



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Boulevard Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

September 13, 2010

CULTURAL HERITAGE COMMISSION
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness for a one-story 703-square-foot addition to an existing single-family residence at 3544 Rose Avenue in the California Heights Historic District. (District 7)

APPLICANT: Michael Wojcik
3544 Rose Avenue
Long Beach, CA 90807
(Application No. HP 10-0196 CE 10-073)

DISCUSSION

The subject site is located within the California Heights Historic District on the east side of Rose Avenue between Wardlow Road and 36th Street (Exhibit A- Location Map). The site has a zoning designation of R-1-N (Single-family Residential District with standard size lots). The parcel is 5,737 square feet in area (45 feet by 127.5 feet) with a 15-foot-wide alley to the rear. Site improvements consist of a one-story, 1,325-square-foot Neo-Traditional home and detached two-car garage with alley access. Built in 1939 by Stivers Brothers, the home contains two bedrooms and one bathroom. The front facade has been altered with the installation of two non-original windows, a new front door and front porch. In 1956, a porch was added to the rear of the home and, in 1964, a 276-square-foot (12 feet by 23 feet) addition was made to the rear of the home. The California Heights Historic District was adopted in 1990 (C-6704) and expanded in 2000 when Gaviota, Rose and Gardenia Avenues between Wardlow and Bixby Roads were added to the district (C-7702). The home is classified as a contributing structure.

The applicant is requesting approval of a Certificate of Appropriateness to enlarge the home by adding a one-story, 703-square-foot addition to the rear of the home (east elevation). The entire home will also be reroofed in dark gray dimensional composition shingles. The home is currently stuccoed with a light sand finish in a sage green with white vinyl single hung windows.

The addition consists of two bedrooms, a full bathroom, a half bath, and expansion of the dining room. The addition will be built in line with the existing home with the new roof consisting of two parallel hip roofs. No changes are proposed to the front elevation. The

new window frames will be recessed to match the existing frames and all new windows will be single hung white vinyl. The roofline at the front of the home will remain unchanged. French doors with sidelights will be provided off the dining room and bedroom to the rear yard. Two new vinyl windows will be installed on the north elevation in existing window openings and one new vinyl window will be installed on the south elevation. The new addition will match the existing stucco finish and window style. The proposed addition at the rear of the home does not affect the front façade or roofline and the recessed wood frame windows and sills will be continued on the addition (Exhibit B – Plans & Photographs). Staff is recommending approval of the project subject to conditions.

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, and the California Heights Historic District (Ordinance No. C-6704, C-7702), staff has analyzed the proposed project and believes that the project meets these requirements and those of the City's zoning codes (Exhibit C - Findings and Conditions of Approval).

PUBLIC HEARING NOTICE

Public notices were distributed on August 26, 2010, per Section 21.21.302 of the Long Beach Municipal Code. A notice was mailed to the California Heights Neighborhood Association. No responses were received at the time of preparation of this report.

ENVIRONMENTAL REVIEW

For environmental purposes, projects that are consistent with the *Secretary of the Interior's Standards* are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15331 of the CEQA Guidelines (Class 31 exemption) (Exhibit D - Categorical Exemption). With the recommended Conditions of Approval implemented, this project is exempt from CEQA.

Respectfully submitted,



AMY J. BODEK
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:lf

Attachments Exhibit A - Location Map
 Exhibit B - Plans & Photographs
 Exhibit C - Findings & Conditions of Approval
 Exhibit D - Categorical Exemption CE 10-073

