



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 WEST OCEAN BOULEVARD

LONG BEACH, CALIFORNIA 90802

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September 19, 2011

CULTURAL HERITAGE COMMISSION

City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness for a 583-square-foot, one-story addition to the rear of an existing one-story residence located at 3110 Mariquita Avenue within the Bluff Heights Historic District. (District 3)

APPLICANT:

Kevin Dodd
3110 Mariquita Avenue
Long Beach, CA 90803
(Application No.: HP10-0039)

DISCUSSION

The subject site, 3110 Mariquita Avenue, is located on the south side of the street between Orizaba and Obispo Avenues (Exhibit A – Location Map). The site is within the Bluff Heights Historic District, which was established in 2004 by ordinance C-7937. The property has a zoning designation of R-2-A (two family residential district with standard lots. This district restricts one unit to a small accessory unit). This 7,500-square-foot parcel is improved with a 1,244-square-foot, one-story, wood-frame bungalow built in 1918. The bungalow is identified as an altered Craftsman. A detached 1,040-square-foot two-car garage with an attached carport was added in 1991 (R87866). In 1992, the interior of the bungalow was remodeled, the windows were changed out to brown aluminum sliders with interior grids, and a new roof was installed.

The applicant is requesting approval of a 583-square-foot, one-story addition to the rear of the existing one-story bungalow. This application, originally submitted in February 2010, was for construction of a 1,100-square-foot two-story addition. The addition has been scaled back substantially to one story and approximately half of the originally proposed square footage. The addition will provide a new dining room, master bedroom suite and three quarter bathroom (Exhibit B – Plans and Photographs).

The existing one-story bungalow has wood shiplap siding and a projecting, partial-width gable porch supported by wood columns resting on concrete pavestone bases. The windows that were installed in 1992 are brown aluminum sliders with interior grids surrounded by wood trim. The roof has wide overhang eaves with simply finished exposed roof beams. River rock has been added to the fireplace located on the west elevation of the home and the front door has been replaced. The home is currently a light gray with off-white trim. A solid concrete driveway leads from the street to the two-car garage in the rear of the lot.

An existing 100-square-foot laundry room with three quarter bathroom will be removed from the rear of the home and replaced with the 583-square-foot addition clad in wood siding to match the existing siding in appearance and dimension. The new windows will be wood with a raised mullion. Window styles include single hung sash and fixed windows.

The rear 16 feet of the existing roof on the bungalow will be removed and a new roof will be installed. The new roof will have a ridge height 1 foot 9 inches higher than the existing ridge for an overall height of 19 feet 6 inches to the new ridge and slightly offset from the existing ridgeline. A cross gable roof will be built on the west elevation over the new dining room in line with the existing ridgeline. A skylight is proposed on the east elevation above the new bedroom on the rear portion of the house. This new roof will match the existing slope, design and materials of the existing roof, creating a two ridge front gable roof with a cross gable. The new windows will align with the existing windows with the exception of the three upper windows on the west elevation of the dining room. The detached garage shows evidence of fire-damage. The garage will be repaired and converted back to a two-car garage and open carport as originally approved in 1991.

Staff supports the request for the proposed addition with conditions of approval to address the garage repair and to require wood windows with raised exterior mullions in the addition.

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 Bluff Heights Historic District designation Ordinance (Ordinance No. C-7937), staff has analyzed the proposed project and believes the project meets these requirements and those of the City's zoning codes as conditioned (Exhibit C – Findings and Conditions of Approval).

PUBLIC HEARING NOTICE

Public notices were distributed on September 2, 2011. No responses were received as of the preparation of this report.

Respectfully submitted,


JILL GRIFFITHS, AICP for
PLANNING OFFICER


ROBERT M. ZUR SCHMIEEDE, AICP
DEPUTY DIRECTOR

RMZS:JG:LF

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