

**CERTIFICATE OF APPROPRIATENESS HP11-0161
FINDINGS AND ANALYSIS
3039 & 3049 East Ocean Boulevard**

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 Bluff Park Historic District ordinance (Ordinance No. C-5869, C-6835):

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 the Bluff Park Historic District ordinance. Staff has also reviewed the plans for consistency with the City's zoning codes and has found that the proposed addition will comply with the R-2-L development standards with the exception of the lot coverage ratio.

The subject site, 3039 and 3049 East Ocean Boulevard, is located within the Bluff Park Historic District on the north side of Ocean Boulevard between Orizaba and Paloma Avenues (Exhibit A- Location Map). The site has a zoning designation of R-2-L (Two-family residential district with large lots). The parcel is 11,000 square feet in area (55 feet by 200 feet) with a 20-foot-wide alley to the rear. A two-story duplex is currently under construction at this site. The Bluff Park Historic District was adopted in 1982 (C-5869) and expanded in 1990 (C-6835).

This property first came before the Cultural Heritage Commission on May 17, 2006. The applicant had submitted plans for a Certificate of Appropriateness to demolish an existing duplex and construct a new duplex. The existing development consisted of a 2,842 square foot single-story duplex with detached garages that were built in 1955. This International style residential property had various alterations over the years and was not identified as contributing to the historic district. Thus, staff concluded that demolition of the existing duplex would not affect the overall historic character of the Bluff Park Historic District. The record indicates the Commission emphasized that if the demolition permit was approved, any new residential development proposed for the property should respect the size, proportion and scale, height, mass, textures, features, and styles of the adjacent properties and those elsewhere in the district.

The proposed plans for the new duplex had a contemporary design with a nondescript architectural style. As proposed, the plans did not comply with the Secretary of the Interior Standards in terms of compatibility with the historic district. Staff recommended that the agenda item be continued to a future date. The intent of the recommendation was to give the applicant time to work with staff to refine the plans, bring them into compliance with the Bluff Park Historic District ordinance and return to the Commission with revised plans for

consideration. The record reflects that after a lengthy discussion, a motion was made to lay the item over to a future date and create a subcommittee to work with the applicant. The motion was approved unanimously. Three commissioners volunteered to serve on the subcommittee.

On June 21, 2006, the request for a Certificate of Appropriateness for the property was brought back before the Cultural Heritage Commission. The record of the proceedings indicates the Commission believed the existing single-story duplex was historically significant as an individual landmark and as a contributing resource to the historic district although it was identified as a non-contributing property in the Ordinance (C-6835). The Historic Preservation Officer performed a preliminary assessment of the property and found the property ineligible for landmark status at any level due to the lack of notable architectural merit or association with significant historical events or personages. In addition, staff found the revised plans for the proposed new duplex to be lacking in detail and originality and not in compliance with the Bluff Park Historic District Ordinance and the Secretary of the Interior Standards, including the landscape plans, due to incompatibility of the overall form, massing, scale, materials and proportion with other nearby residential buildings. The adjacent property to the east is a well executed International Style single-story residence designed by Edward Killingsworth in 1958 (3051 East Ocean Blvd.), and the adjacent property to the west is a 1928 two-story Spanish Colonial Revival residence (3035 East Ocean Blvd.). Staff recommended that the applicant continue to work with the subcommittee to refine the plans for compatibility with the historic district. A motion was made to continue the request to a future meeting and for the subcommittee to continue working with the applicant regarding the design of the proposed construction. The vote carried unanimously.

Between September 2008 and July 2009, the Cultural Heritage Commission did not exist due to term limits and a reorganization of the Commission. On May 12, 2009, a Certificate of Appropriateness for the property was approved and issued by the Historic Preservation Officer. The Certificate authorized the demolition of the existing 2,842 square foot single-story duplex (1955) and the construction of a Prairie style (influenced) two-story 5,796 square foot duplex with a four car garage and storage area at the rear of the lot (Exhibit C - Certificate of Appropriateness dated May 12, 2009 and approved plans). The permit to demolish the existing duplex was approved on December 18, 2009.

