



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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February 11, 2019

CULTURAL HERITAGE COMMISSION

City of Long Beach
California

RECOMMENDATION:

Conduct a Study Session to provide guidance on the architectural style, scale and mass, proposed materials and overall project design for proposed project that consists of an addition to an existing two-story, multi-family residence located at 337 W. 4th Street, located in the Drake Park/Willmore City Historic District. (District 1)

APPLICANT: Conway Cooke
400 E. Compton Boulevard, Suite 131
Compton, CA 90221
(Application No. HP18-185)

THE REQUEST

A Certificate of Appropriateness application requesting to add two additional residential units and four, single-car garages to an existing property located at 337 W. 4th Street located in the PD-30 Downtown (neighborhood) Plan and Drake Park/Willmore City Historic District.

BACKGROUND

The subject property is located on the northeast corner of Chestnut Avenue and W. 4th Street. The property totals 5,475 square feet of area (73'-0" x 75'-0"). The site is currently developed with one, single building which is located in the northeast corner of the lot. The two-story building is rectangular shaped, features a flat roof and stucco exterior. The structure/building consists of two residential units (Exhibit A – Location Map and Site Photos).

The property owner submitted plans to construct an addition to the existing structure adding two additional residential units and a four single car garages on May 15, 2018. Upon submittal, staff began to review the plans. Staff engaged the help of preservation consultants to research the properties history in order to determine if the existing building is considered a contributing structure to the district. Because there were gaps in building permit records, Sanborn maps, historic aerials, and city directories were used in compiling the history of the site.

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The research concluded that the existing building was built as a one story detached garage between 1909 and 1914. The property was originally constructed with two detached homes in 1905. The main house (408 Chestnut Ave), a one story with attic, single family residence was located in the southwest corner of the lot, facing Chestnut Avenue. The second (339 W. 4th Street), a single-family residence located in the southeast portion of the lot, faced 4th Street. The single-story structure was relocated to its present-day location a 416 Chestnut Avenue. This made way for the new garage located in the same location in 1914. (Exhibit B – GPA Memorandum).

The (main) house was converted into a multi-family residence (room house) between 1920 and 1922. This garage was modified several times over; the first being the construction of a ground floor residential unit built in 1921 and secondly, the construction of a second-floor residential unit in 1935. At some point the garage was converted/expanded which resulted in the expansion of the ground floor unit. It is believed that the (main) house was demolished between 1976 and 1980. Because the main house was demolished and the original garage had been altered significantly from its original shape and use, it has been determined that property does not retain the integrity to be a contributing structure within the historic district.

Staff issued a comment letter to the applicant on August 7, 2018. Much of the comments were related to several zoning code deficiencies, site orientation and a lack of neighborhood compatibility. The applicant submitted revised plans November 2018 (Exhibit C- Plans). The revised plans illustrate that one residential unit and one single car garage was eliminated from the project, however, the building's architectural style remains incompatible with the district character.

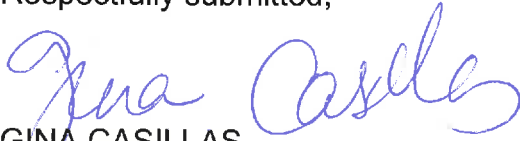
Staff is requesting the Commission provide guidance on the architectural style, scale and mass, proposed materials and overall project design to better aid the applicant in a successful project that meets the Secretary of the Interior Standards and is compatible with the neighborhood.

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Respectfully submitted,



GINA CASILLAS
PLANNER



ALEJANDRO PLASCENCIA
PRESERVATION PLANNER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER

CK:AP:gc

Attachments: Exhibit A – Location Map and Site Photos
Exhibit B – GPA Memorandum dated July 30, 2018
Exhibit C – Plans

