwelling unit, all windows will be double-hung wood sash windows with trims and sills to match the existing building. Currently, some existing windows are covered with security bars and the property owner has agreed to remove all security bars from existing windows and replace the front door with a period-appropriate alternative. These changes are consistent with the Secretary of Interior's Standards to maintain historic building features and to remove inappropriate alterations.

In order to make the new unit match the existing building, several architectural features are incorporated including the use of matching siding style and color, the lower pitch roof, matching windows, and paint colors. The location of the new unit behind the existing unit, and the location of the four-car garage at the rear northwest corner of the lot, limits the amount of alteration to the original historic look. Staff has imposed conditions of approval that will improve the existing home. The front façade will be improved by replacing the front door with a door that is period appropriate, and by increasing the amount of landscaping in the front yard. All bars will be removed from existing windows. Aside from these improvements requested by staff, there are no alterations proposed to the existing front unit, therefore keeping all character-defining features intact.

While the new unit will be compatible with the existing residence's Transitional architectural style and the district as a whole, it is important that the new unit be visually distinguished from the historic building. The unit 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..." To achieve that standard, the rear unit is a detached structure, and staff ensured that the rear unit and attached four-car garage will pop out towards the southern side property line, clearly distinguishing it from the existing front unit.

The property is located in the PD-10 (Willmore City) zoning district which permits the addition of second dwelling units. Under the City's zoning ordinance, the proposed project is required to have two parking spaces per dwelling unit. This project meets this and all other of the City's zoning and development standards.

RECOMMENDATION

Staff has analyzed the proposed project and has determined that the project meets the requirements set forth in Title 21 Zoning Code, Section 2.63.070 (Cultural Heritage Commission) of the Long Beach Municipal Code (LBMCC); the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the Drake Park/Willmore City Historic District Ordinance. With conditions, Staff supports approval of the Certificate of Appropriateness for a new 1-story, 930 square-foot dwelling unit with an attached 700 square-foot four-car garage in the rear portion of 729 Daisy Avenue. 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 October 24, 2016 and a notice was mailed to the Willmore City Heritage Association. As of this date no letters have been received.

ENVIRONMENTAL REVIEW

In accordance with Section 15303(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for new construction of small structures including single-family homes.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Christopher Koontz", with a stylized flourish at the end.

CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER

A handwritten signature in blue ink, appearing to read "Linda F. Tatum", with a small red mark at the beginning of the first name.

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

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