The construction plans for the new duplex were approved by the Department of Development Services on April 20, 2010 (BNEW 44298). The approved plans depict a two-story primary unit (3039) that is connected to a single-story secondary unit (3049) over a 4-car garage. The primary (front) unit is 4,650 square feet in size with a 2,910-square-foot first floor and a 1,740-square-foot second floor. The 1,238-square-foot secondary unit is located above the 1,215 square foot four car garage. The primary unit has five bedrooms, a great room, a media room and a home office while the rear unit has two bedrooms and two bathrooms. A 325 square square-foot accessory storage room on the first floor connects the garage to the primary (front) unit. The total living area for both units is 5,888 square feet. There is a separation of approximately sixty 60 linear feet on the second floor between the primary and secondary units. Construction of the project commenced in mid 2010.

Earlier this year the applicant submitted a request for approval of a Certificate of Appropriateness to add approximately 1,300-square-feet of living space to the new duplex currently under construction. Of this area, approximately 1,220 square feet is proposed to be added to the primary unit for a 920-square-foot great room and a 300-square-foot storage room and 56 square feet is proposed to be added to the secondary unit to enlarge the master bathroom. The height of the addition measured from top of curb to the ridgeline of the roof would vary from 27 feet 6 inches to 25 feet 6 inches. The architecture style of the structure would incorporate elements of the Prairie design with a low-pitched roof, overhanging eaves, side entry, horizontal banding and tall groups of casement windows. The exterior finish material is beige stucco with brown trim. The previous Certificate of Appropriateness windows were approved for dimensional recessed vinyl or aluminum clad windows with exterior Prairie/Craftsman style mullions (non-sandwich). These windows include single hung, double hung and fixed styles.

As proposed the addition will result in the primary unit totaling approximately 5,950 square foot and the secondary unit totaling approximately 1,300 square feet. The addition will connect the front unit to the rear unit on the second level, creating a continuous building wall 160 feet in length.

Staff has concerns regarding the elimination of the sixty-foot separation between the two units on the second level. The addition, as proposed, would result in a second story continuous building wall of 160 linear feet. Based on the existing structures on either side of the project site, the mass and proportions would be out of scale. Traditionally, secondary units in the Bluff Park area have been smaller units located in the rear portion of the lot and detached from the primary unit. Staff believes that the attachment of the two units would not be consistent with the Bluff Park Historic District Ordinance or with the Secretary of the Interior Standards to maintain spatial relationships that characterize the property. As proposed, the scale, mass and proportions of the duplex would not be compatible with the development pattern of the area in which the two-unit property is located. Staff is recommending a condition that maintains a separation of thirty feet between the primary unit and the secondary unit on the second story level and results in no increase in the overall building footprint of the two-unit development. A Local Coastal Development Permit will also be required prior to construction of the addition.

With revised plans that reflect a thirty foot separation between the two units on the second level, the project will comply 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 Park Historic District designation Ordinance (Ordinance No. C-6835). The conditions of approval reflect staff's recommendation (Exhibit D – Findings and Conditions of Approval). The conditions of approval also identify a Local Coastal Development Permit (LCDP) as a needed requirement for the project. In summary, staff recommends that the Cultural Heritage Commission approve the Certificate of Appropriateness, as conditioned.

FACTS FOR 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, as conditioned with a 30 foot separation between the front unit and rear unit and without an increase in the building foot print, 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 addition is consistent in material and design with the previously approved plans. The addition will be located ninety feet from the front property line and behind the existing two-story portion of the front unit. The addition will match in materials and design with the approved plans. The second story separation between the two units, the large primary front unit facing Ocean Blvd. and the smaller secondary unit over the garage, will maintain the spatial relationship found thorough out the Bluff Park Historic District. The separation on the second level will also limit the mass and scale of the building, making it more compatible with the intent of the historic district.

