



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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November 12, 2018

CULTURAL HERITAGE COMMISSION
City of Long Beach
California

RECOMMENDATION:

A Certificate of Appropriateness request for a one-story 450 square-foot addition to the rear of an existing one-story single-family dwelling and a new 259 square-foot one-car garage attached to the rear of the existing detached one-car garage. The property is located at 3624 E. 5th Street and is a contributing structure in the Belmont Heights Historic District (District 3).

APPLICANT: Paul and Heike Intaglata
3624 E. 5th Street
Long Beach, CA 90804
(Application No. HP18-379)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness for a one-story 450 square-foot addition to the rear of an existing one-story single-family dwelling and a new 259 square-foot one-car garage attached to the existing detached one-car garage located at the rear of the property.

BACKGROUND

The subject property is located on the south side of 5th Street between Loma Avenue to the west and Grand Avenue to the east and is adjacent to a ten-foot-wide alley at the rear (Exhibit A – Location Map). The property is located within the R-1-N zone (Single-Family Residential District with Standard Lots) and totals 6,500 square-foot of area. According to assessor records, the property was developed with a one-story, single-family residence and a detached one-car garage built in 1922. The property is a contributing structure within the Belmont Heights Historic District.

The existing residence is designed in a Craftsman architectural style. The existing exterior cladding consists of horizontal clapboard wood siding with vertical wood vents located beneath the gable roof. The front elevation features a prominent gable roofed porch supported by two wood posts with wide brick base. The front elevation also features a porte-cochere featuring an open wood trellis supported by matching wood and brick base. Two large rectangular shaped wood windows flank the front door. The home features

original double-hung wood windows. A glass patio door with sidelights provide additional entry to the home located along the east elevation (driveway side). A 10'-5" wide dual ribbon driveway, located adjacent to the east property line provides vehicular access to the existing single car garage located at the rear of the property (Exhibit B – Existing Site Conditions).

The residence has undergone several improvements over the years.

- 1939 A rumpus room and a ¾ bath was added to the rear of the detached garage.
- 1949 A fire place and chimney was added to the west facing elevation (driveway side) of the residence.
- 1995 A 25-square foot addition was constructed at the northwest corner of the residence.
- 2003 A 220-square foot patio enclosure and 334-square foot covered patio was added to the rear of the residence.

ANALYSIS

The applicant is proposing to demolish the existing patio enclosure and covered patio located on the rear of the residence in order to construct a 450-square foot addition to the residence and construct a new 259-square-foot, one-car garage attached to the rear of the existing detached garage/rumpus room. The new garage will take vehicular access from the ten-foot wide alley at the rear. The proposed project requires approval of the Cultural Heritage Commission (CHC) because the proposed addition to the primary dwelling exceeds 250 square-feet of area. 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 proposed 450-square-foot addition will be located within the same footprint of the existing enclosed patio and patio cover, measuring 31'-6" in length by 15'-0" wide. The addition will accommodate a new master bedroom with a master bathroom and pantry closet. As proposed, the rear addition will provide a 6'-0" setback from the west property line (side) and a 40'-0" setback from the rear property line. The addition will incorporate the same Craftsman style architectural features found on the dwelling such as horizontal wood siding and double hung wood windows. Furthermore, the addition will not extend taller than the existing roofline as the addition will incorporate the same gable roof pitch ratio and will maintain an overall height of 13 feet – 6 inches, which is lower than the existing 15 feet -10 inches height of the dwelling, measured to the roof pitch to further meet the rear addition guidelines for Craftsman style homes. (Exhibit C- Plans).

The property currently has a detached 221-square foot, one-car garage with a 196-square foot rumpus room attached at the rear. The existing garage and rumpus room is situated two feet – three inches from the east (side) property line and approximately 31'-0" feet from the rear property line. The addition of a new bedroom and addition greater than 250-square-feet in a parking impacted area, both trigger the requirement to provide two enclosed parking spaces pursuant to Chapter 21.27 – Nonconformities, Section 21.27.060 – Expansion in the City's Municipal Code. As proposed, the new one-car garage will be attached to the rear of the rumpus room setback 12'-9" feet from the rear property line.

