



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90801 • (562) 570-6194 • Fax (562) 570-6068

December 12, 2016

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness request to allow fire-damage repair of an existing building, exterior façade alterations, and construction of a 640-square-foot addition to the rear of an existing single-family dwelling located at 3576 Falcon Avenue. The property is a contributing structure within the California Heights Historic District. (District 7)

APPLICANT: Lynn Jakoby
2892 N. Bellflower Blvd #224
Long Beach, CA 90815
(Application No. HP16-588)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness to allow fire-damage repair of an existing building, exterior façade alterations, and construction of a 640-square-foot addition to the rear of an existing single-family dwelling located at 3576 Falcon Avenue. The building is a contributing structure within the California Heights Historic District.

BACKGROUND

The subject property is located on the east side of Falcon Avenue between 36th Street to the north and Wardlow Avenue to the south (Exhibit A – Location Map). The site is located within the R-1-N zone (Single-Family Residential District) and is developed with a 1,074-square-foot, one-story, single-family residence and an existing 432-square-foot detached two-car garage. The residence and garage were constructed in 1930 according to building permit records. The building is a contributing structure within the California Heights Historic District.

The residence and garage are designed in a Spanish Colonial Revival architectural style with a flat roof with decorative clay tiles, geometric entry tower with arch entry, stucco siding, a picture window along the main entry, louvered attic venting, and wood

windows. The building is well preserved and retains all of its original Spanish Colonial Revival features (Exhibit B – Plans & Photographs).

The property has fire damage along the rear southeast corner of the building. The area of the residence effected is limited to the rear bedroom identified as “Extended Bedroom #1” on the plans. The fire damage was limited to the bedroom, window framing, ceiling, and roof.

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 640-square-foot one-story addition will be attached to the rear of the building. The addition will consist of an expansion to the existing two bedrooms, new master bedroom, new master bathroom, new laundry room, and new family room. The proposed side yard setback is 4 feet with a rear yard setback of 24-feet 6-inches. The addition will maintain the height of the existing residence at 14 feet. The project will continue to utilize the existing two-car garage as part of the City's off-street parking regulations. 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 to the existing residence, the addition will visually blend with the original structure by remaining one-story and continuing the same height of the existing building. The addition, will also remain in character with the neighborhood scale and context of the block as the properties within the immediate area consists of both one-story and two-story structures.

In order to integrate the proposed addition with the existing residence's Spanish Colonial Revival architectural style, several architectural features are incorporated including continuing the flat roof with decorative clay tiles along the roof, stucco siding, louvered attic venting, and wood windows. The materials for the proposed addition will match the existing residence and materials used will be compatible with the California Heights Historic District.

The existing residence has three non-period windows. One window is located in the kitchen and two located in the dining room. All three non-period windows will be replaced with double-hung wood 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 score line breaks on the north and south elevation which create a narrower width (18-feet 5-inches) in comparison to the existing structure (26-feet 2-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 both one and two-story structures. Lastly, the addition will incorporate consistent materials and elements compatible with the Spanish Colonial Revival style.

Along the rear of the lot, a portion of the perimeter fence enclosing the RV parking area and portions of the pavement it sits on will be graded, sloped, and replaced with landscaping as part of the site's useable open space requirement. A new rear property line perimeter fence will be proposed to close-off the portion of fence and gate that will be removed as part of this scope of work. Staff has proposed a Condition of Approval for further review and details of the proposed perimeter fence.

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 California Heights Historic District Ordinance. With conditions, Staff supports approval of the Certificate of Appropriateness for the 640-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 November 17, 2016 and a notice was mailed to the California Heights Neighborhood Association. As of this date, one phone call has been received from the adjacent neighbor (3564 Falcon Avenue) related to the project's scope of work. As a result, no objections have been expressed 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.

CULTURAL HERITAGE COMMISSION

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Respectfully submitted,

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

CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER

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

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