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

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 not incompatible with the architectural period of the building.**

The previous duplex was demolished in 2010. A Certificate of Appropriateness was approved in 2009 to construct a two-story duplex with an attached four-car garage. The approved plans include stucco finish in earth tone colors, dimensional recessed vinyl or aluminum clad windows with exterior Prairie or Craftsman style mullions (non-sandwich) at front half of building, pre-cast sill trim/belt course, multi hip roof, period appropriate exterior doors, door treatment and hardware, and appropriate exterior light fixtures. As conditioned, the proposed changes are consistent with the original design of the structure and will not compromise the integrity of the architectural style. 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 second story addition, as conditioned, is compatible with the approved architectural style of the duplex.

- 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.**

As conditioned, the scale and massing of the addition with a 30-foot separation between units on the second level and no expansion of the building footprint, is consistent with adjacent structures. The addition is located ninety feet from the front property line and will only be minimally visible from the street. The home to the east is a one-story 1958 International style residence designed by Edward Killingsworth. To the west is a two-story 1928 Spanish Colonial Revival home. The proposed addition will be compatible with adjacent structures. The exterior finish material, color, and roofing material will match the approved plans.

- 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.**

The second story addition as proposed with the thirty foot separation with no increase in building footprint will be figure approximately 740 square feet in area and located behind the front unit of a two-story duplex currently under construction. Set ninety feet from the front property line the proposed addition is subordinate to the primary residence. As required by the Secretary of the Interior's Standards for Rehabilitation, additions to historic properties should be subordinate to the historic structure. Further, the required separation between the two units is consistent with the guidelines for rehabilitation requiring maintenance of spatial relationships that characterize the property.

CONDITIONS OF APPROVAL

Address: 3039 & 3049 East Ocean Blvd.

Historic District: Bluff Park Historic District

Case No. HP11-0161

Date: September 19, 2011

1. This approval is for activities shown on plans received by the Director of Development Services - Office of Historic Preservation on May 5, 2011. 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 construction has been executed according to approved plans and that all conditions have been implemented before the 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 one year from the date of issuance 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(J) 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 Planning and Building permits and variances shall be obtained by the applicant. Building permits and any required variances must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.

6. Any changes to the plans reviewed by staff and approved by the Cultural Heritage Commission will need prior approval by the Director of Development Services or their designee before implementation. 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.
7. The Certificate of Appropriateness is valid for one (1) year from the date of issuance. It may be extended by the City's Office of Historic Preservation upon request by the applicant prior to the date of expiration.
8. A thirty-foot separation shall be provided and maintained between the addition to the front (primary) unit and rear (secondary) unit located over the garage. The proposed addition shall not increase the building footprint (lot coverage).
9. The tankless water heater on the north elevation shall be screened to the satisfaction of the Director of Development Services.
10. The applicant shall submit a landscape plan in compliance with the Bluff Park Historic Ordinance prepared to the satisfaction of the Director of Development Services.
11. The applicant shall obtain a Local Coastal Development Permit (LCDP) prior to issuance of a building permit.
12. The roof eaves shall be setback thirty inches from the side property line.
13. The window material and design shall be consistent with the Certificate of Appropriateness application approved on May 12, 2009. The approved windows are dimensional recessed vinyl or aluminum clad windows with exterior Prairie/Craftsman style mullions (non-sandwich) at the front half of the building.
14. The proposed new window shown on the west elevation on page A8a shall be a sash type window similar to the other windows shown on this elevation.
15. Two sash windows shall be added to the new addition on the west elevation to match the existing windows shown on the elevation plan to the satisfaction of the Director of Development Services.
16. The applicant shall comply with all requirements listed on the approved Certificate of Appropriateness application, dated May 12, 2009.