



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 WEST OCEAN BOULEVARD

LONG BEACH, CALIFORNIA 90802

(562) 570-6194

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NOVEMBER 8, 2010

CULTURAL HERITAGE COMMISSION
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness request to add a 378-square-foot one-story addition to the rear of an existing residence located at 815 Raymond Avenue within the Rose Park Historic District. (District 2)

APPLICANT: Joseph Hudak
815 Raymond Avenue
Long Beach, CA 90804
(Application No.: HP10-0290)

DISCUSSION

The subject site, 815 Raymond Avenue within the Rose Park Historic District, is located on the west side of Raymond Avenue between 8th and 10th Streets (Exhibit A – Location Map) and has a zoning designation of R-2-N (Two Family Residential). The parcel is 6,500 square feet (50 feet x 130 feet) in area and is improved with an 860-square-foot, one-story, craftsman home built in 1919.

The applicant is requesting to add a 378-square-foot one-story addition to the rear of the existing one-story single-family home (Exhibit B – Certificate of Appropriateness application, Plans and Photographs).

The existing dwelling has a low-pitch, cross-gabled roof with a front facing offset gable over a partial-width porch with a rounded, sweep arch entry. The roof has wide overhang eaves with simply finished exposed roof beams and rafter tails. The home is clad in four-inch horizontal wood siding and the windows are a mixture of fixed and double hung sash with a prairie-style divided mullion pattern. The roof is finished with a mixture of different colors of dimensional composition shingle.

The proposed addition of 378 square feet at the rear of the home will add an additional bedroom and bathroom to the residence. The exterior of the addition will be clad in horizontal wood siding to match the existing, and the existing and new roof will be finished with matching composition shingles. The fascia, exposed rafter tails and roof beams, attic vents, and window fenestration (casings and sills) will also be constructed and painted to match the existing details of the home. For the windows in the new

addition, the applicant is proposing to install wood windows with an exterior simulated divided lite in the prairie style to match the existing windows. The new French doors at the rear of the home will be wood clad with the simulated prairie-style divided lite.

The addition to the residence will result in a change to the existing roof form. In order to accommodate the new construction, the existing east-west cross gable will be rebuilt and shifted slightly to the north. From the street façade, the gable end will still be visible and will retain the character defining features of the existing gable including the pitch, attic vent detail, exposed roof beam and fascia.

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 Rose Park Historic Landmark District designation ordinance (Ordinance No. C-7497); staff has analyzed the proposed project and believes 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 October 22, 2010. No responses were received as of the preparation of this report.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act, a Categorical Exemption (CE 10-087) was prepared for the proposed project (Exhibit D –Categorical Exemption).

Respectfully submitted,



AMY J. BODEK, AICP
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:AZ

Attachments: Exhibit A – Location Map
Exhibit B – Certificate of Appropriateness, Plans & Photographs
Exhibit C – Findings and Conditions of Approval
Exhibit D – Categorical Exemption CE 10-087