The new one-car garage will not be visible from the street, as it will be attached to the rear of the rumpus room. The new garage will not extend taller than the existing roofline of the existing garage/rumpus room and the new garage will incorporate the same gable roof pitch ratio, maintaining an overall height of 12 feet – 0 inches. The new single car garage will also incorporate similar architectural features found on the detached one-car garage, such as a gable roof system with composition shingles, horizontal clapboard wood siding, vertical wood trim along the corners of the structure, exposed beams and rafter tails roof combination and will be painted to match the existing detached primary dwelling.

The project will maintain an appropriate scale within the context of the block which consists of single-story homes with many homes containing a mixture of architectural styles along 5th Street. The proposed one-story addition and new garage will be consistent and in full compliance with the City's residential development standards for the R-1-N zoning district, the historic guidelines recently adopted by the Cultural Heritage Commission, the Belmont Heights Historic District Guidelines and the Craftsman Style Guide.

The recently adopted Design Guidelines for the Belmont Heights Historic District provides guidance for rear additions and new garages. The guidelines state adding single-story additions to the rear of a residence is acceptable for all properties within the district, provided that the addition is "sensitively designed, not highly visible from the public right-of-way, the size and massing to the addition is compatible with the historic character of the residence, the addition does not envelop or designed to be larger than the existing building, is not wider than the existing footprint, is not taller than the existing roofline, and the rear addition is architecturally compatible with the historic building design." The addition will not be visible from the public right of way and the scale of the addition is compatible with the historic character of the residence. The guidelines state that garages should be detached from the primary dwelling. The new garage will be detached from the primary dwelling attached to the existing garage.

In accordance with the Secretary of the Interior's Standards for Rehabilitation, Standard No. 9 states the new addition will not destroy the historic materials, features, and spatial relationships that characterize the property. As proposed, the 450 square-foot one-story addition to the primary residence and detached 259-square-foot one-car garage meets all current zoning regulations, the Belmont Heights Historic District Ordinance and Guidelines and the Craftsman Style Guide.

Standard No. 9 also states that "the new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment". While the proposed 450 square-foot one-story addition located at the rear of the residence and 259 square-foot one-car garage are not original features to the 1922 building, the proposed one-story addition and one-car garage will integrate materials and elements compatible with the primary dwelling. To differentiate between the old and the new as required from the Secretary of Interior's Standards for Rehabilitation, the addition will incorporate a lower roof height of 13 feet–10 inches in which the current height of the dwelling is 15-feet-10-inches measured to the top of the roof pitch to prevent replicating the Craftsman architectural style

that would give the proposed addition a false sense of history. The new garage will be attached to the rumpus room which is not an original feature to the site. (Exhibit C – Plans).

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 2.63.080 (Cultural Heritage Commission) of the City of Long Beach Municipal Code, the Secretary of the Interiors' Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, the Craftsman Style Guide, and the Belmont Heights Historic District Ordinance and Guidelines.

With conditions, Staff supports approval of the Certificate of Appropriateness for a one-story 450 square-foot addition attached to the rear of an existing one-story single-family dwelling, and the construction of a new 259 square-foot one-car garage attached to the rear of the existing detached one-car garage and rumpus room. 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 D – Findings and Conditions of Approval).

ENVIRONMENTAL REVIEW

In accordance with Section 15301(e). Guidelines for Implementation to the California Environmental Quality Act (CEQA), environmental review is not required for construction of small additions to single-family residences.

PUBLIC HEARING NOTICE

Public notices were distributed on October 24, 2018 and a notice was mailed to the Belmont Heights Community Association. As of this date, no written correspondence has been received in response to this project.

Respectfully submitted,



GINA CASILLAS
PLANNER

for 
ALEJANDRO PLASCENCIA
PRESERVATION PLANNER


CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER

CK:AP:gc

- Attachments:
- Exhibit A – Location Map
 - Exhibit B – Existing Site Conditions
 - Exhibit C – Plans
 - Exhibit D – Findings & Conditions of Approval

