



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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OCTOBER 10, 2011

CULTURAL HERITAGE COMMISSION

City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness to add a 391-square-foot one-story addition to the rear of an existing single-story residence located at 3461 Gardenia Avenue within the California Heights Historic District. (District 7)

APPLICANT: Steve Jones
1048 N. Harper Ave
West Hollywood, CA 90046
(Application No.: HP11-0234)

DISCUSSION

The subject site, 3461 Gardenia Avenue, is located on the west side of Gardenia Avenue (Exhibit A – Location Map). The site is within the California Heights Historic District and has a zoning designation of single-family residential district with standard lots (R-1-N). The parcel is 5,760 square feet (45 feet x 127.5 feet) in area and is improved with a 1,358-square-foot, one-story, wood-frame neo-traditional home built in 1939. There is a 338-square-foot detached garage and an adjacent 184-square-foot tool shed on the property.

The existing dwelling has a cross-hipped, grey asphalt-shingled composite roof with a small porch on the northern side. The roof has narrow overhang eaves with exposed tapered rafter tails. The home is clad in stucco. The windows, visible from the street and along the side, are the original wood sash windows.

The applicant is requesting to add a one-story addition to the rear of the existing one-story single-family home (Exhibit B – Plans and Photographs). The addition provides a master bedroom to the rear of the house and a new rear entry door leading to a new deck. The plans call for extending the roofline to include the addition. The exterior will be stucco plaster to match. The windows proposed for the addition are wooden sash and double-hung windows consistent with the other existing windows in the home. A condition of approval calls for installing larger double-hung windows on the northern façade of the addition to match existing 3 foot x 4 foot-6 inch windows found on the existing elevation rather than the size of the window shown on the proposed plans. All wall and roof materials in the addition will match existing materials.

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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 Landmark District Designation Ordinance (Ordinance No. C-7702); 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). Conditions include provisions to ensure that materials used for the bedroom addition match existing exterior materials.

PUBLIC HEARING NOTICE

Public hearing notices were distributed on August 30, 2011. No responses were received as of the date of this report.

ENVIRONMENTAL REVIEW

In accordance with Section 15303 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is exempt as a modification to a single-family home, subject to the requested Certificate of Appropriateness.

Respectfully submitted,



JILL GRIFFITHS, AICP
PLANNING OFFICER



ROBERT M. ZUR SCHMIEEDE
DEPUTY DIRECTOR

RZ:DB:JG:slg

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