



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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February 13, 2017

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness request to allow for the demolition of an existing accessory structure and construction of a new, detached 1-car garage with accessory use for an existing single-family home located on the rear portion of an R-3-T property with an existing contributing single-family home and commercial building, located at 3303-3305 E. 4th Street within the Rose Park South Historic District. (District 2)

APPLICANT: Ken Graham
619 Ohio Avenue
Long Beach CA 90814
(Application No. HP16-627)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness to allow demolition of an existing 210-square-foot accessory structure and the construction of a new 525-square-foot detached accessory structure consisting of a 289-square-foot one-car garage and 236-square-foot accessory structure space.

BACKGROUND

The subject property is located on the northeast corner of 4th Street and Coronado Avenue (Exhibit A – Location Map). The site is located within the R-3-T zoning district (townhouse or row house residential district) and is developed with three buildings: a 640-square-foot one-story commercial building fronting 4th Street, a 912-square-foot one-story single-family residence, and a 210-square-foot detached accessory structure fronting Coronado Avenue. The residence, constructed in 1907, is a contributing structure within the Rose Park South Historic District.

The existing residence is a modest Victorian architectural style building featuring a steep roof pitch, a hip and gable roof, and bay window. The building footprint is rectangular and the building form provides a vertical appearance due to the steep roof pitch. The building also features multiple gables on the south, west and east elevations.

The exterior elevations of the residence include horizontal wood trim bands. There is a prominent bay window on the front (west elevation) with a fixed transom window with a decorative upper divided light pattern in the center, and double hung windows on the sides of the bay window to match windows on the rest of the home. The building is generally well preserved and retains its original wood windows (Exhibit B – Plans & Photographs).

ANALYSIS

The proposed detached one-car garage and accessory structure will be located on the rear half of the lot. The accessory space will be used as a workshop. Since the property is a corner lot, the new structure will be visible from the street. A Certificate of Appropriateness from the Cultural Heritage Commission is required because the new structure will exceed 250-square-feet in size, and because the new accessory structure will be visible from the street. This new building will replace the existing accessory structure that does not have historic significance and does not match the architecture of the existing home. The small, corner lot currently has no garage and adding a one-car garage will add on-site parking. Maintaining a small accessory space within the new building provides the owners additional functional space for the residents of the 912-square-foot home.

The new structure will be setback 20-feet from the property line, 2-feet-4-inches from the rear property line, and 5-feet-1-inch from the side property line. As part of the project, the owner plans to build a fence and rolling gate from the north property line to the back of the house. The applicant seeks to screen the new accessory structure while leaving the existing home free of any fencing and fully visible from the street. A condition has been added that final fencing style be reviewed and approved by staff prior to installation.

In order to integrate the new accessory structure with the existing residence, several architectural features are incorporated including the use of matching siding style and material, the roof pitch, matching windows, and paint colors. The new building will feature a hip and gable roof with a lower roof pitch than the existing structure. Roofing material will include grey composition shingles to match the existing home. The structure will use three-quarter inch wood siding to match the size and profile of the existing residence.

Three double-hung windows proposed for the accessory use portion of the new structure will match existing windows on the home. The primary window style throughout the existing residence is wood sash double-hung windows, with one bay window with a center fixed transom window surrounded by two double-hung windows. In the proposed structure, all windows will be double-hung wood sash windows with trims and sills to match the existing building. These changes are consistent with the Secretary of Interior's Standards to maintain historic building features.

The Secretary of Interior's Standards for Rehabilitation, Standard No. 9 states the new addition will not destroy historic materials, features, and spatial relationships that characterize the property. There are no alterations proposed to the existing historic

home, and the new accessory structure will better mimic the historic home than the existing, non-period appropriate accessory structure. Standard No. 9 also states that “new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features...” To achieve this standard, the new structure is detached and has a significantly lower height with a height of 13-feet, making it eight and a half feet shorter than the existing home which has a height of 21-feet-6-inches to the top of the roof. The lower height is achieved by using a 12:4 roof pitch compared to the 12:12 steep pitch of the roof of the house. This lower height does not overpower the scale of the existing building and retains a spatial relationship that visually maintains the prominence of the existing residence as the primary structure.

RECOMMENDATION

Staff has analyzed the proposed project and has determined that the project meets the requirements set forth in Title 21 Zoning Code, Section 2.63.080 (Cultural Heritage Commission) of the Long Beach Municipal Code (LBMC); the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the Rose Park South Historic District Ordinance. With conditions, Staff supports approval of the Certificate of Appropriateness for demolition of an existing 210-square-foot accessory structure and the construction of a new, 525-square-foot accessory structure consisting of a 289-square-foot one-car garage and 236-square-foot accessory structure space at 3303-3305 E 4th Street. All the findings can be made in the affirmative for the proposed improvements, as these improvements are compatible in overall scale, massing, proportions, materials and colors to the architectural style of the existing structure on the property and in the context of the District. Staff recommends approval of the Certificate of Appropriateness subject to the conditions of approval (Exhibit C – Findings and Conditions of Approval).

PUBLIC HEARING NOTICE

Public notices were distributed on January 23, 2017 and notices were emailed to the Rose Park Neighborhood Association, the Bluff Heights Neighborhood Association, and the Carroll Park Community Watch. As of this date no letters have been received.

ENVIRONMENTAL REVIEW

In accordance with Section 15303(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for new construction of small accessory structures.

Respectfully submitted,



CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER
LFT:CK:AS

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