



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Boulevard

Long Beach, CA 90802

(562) 570-6194

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September 13, 2010

CULTURAL HERITAGE COMMISSION  
City of Long Beach  
California

## RECOMMENDATION:

Approve a Certificate of Appropriateness for a one-story addition to an existing single-family residence at 3750 Olive Avenue in the California Heights Historic District. (District 7)

APPLICANT: Chris Miller  
3750 Olive Avenue  
Long Beach, CA 90807  
(Application No. HP 10-0226 and CE 10-072)

## DISCUSSION

The subject site is located within the California Heights Historic District on the east side of Olive Avenue between 37<sup>th</sup> Street and Bixby Road (Exhibit A- Location Map). The site has a zoning designation of R-1-N (Single-family Residential District with standard size lots). The parcel is 6,750 square feet (50 feet by 135 feet) in area and contains a 1,350-square-foot, one-story, Spanish style home with a flat roof. Building permits indicate the three-bedroom, two-bath dwelling unit and two-car garage were constructed in 1922. The original detached 360-square-foot two-car garage was demolished in 2003 and replaced with a 428-square-foot two-car garage, although this permit was never finalized. The brick fireplace with exterior chimney on the south elevation was completed in 1988 prior to adoption of the historic district in 1990 (C-6704). The home is classified as a contributing structure.

The applicant is requesting approval of a Certificate of Appropriateness to enlarge the home by adding 724 square feet to the rear of the residence (east elevation). Other improvements to the existing residence include new stucco and replacement of all existing aluminum sliding windows with single-hung tan vinyl windows. No changes are proposed to the original wood windows on the front elevation.

The new one-story addition consists of a master bedroom, full bathroom, laundry room, nook and wet bar. The new addition will share 20 feet of common wall with the existing home; however, there will be an alcove approximately 4 feet by 12 feet along the northern portion of the addition for a ground mounted air conditioner and to provide bedrooms two and three with exterior windows. The addition will match the existing roofline with the same

style clay tile cap and utilize the same beveled attic vents and period style foundation vents. The applicant is also proposing to remove the existing sliding door on the south elevation and replace it with two single-hung windows. The addition will have single-hung tan vinyl windows. The water heater and forced air unit (FAU) will be located in a new enclosure. The new stucco will be a light sand finish with hand trowel accents in a cream color (Exhibit B – Plans & Photographs).

The character defining features of the home are found on the front elevation. These include a one-foot-deep by ten-foot-wide architectural projection at the front entry with an arched opening over the front door and recessed arched alcoves flanking the door. This pattern is repeated on the two fixed front windows that are also flanked by narrow sidelights. An arched stucco recess is located over each of the large fixed front windows. No changes are proposed to these features. The only original wood windows on the home are found on the front elevation. There are two windows on the north elevation off the bathroom that have the original recessed wood frame and sills, although the windows are vinyl.

Staff is recommending approval of the project subject to conditions that include maintaining the front facade in its current condition, removing the aluminum sliding windows and replacing them with single-hung tan vinyl windows and obtaining a permit to legalize the existing garage. In addition, staff is requesting that the trim around the front windows be painted a contrasting color and period appropriate light fixtures be installed in the existing outlets in the recessed alcoves flanking the front door.

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, and the California Heights Historic District ordinance (Ordinance No. C-6704), staff has analyzed the proposed project and believes that 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 August 27, 2010, per Section 21.21.302 of the Long Beach Municipal Code. A notice was mailed to the California Heights Neighborhood Association. No responses were received at the time of preparation of this report.

### **ENVIRONMENTAL REVIEW**

For environmental purposes, projects that are consistent with the *Secretary of the Interior's Standards* are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15331 of the CEQA Guidelines (Class 31 exemption) (Exhibit D - Categorical Exemption). With the recommended Conditions of Approval implemented, this project is exempt from CEQA.

Respectfully submitted,



AMY J. BODEK  
DIRECTOR OF DEVELOPMENT SERVICES

AJB:DB:lf

Attachments    Exhibit A - Location Map  
                      Exhibit B - Plans & Photographs  
                      Exhibit C - Findings & Conditions of Approval  
                      Exhibit D - Categorical Exemption CE 10-072



**CERTIFICATE OF APPROPRIATENESS HP10-0226  
FINDINGS AND ANALYSIS  
3750 Olive Avenue**

**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 California Heights Historic District (Ordinance No. C-6704):**

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 California Heights Historic District ordinance. Staff has also reviewed the plans for consistency with the City's zoning codes and has found that the project complies with the R-1-N development standards as conditioned.

The existing home is a contributing Spanish style residence in the California Heights Historic District. The proposed addition consists of 724 square-feet to the rear of the home, new stucco for the existing home and replacement of all existing aluminum sliding windows with single-hung tan vinyl windows. No changes are proposed to the original wood windows on the front elevation.

The dwelling is a rectangular shaped building with a flat roof. A raised parapet wall with a clay tile cap is provided along the perimeter of the home. The character defining features are found on the front elevation. These include a one-foot by ten-foot architectural projection over the front entry that has an arched opening and recessed arched alcoves flanking the door. This pattern is repeated on the two fixed front windows that are also flanked by narrow sidelights. An arched stucco recess is located over the two large fixed picture windows. No changes are proposed to these features. With the exception of the original wood window frame and sills found on two windows on the north elevation off the bathroom the remaining recessed windows have all been changed to aluminum sliders that are flush with the stucco finish.

