



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 request to add a 498-square-foot, one-story addition to the back of an existing one-story residence located at 3481 Rose Avenue within the California Heights Historic District. (District 7)

APPLICANT: Freddie Sanchez
3481 Rose Avenue
Long Beach, CA 90807
(Application No.: HP11-0285)

DISCUSSION

The subject site, 3481 Rose Avenue, is located on the west side of Rose Avenue between Wardlow Road to the south and 36th Street to the north (Exhibit A – Location Map). The site is within the California Heights Historic District and has a zoning designation of R-1-N (single-family residential district with standard lots). The parcel is improved with a 1,024-square-foot, one-story, neo-traditional home built in 1938.

The existing dwelling is a one-story home finished in stucco with a partial-width, recessed porch that has been modified from the original and finished with rock walls and a flagstone floor. The simply styled eaves of the roof overhang have exposed rafter tails.

The applicant is requesting to add a 498-square-foot, one-story addition to an existing one-story residence. The addition will include a master bedroom and bath, an enclosed back porch and laundry room, and a new kitchen (Exhibit B – Plans and Photographs). A new wood patio cover with a built-up roof that would extend off the rear of the house is also being proposed.

The exterior walls of the new 498-square-foot addition will have a stucco finish and the new roof will be covered in a composition shingle that will match the existing house. The existing windows are white vinyl with simulated divides. A search of the City's building permit history for the property revealed no record of building permits for the existing vinyl windows. The applicant is proposing to use an aluminum-clad sash style window

on the new addition. Per conditions 6 and 7, staff is recommending approval of the aluminum-clad windows on the new addition, subject to staff approval of the specific product and recommending that the two front windows on the existing home, which are now vinyl, be replaced with wood frame windows with raised mullions.

Staff is also recommending, to the extent feasible, that the rock on the walls of the recessed front patio and the flagstone floor be removed and the original finishes restored. Restoring the original finishes and windows on the front elevation will significantly improve the street elevation of this home.

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).

PUBLIC HEARING NOTICE

Public notices were distributed on September 21, 2010. No responses were received as of the preparation of this report.

Respectfully submitted,



JILL GRIFFITHS, AICP
PLANNING OFFICER



ROBERT M. ZUR SCHMIEEDE
DEPUTY DIRECTOR

RMZS:JG:AZ

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