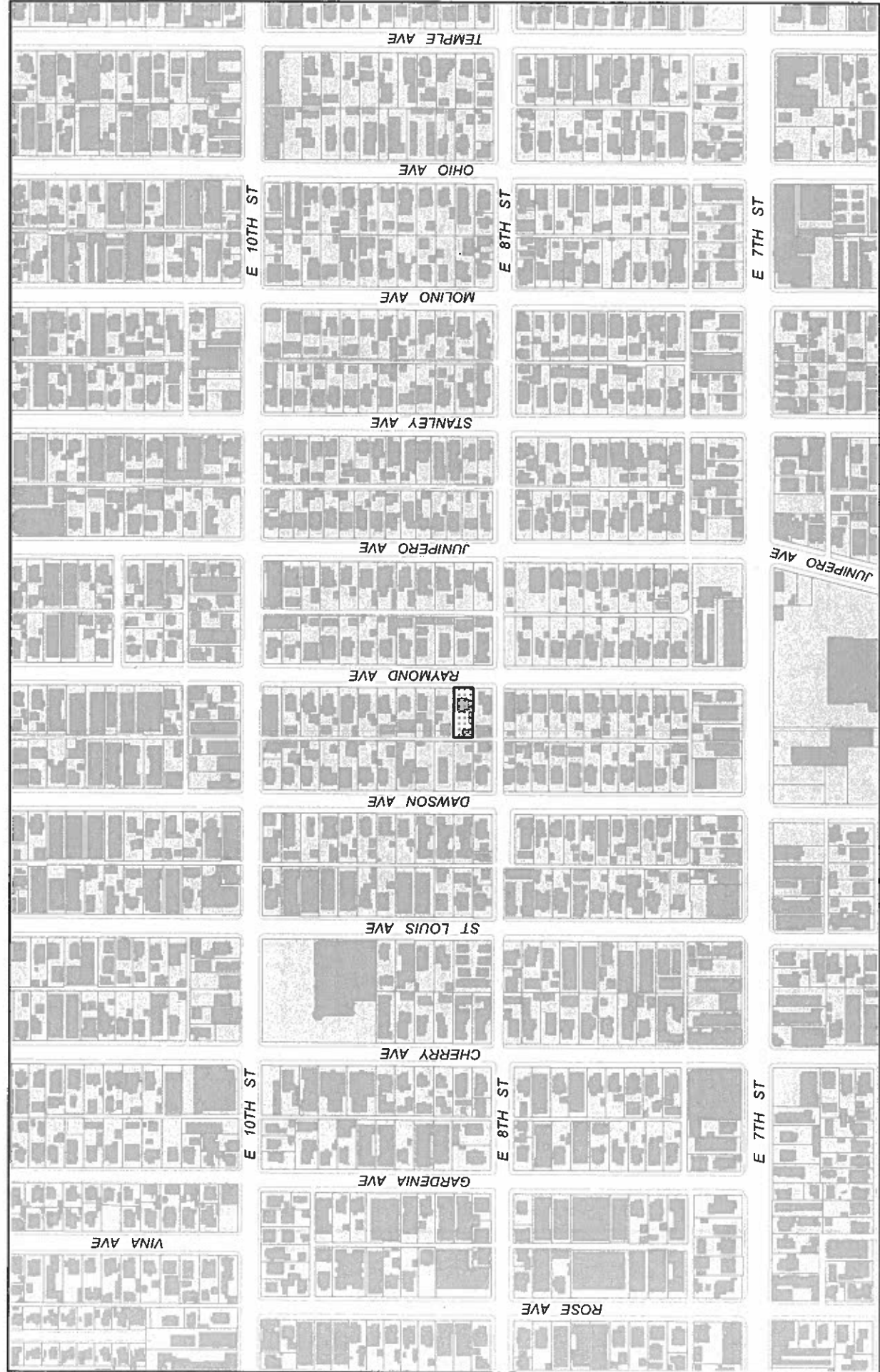
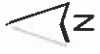


Exhibit A



Subject Property:
 815 Raymond Ave
 Application No. HP 10-0290
 Council District 2
 Zoning Code : R-2-N



CONDITIONS OF APPROVAL**Address: 815 Raymond Avenue****Historic District: Rose Park Historic District****Application No.: HP10-0290****Date: November 8, 2010**

1. This approval is for activities shown on plans received by the Department of Development Services – Office of Historic Preservation dated September and October 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(I) 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 Building permits shall be obtained by the applicant. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.
6. All yard and setback areas shall be attractively landscaped primarily with live plant material. All landscaped areas shall be maintained in a neat and orderly condition with healthy landscaping free from weeds. The landscaping shall be installed prior to the certificate of occupancy being issued.
7. All roofing material on the existing and new portion of the structure shall match in material and color upon completion of the proposed addition. The roofing

material on the gabled garage shall also be consistent with the material on the residence.

8. All new siding, window and door trim, et cetera shall be constructed of the same material as those existing features on the home and finished to match.
9. All new window openings shall be consistent with the trim detail and degree of recess as the existing windows on the residence and the headers and trim shall all be aligned. Windows in the new structure shall be wood sash style or a long, fixed rectangular window to match the windows in the existing residence.
10. A door and window schedule that matches the approved schedule on file with this application shall be provided on the final plans for the new addition.
11. The existing wrought iron fence in the front yard shall be removed and replaced with a more appropriate style and material. The applicant shall work with staff on the final design of the new fence.
12. The façade of the garage that takes access from Raymond Avenue shall be restored to its original appearance and shall be included as part of the scope of work on the building permit plan check submittal.
13. The existing light fixture attached to the garage on the alley shall be replaced with a more appropriate fixture. The applicant shall work with staff to identify a replacement prior to issuance of the building permit.
14. The plans submitted for building plan check shall conform with all other development standards for the R-2-N zone including parking, setbacks, and lot coverage and the planting of street trees (one per every 25 feet of street frontage).
15. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Development Services Department. These conditions must be printed on the site plan or a subsequent reference page.
16. Any changes to the plans reviewed by the Cultural Heritage Commission and staff will need prior approval by the Historic Preservation Office 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 Department of Development Services.
17. 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.