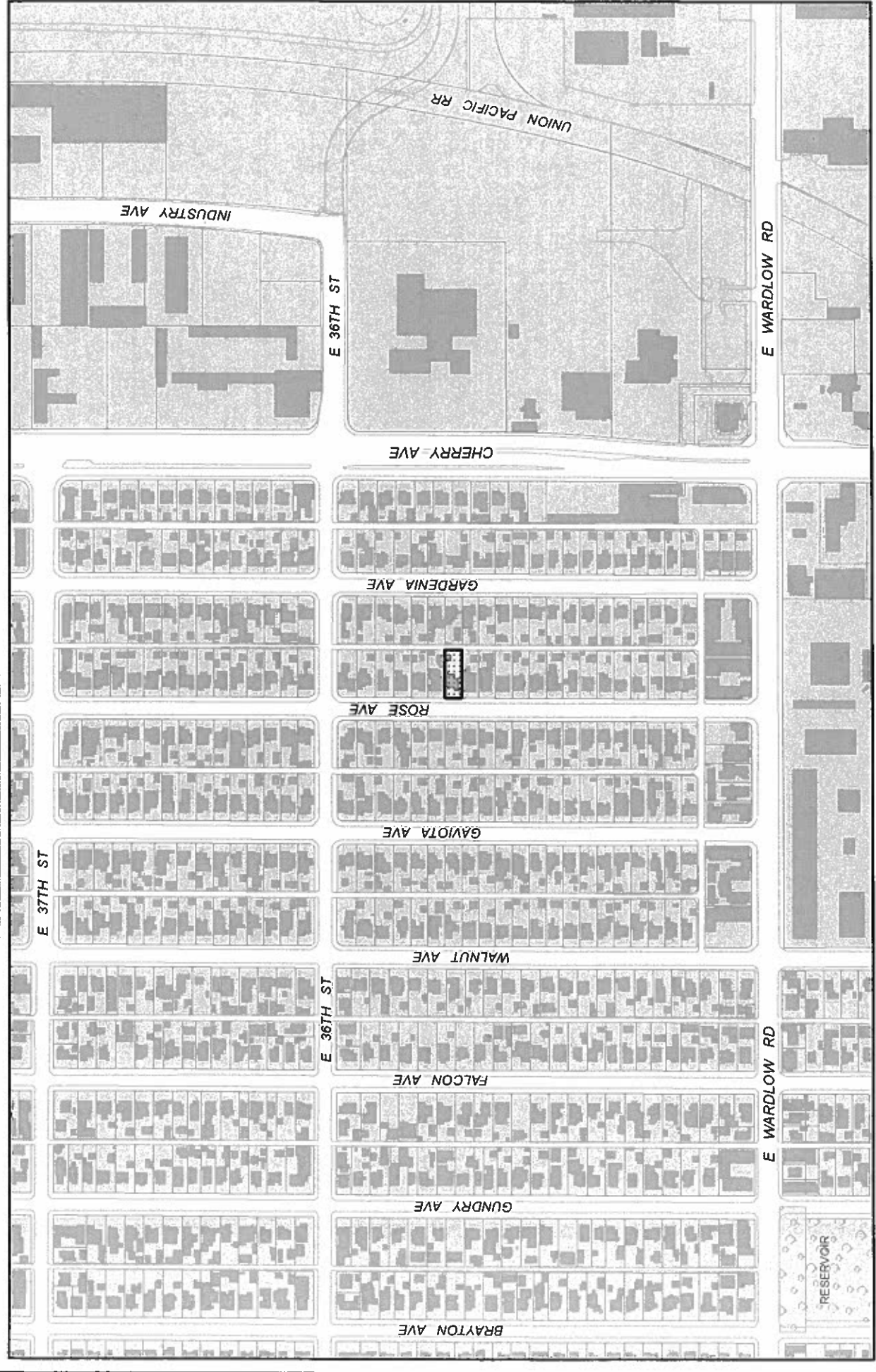
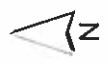
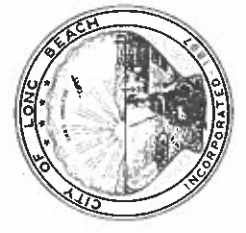


Exhibit A



Subject Property:
3544 Rose Ave
Application No. HP10-0196
Council District 7
Zoning Code : R-1-N



**CERTIFICATE OF APPROPRIATENESS HP10-0196
FINDINGS AND ANALYSIS
3544 Rose Avenue**

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), and the California Heights Historic District ordinance (Ordinance No. C-6704, C-7702):

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 the California Heights Historic District ordinance. Staff has also reviewed the plans for consistency with the City's zoning codes and has found that the project complies with the R-1-N development standards as conditioned.

The existing home is a contributing Neo-Traditional residence in the California Heights Historic District. The proposed addition consists of 703 square-feet to the rear of the home and new dimensional composition roof.

The dwelling is an L-shape home with a detached two-car garage. The home has a low-pitch hip roof with a cross gable facing the street. The covered front porch and the two non-recessed windows on the front elevation are not original to the home. Neo-Traditional homes commonly featured multipaned wood sash windows, bay windows, window shutters and decorative detailing around the door.

The proposed one-story addition at the rear of the lot will not affect the architectural integrity of the house. The new construction is similar in architectural style, massing and materials as the existing home. As conditioned, the proposed addition is compatible with the architectural character of the existing residence. The overall features, scale and proportions of the new addition are compatible with the existing building; thereby, retaining its integrity as well as the district's historical setting. The paint colors, a sage green, with white trim are compatible in appearance with the period and style of the residence and the district setting.

With the conditions of approval included in the staff report, staff believes that the project meets the requirements of Chapter 2.63.070 of the Municipal Code (Cultural Heritage Commission ordinance) and the California Heights Historic District ordinance, as well as the recommendations of the *Secretary of the Interior's Standards for Rehabilitation*.

FACTS FOR 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 concerned property or of the landmark district in which it is located, is consistent with the spirit and intent of this chapter.**

The proposed addition as conditioned will not adversely affect any significant historical, cultural, architectural or aesthetic features of the subject property or the historic district in which the property is located. The addition will be constructed pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The proposed addition located at the rear of the dwelling is set back sufficiently enough from the public right-of-way as to not impact the historic character of the home.

