



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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November 12, 2018

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Deny a Certificate of Appropriateness request for the addition of 495 square feet (52 square feet to the first story and 443 square feet to create a new second story) to an existing one-story, single-family residence in the Rose Park South Historic District. The existing front home on the site is a contributing property within the Rose Park South Historic District. (District 2)

APPLICANT: Jason Herriven
925 La Brea Ave #4027
Los Angeles, CA 90038
(Application No. HP18-364)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness to allow the addition of 495-square-feet to an existing one-story, single-family residence. The addition would include a new second story.

BACKGROUND

The subject property is located on the west side of Orizaba Avenue between East 6th Street to the north and East 5th Street to the south (Exhibit A – Location Map). The site is located within the R-2-N Zoning District (Two Family Residential District) and is currently developed with one single-family residence with a detached one-car garage.

Based on City records, the original primary residence consists of a 1,016-square-foot one-story residence with a detached one-car garage built in 1939. The property is a contributing structure within the Rose Park South Historic District.

On January 8, 2018, the Cultural Heritage Commission approved a Certificate of Appropriateness request for the demolition of an existing one-car and construction of a new detached 668-square-foot, three-car garage with a 567-square-foot second floor Accessory Dwelling Unit (ADU) (Exhibit B – January 8, 2018 CHC Staff Report [HP17-576]). The detached garage and ADU were approved at the rear of the property.

Building plan check was completed for this scope of work, but building permits have not been issued and construction has not commenced for the ADU.¹ The scope of work approved under the January 2018 CHC approval is not subject to review under this application.

The existing primary residence is an Altered Bungalow. The house has a gable roof, composition shingles, and lace-patterned stucco exterior. The building has been modified from its historic style. A City building permit was issued in 2003 to complete work started on a pre-existing permit, which included placing stucco over wood, modification to windows, upgrading electrical, and rewiring the electrical in the home. The historic windows have been replaced with non-period appropriate windows and stucco trim and window ledges were placed around the replaced windows.

As part of the January 2018 ADU approval, conditions of approval require the restoration of the primary dwelling. The conditions included replacement of the existing non-period appropriate stucco with new smooth stucco and replacement of all windows with wood double-hung windows. New hardie plank lap siding will be placed on the façade of the primary structure. As proposed, the exterior design of the new garage and ADU would be consistent with the new materials to be installed on the primary dwelling, and include smooth stucco, hardie plank siding, a gable roof system, composition roof shingles, and wood double-hung windows.

ANALYSIS

The proposed project requires approval of the CHC because the size of the new addition exceeds 250 square feet and the addition would add a new second story to the existing structure. To be granted approval, the project must comply with the Secretary of the Interior's Standards and meet the criteria for a Certificate of Appropriateness.

The proposed first story addition (52 square feet) would be along the north elevation and would align with the outermost façade on this elevation to maintain a 4-foot-4-inch setback from the property line (Exhibit C – Plans, Renderings & Photographs). The new second story (443 square feet) would be setback 30 feet from the front property line, which would be towards the rear of the existing one-story dwelling. The second story would align with the first-floor exterior walls on the north and west (rear) elevations. On the south elevation, the second story would feature a step back to reduce massing.

The design of the new addition would match the material and design proposed for the ADU and conditioned modifications to the primary dwelling. The addition will include smooth stucco (sand finish), double hung wood windows, hardie board eaves, gable roof system, and composition roof shingles.

¹ The approved ADU was subject to California Government Code Section 65852.2 pertaining to ADUs (which became effective January 1, 2017). The City of Long Beach ADU Ordinance (Ordinance No. 17-0031) became effective January 20, 2018, which would not permit the construction of an ADU on this property. This application is not tiered off the previous application, but was filed as a separate Certificate of Appropriateness (Major) application.

While the proposed second story would be located towards the rear of the primary structure, the second story addition would be highly visible from the street. As previously noted, the proposed second would be setback 30 feet from the front property line. Therefore, the new second story will have visual impacts when viewed from the public right-of-way on Orizaba Avenue. The overall height of the existing primary residence is approximately 15-feet-6-inches measured from top of curb to the top ridge of the existing roof. The proposed second story would increase the ridge height to 25-feet in height. The approved second floor ADU will have an overall height of 22-feet 11-inches measured from top of curb to the top of ridge of the new roof. The proposed addition, in conjunction with the approved ADU, would alter the overall building massing established for the historic property.