**CERTIFICATE OF APPROPRIATENESS HP10-0290
FINDINGS AND ANALYSIS
815 Raymond 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 Rose Park Historic Landmark District designation ordinance (Ordinance No. C-7497):

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 Guidelines for Rehabilitating Historic Buildings*, and the Rose Park Historic Landmark District designation ordinance (Ordinance No. C-7497). Staff has also reviewed the plans for consistency with the City's zoning codes and has found that the project complies with the R-2-N development standards.

The subject site, 815 Raymond Avenue within the Rose Park Historic District, is located on the west side of Raymond Avenue between 8th and 10th Streets (Exhibit A – Location Map) and has a zoning designation of R-2-N (Two Family Residential). The parcel is 6,500 square feet (50' x 130') in area and is improved with an 860-square-foot, one-story, craftsman home built in 1919.

The applicant is requesting to add a 378-square-foot one-story addition to the rear of the existing one-story single-family home (Exhibit B – Certificate of Appropriateness application, Plans and Photographs).

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The proposed addition of 378 square feet at the rear of the home will add an additional bedroom and bathroom to the residence. The exterior of the addition will be clad in horizontal wood siding to match the existing and the roof, existing and new, will be finished with matching composition shingles. The fascia, exposed rafter tails and roof beams, attic vents, and window fenestration (casings and sills) will also be constructed and painted to match the existing details of the home. For the windows in the new addition, the applicant is proposing to install wood windows with an exterior simulated divided lite in the prairie style to match the existing windows. The new French doors at the rear of the home will be wood clad with the simulated prairie style divided lite.

The addition to the residence will result in a change to the existing roof form. In order to accommodate the new construction, the existing east-west cross gable will be rebuilt and

shifted slightly to the north. From the street façade, the gable end will still be visible and will retain the character defining features of the existing gable including the pitch, attic vent detail, exposed roof beam and fascia.

The Secretary of the Interior's Standards for Rehabilitation states that design for the new work may be contemporary or may reference design motifs from the historic structure, but that in either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color. It has been the practice in the City of Long Beach to recommend approval on proposed additions to historic properties that reference the design and materials of the existing structure instead of contemporary designs. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. 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, the Rose Park Historic District as well as the recommendations of the *Secretary of the Interior's Standards for Rehabilitation*.

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 with the changes recommended in the conditions of approval 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 work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The proposed addition is located at the rear of the home and will not be visible from the public right-of-way.

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

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 compatible with the architectural period of the building.**

With the recommended conditions, the 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 new construction 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 and the character is in keeping with the massing and form of typical single-family residential structures. In addition, the proposed work will not be inconsistent with the existing contributing structure on-site as the exterior will be clad in the same materials present on the existing structure and the detailing will be in keeping with the craftsman characteristics of the existing home.

- 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 proposal, as conditioned, maintains the proportions, scale, fenestration, and massing of the original structure and those contributing properties surrounding it. Additionally, the location and 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 property, the proposed one-story addition is subordinate to the original craftsman on site. The Secretary of the Interior's Standards for Rehabilitation states that design for the new work may be contemporary or may reference design motifs from the historic structure, but that in either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color. It has been the practice in the City of Long Beach to recommend approval on proposed additions to historic properties that reference the design and materials of the existing structure instead of contemporary designs. Consequently, staff has recommended changes to the plans through the conditions of approval that will make the materials and finishes consistent with the existing structure (i.e., wood siding and composition shingles).



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- 10-087

Project Location/Address: 815 Raymond Avenue

Project/Activity Description: A Certificate of Appropriateness request to add a 378-square-foot one-story addition to the rear of an existing residence located at 815 Raymond Avenue within the Rose Park Historic District.

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

Applicant Name: Joseph Hudak

Mailing Address: 815 Raymond Avenue, Long Beach, CA 90804

Phone Number: 562 912 8186

Applicant Signature: _____

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: HP10-0290 Planner's Initials: AZ

Required Permits: Certificate of Appropriateness

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15331 Historical Resource (Class 31)

Statement of support for this finding: New addition at rear of property that does not detract from the scale or character of the existing streetscape and incorporates architectural features of the existing structure in the new design.

Contact Person: MARIE ZETTERONIST

Contact Phone: 562 570 6553

Signature:

Date: 10-28-10