- 2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Department or the Director of Development Services.**

The existing property is not considered dangerous or unsafe. Therefore, this finding is not relevant for this particular property.

- 3. The proposed change is consistent with or not incompatible with the architectural period of the building.**

The proposed changes are consistent with the original design of the structure and will not compromise the integrity of the architectural period of the dwelling. The design, materials, details, and features of the contributing property are incorporated into the addition in a compatible and consistent manner.

- 4. The proposed change is compatible in architectural style with existing adjacent contributing structures in a historic landmark district.**

The proposed addition, as conditioned, will not adversely affect the historic district or the adjacent contributing properties since its architectural style is compatible with that of the original structure. The proposed work will be consistent with other Neo-Traditional homes built in the 1930 and 1940's in the eastern portion of the California Heights Historic District. The property to the north is a one-story home built in 1939 and to the south a two-story home built in 1938. Both of these homes are Neo-Traditional and similar to the subject property in terms of architectural style.

- 5. The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period and/or are compatible with adjacent structures.**

The addition is located behind with the existing home, maintains the proportions, scale, and fenestration of the original structure and those contributing properties surrounding it. Additionally, the style of the new construction and the use of appropriate and compatible materials of the addition allow it to be subordinate to the original house.

6. The proposed change is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings by the U.S. Department of the Interior.

Set at the rear of the dwelling, the proposed addition is made as a subordinate addition to the primary residence. As required by the Secretary of the Interior's Standards for Rehabilitation, additions to historic properties should be subordinate to the historic structure. Further, with the incorporation of the addition, notable historic fabric on the existing structure will not be radically altered or changed. The addition is a continuation of the existing home.

CONDITIONS OF APPROVAL
Address: 3544 Rose Avenue
Historic District: California Heights Historic District
Case No. HP10-0196
Date: September 13, 2010

1. This approval is for activities shown on plans received by the Director of Development Services - Office of Historic Preservation on August 14, 2010. 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 the Cultural Heritage Commission staff before implementing. Upon completion of the project, a Cultural Heritage Commission 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., 10 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 made 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(J) 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 Planning and Building permits and variances shall be obtained by the applicant. Building permits and any required variances must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.
6. Any changes to the plans reviewed by the Cultural Heritage Commission and staff will need prior approval by the Historic Preservation Officer or applicable staff before implementing. Significant changes to the project's design will require review and approval by the Cultural Heritage Commission before permits are issued by the Planning and Building Department.

7. The Certificate of Appropriateness is valid for one (1) year from the date of issuance. It may be extended by the City's Historic Preservation Officer upon request by the applicant prior to the date of expiration.
8. The 3'0" high white open rail fence in the front yard setback shall be removed prior to issuance of a Certificate of Occupancy for the addition.
9. The addition shall have exposed rafter tails to match the existing home. Facia boards are not permitted.
10. The roof color shall be a lighter grey to the satisfaction of the Zoning Administrator.
11. The replacement windows for the existing aluminum sliders shall be International Window Concepts (IWC) Crown Series 5300 single hung white vinyl windows with a 1" wide frame installed within a recessed wood frame and sill to match the existing windows.
12. The screen door on the front elevation shall be replaced with a more appropriate wood screen door to match the home to the satisfaction of the Zoning Administrator.
13. The opening between the dining room and hall to access the master bedroom and bathroom addition shall be 4' in width.



CITY OF LONG BEACH NOTICE OF EXEMPTION

DEPARTMENT OF DEVELOPMENT SERVICES
333 W. OCEAN BLVD., 5TH FLOOR, LONG BEACH, CA 90802
(562) 570-6194 FAX: (562) 570-6068
lbs.longbeach.gov

TO: Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: Department of Development Services
333 W. Ocean Blvd, 5th Floor
Long Beach, CA 90802

L.A. County Clerk
Environmental Fillings
12400 E. Imperial Hwy. 2nd Floor, Room 2001
Norwalk, CA 90650

Categorical Exemption CE- 10-073

Project Location/Address: 3544 Rose Avenue

Project/Activity Description: One-story, 703 square foot addition to the rear of an existing single family home built in 1939.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: Michael Wojcik

Mailing Address: 3544 Rose Avenue, Long Beach, CA 90807

Phone Number: 310-339-5556 Applicant Signature: _____

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: HP 10-0196 Planner's Initials: LF

Required Permits: Certificate of Appropriateness

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION Section 15331, class 31

Statement of support for this finding: A one-story addition to the rear of an existing home that will not detract from the historic character of the neighborhood.

Contact Person: Lynette Ferenczy

Contact Phone: 562-570-6194

Signature: Lynette Ferenczy

Date: Aug 24, 2010