As conditioned, the proposed addition is compatible with the architectural character of the existing residence. The addition has the same roofline as the existing structure and the overall scale, features, and proportions of the new addition are compatible with the existing building; thereby, retaining its integrity as well as the district's historical setting. The conditions of approval include maintaining the front facade in its current condition, removing the aluminum sliding windows and replacing them single-hung tan vinyl windows, and obtaining a permit to legalize the existing garage. The new stucco will be a light dash finish with hand troweling in a cream color. In addition, staff is requesting that the trim around the front windows be painted a contrasting color and period appropriate light fixtures be installed for the existing outlets in the recessed alcoves flanking the front door.

With the conditions of approval included in the staff report, staff believes that the project meets the requirements of Chapter 2.63.070 of the Municipal Code (Cultural Heritage Commission ordinance) and the California Heights Historic District ordinance, as well as the recommendations of the *Secretary of the Interior's Standards for Rehabilitation*.

**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 change as conditioned 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 and window change out will be constructed pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The proposed addition located at the rear of the dwelling is set back sufficiently enough from the public right-of-way as to not impact the historic character of the home.

- 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.**

With the recommended conditions, the changes are consistent with the original design of the structure and will not compromise the integrity of the architectural period of the dwelling. The design, materials, 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 addition, as conditioned, will not adversely affect the historic district or the adjacent contributing properties since its architectural style is compatible with that of the original structure. The proposed work will be consistent with other one-story additions in California Heights. The property to the north is a two-story home built in 1928 and the property to the south a one-story Spanish style home built in 1928. The home to the rear is a non-contributing two-story building constructed in the late 1980's.

- 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.**

The addition is located behind the existing home in the rear half of the lot, maintains the proportions, and scale of the original structure and those contributing properties surrounding it. Additionally, the style of the new construction and the use of appropriate and compatible materials of the addition allow it to be subordinate to the original house.

- 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.**

Set at the rear of the dwelling, the proposed addition is made as a subordinate addition 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, with the incorporation of the addition, notable historic fabric on the existing structure will not be radically altered or changed. The 4'0" separation between the addition and existing home also differentiates the existing from the new.

**CONDITIONS OF APPROVAL**  
**Address: 3750 Olive Avenue**  
**Historic District: California Heights Historic District**  
**Case No. HP10-0226**  
**Date: September 13, 2010**

1. This approval is for activities shown on plans received by the Director of Development Services - Office of Historic Preservation on August 26, 2010. 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 approved plans have been executed according to approved plans and that all conditions have been implemented before 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 within one year 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 the Cultural Heritage Commission and staff will need prior approval by the Historic Preservation Officer or applicable staff before implementing. Significant changes to the project's design will require review and approval by the Cultural Heritage Commission before permits are issued by the Planning and Building Department.



7. The Certificate of Appropriateness is valid for one (1) year from the date of issuance. It may be extended by the City's Historic Preservation Officer upon request by the applicant prior to the date of expiration.
8. The applicant shall submit install period appropriate exterior light fixtures for the recessed alcoves on each side of the front door to the satisfaction of the Zoning Administrator. The fixtures shall be submitted for review and approval prior to installation.
9. The two windows off the bathroom on the north elevation with the original recessed wood frame and sills shall remain in their current condition.
10. The wood trim around the front windows shall be painted a contrasting color to the satisfaction of the Zoning Administrator. The applicant shall submit paint samples for review and approval.
11. The new stucco shall match the existing stucco on the home, which has a hand trowel finish. The recessed arches above the two fixed picture windows on the front elevation shall be maintained when the home is restuccoed.
12. All new window openings on the addition shall be recessed to match the windows on the front elevation.
13. The replacement windows for the existing aluminum sliders shall be Milgard Tuscany tan colored vinyl single hung windows.
14. The applicant shall install landscaping in the parkway and front yard setback to the satisfaction of the Zoning Administrator. The landscape plan shall be included in plan check for the addition.
15. The applicant shall obtain a building permit for the two-car detached garage. The previous permit for the garage, project #366329, was never finalized. The permit shall be finalized prior to issuance of a Certificate of Occupancy for the new addition.
16. The exterior door on the south elevation of the new addition shall be painted to match the window trim on the front elevation.



# CITY OF LONG BEACH NOTICE OF EXEMPTION

DEPARTMENT OF DEVELOPMENT SERVICES  
333 W. OCEAN BLVD., 5<sup>TH</sup> FLOOR, LONG BEACH, CA 90802  
(562) 570-6194 FAX: (562) 570-6068  
lbsds.longbeach.gov

TO:  Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: Department of Development Services  
333 W. Ocean Blvd, 5<sup>th</sup> Floor  
Long Beach, CA 90802

L.A. County Clerk  
Environmental Fillings  
12400 E. Imperial Hwy. 2<sup>nd</sup> Floor, Room 2001  
Norwalk, CA 90650

Categorical Exemption CE- 10-072

Project Location/Address: 3750 Olive Avenue

Project/Activity Description: 724# one-story addition to an existing single family home built in 1922.

Public Agency Approving Project: **City of Long Beach, Los Angeles County, California**

Applicant Name: Chris Miller

Mailing Address: 3750 Olive Avenue Long Beach, CA 90807

Phone Number: 562-896-2977 Applicant Signature: \_\_\_\_\_

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: HP10-0226 Planner's Initials: LF

Required Permits: Certificate of Appropriateness

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION Section 15331 class 31

Statement of support for this finding: One-story addition to rear of existing single family home. Addition to match existing scale, architecture and materials, and does not detract from the character of the historic district.

Contact Person: Lynette Ferenczy Contact Phone: 562-570-6194

Signature: Lynette Ferenczy Date: Aug 23, 2010