The scale and context of the adjacent properties varies in structure height and style. The properties to the north and west (rear) of the subject site feature two-story structures, while the property to the south is a one-story single-family residence. The property to the rear (west) is a two-story multi-family structure that spans the entire width of the subject site. The property to the north of the subject site is a two-story single-family residence with a flat roof. The property to the south is a one-story single-family residence at a similar scale to the existing primary residence on the subject site.

The new second story would be highly visible from the public right-of-way. Despite the inclusion of the proposed 2nd floor setback, the massing of the new primary dwelling would not be compatible with the character established for the historic property.

The Secretary of Interior's Standards for Rehabilitation, Standard No. 2 states that "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided." The proposed addition (first and second story) would remove the original roofline of the structure. In addition to the modifications of historic features, the overall spatial relationship of site would affect the historic character of the property. The new second story would be approximately 30 feet from the front property line and would be highly visible from the public right-of-way (Orizaba Avenue). In conjunction with the previously approved detached garage and ADU, the proposed addition to the primary dwelling would not be compatible in the scale and massing established for the primary residence.

The Secretary of Interior's Standards for Rehabilitation, Standard No. 9 states that "new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features..." The primary dwelling has been modified from its historic style. Further modifications to the primary dwelling would represent a further departure from its historic condition. The new addition will modify the historic roofline established for the property in order to accommodate the new second story. The overall spatial relationship of the property would be substantially modified when evaluated in conjunction with the previously approved detached garage and ADU.

The Secretary of Interior's Standards for Rehabilitation, Standard No. 10 states that "New additions and adjacent or related new construction shall be undertaken in such a

manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.” The new second story addition would be structurally integrated into the design of the primary dwelling. Therefore, the second story addition would result in the permanent modification of the essential form and integrity of the historic building. The structural integration of the addition would not allow for the removal of the proposed addition without impairing the form and integrity of the historic building.

The proposed second story addition does not fit within the context of the historic property. While the addition to the first story (52 square feet) does not present conflicts with the Secretary of the Interior’s Standards, the massing and the visibility of the second story (443 square feet) does represent a substantial change to the historic property. The second story could be reconfigured to reduce the overall size and massing, but would not meet the intent of the property owner to add additional bedrooms. As proposed, the massing and visibility of the new second story addition would not meet the Secretary of the Interior’s Standards for Rehabilitation or be consistent with the Rose Park South Historic District Design Guidelines.

RECOMMENDATION

Based on all the findings above, staff determined that the second story addition does not meet the requirements set forth in the Secretary of the Interior’s Standards for Rehabilitation, Guidelines for Rehabilitating Historic Buildings, and the Rose Park South Historic District Ordinance. The Guidelines prioritize minimizing second story additions to emphasize compatibility with the historic character of the residence.

Staff does not support the approval of the Certificate of Appropriateness for the addition of 495 square feet (52 square feet to the first story and 443 square feet to create a new second story) to an existing one-story, single-family residence. The required findings cannot be made in the affirmative for the proposed improvements, as these improvements are not compatible in overall scale and massing to the architectural style of the existing structure on the property and in the context of the District. Staff recommends denial of the Certificate of Appropriateness (Exhibit D – Findings).

ENVIRONMENTAL REVIEW

In accordance with Section 15301(e), Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for construction of small additions to single-family residences.

PUBLIC HEARING NOTICE

Public notices were distributed on October 24, 2018. As of this date, four pieces of written correspondence were received in response to this project (Exhibit E – Correspondence Received).

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Maryanne Cronin



Christopher Koon

CK:AP:mc

Attachments: Exhibit A – Location Map
Exhibit B – January 8, 2018 CHC Staff Report (HP17-576)
Exhibit C – Plans, Renderings & Photographs
Exhibit D – Findings
Exhibit E – Correspondence Received

