



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90801 • (562) 570-6194 • Fax (562) 570-6068

January 14, 2019

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Deny a Certificate of Appropriateness request for the addition of 1,533-square-feet total (387-square-feet to the first story, and 1,146-square-feet to create a new second story) to an existing one-story, single-family residence in the Belmont Heights Historic District. The existing home is a contributing property within the Belmont Heights Historic District. (District 3)

APPLICANT: Danielle Zunzunegui / Jeff Jeannette
209 Temple Avenue
Long Beach, CA 90803
(Application No. HP18-512)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness to allow a 387 square-foot addition to the first floor, and a 1,146-square-foot addition to create a new second floor (1,533-square-feet total); a redesigned front porch; and new rear and side patios to an existing single-story home within the Belmont Heights Historic District and the Single-family Residential Standard Lot (R-1-N) zoning district.

BACKGROUND

The subject property is located on the west side of Loma Avenue between East 7th Street to the north and East 6th Street to the south (Exhibit A – Location Map). The site is located within the R-1-N Zoning District and is currently developed with a single-family residence and a detached two-car garage at the rear of the property.

Based on City records, the primary residence was originally developed as a 1,077-square-foot one-story residence with a detached one-car garage built in 1922. In 1952, the original one-garage car was demolished and replaced with a 460-square-foot two-car garage that exists today. The property is a contributing structure within the Belmont Heights Historic District.

The existing single-story primary residence was built in the Craftsman architectural style – a style which constitutes approximately two-thirds of the Belmont Heights Historic

District. The residence has a combination roof consisting of a clipped gable roof that spans the width of the home and a cross-gable front porch, composition shingles, and horizontal wood-siding exterior on both the primary residence and the detached two-car garage (Exhibit B – Site Photos).

While the structures on the property maintain their original size and configuration, there have been multiple improvements over time. In 1996, the City issued building permits and a Certificate of Occupancy for the replacement of wood siding throughout the property, and the replacement of 20 windows on the primary residence. Two years later, in 1998, the homeowner obtained building permits to replace the siding, garage door, and windows in the detached garage to match the primary residence. In both structures, the historic windows have been replaced with non-period appropriate windows. All of this work was completed prior to the adoption of the Belmont Heights Historic District in 2002 (Ordinance No. C-7802).

Lastly, staff and the Applicant concur the existing front porch columns were likely modified in the 1960s or 1970s to be simple square posts, as opposed to tapered columns and bases more commonly found in the Craftsman architectural style. In this regard, the Applicant seeks to restore all non-period windows with historically accurate all-wood windows, and to restore tapered Craftsman columns and bases on the front porch.

ANALYSIS

The proposed project requires approval of the CHC because the size of the proposed addition exceeds 250 square-feet, and the addition would add a new second story to the existing one-story structure, visible from the public right-of-way. To be granted approval, the project must comply with the Secretary of the Interior's Standards, the City's Zoning Code, the Belmont Heights Historic District Guidelines, and meet the criteria for a Certificate of Appropriateness.

The proposed first-floor addition (387 square-feet) would be located on the west elevation and would extend 15-feet-6-inches into the rear yard and would align with the outermost wall of the existing residence and maintain a 6-foot side setback from the property line – the R-1-N Zoning District requires a minimum side yard setback of 4 feet (Exhibit C – Plans & Elevations). In addition, a new first-floor, 240-square-foot deck and covered porch would extend 12 feet beyond the enclosed first-floor addition into the rear yard. Along the north elevation of the first floor, a new masonry chimney and stairway landing are proposed to project from the house – these architectural projections are compliant with the R-1-N zoning standards. Along the south elevation, the Applicants are proposing new French doors to open to concrete patio, with an overhead pergola, and steps down to grade adjacent to the driveway.

The new second story (1,146 square-feet) would be setback 32 feet from the front property line, and setback 20 feet behind the face of the existing front porch on the east elevation. The second story would align with the first-floor exterior walls on all side and rear elevations (north, south, and west elevations). Measuring from the front façade, the new second-floor addition would extend 52 feet to the rear of the home, with a second-

story roof deck extending an additional 5 feet to match the rear edge of the first-floor rear porch.

The design of the first-floor addition and the new second floor would match the materials and design of the primary dwelling. The Applicant is proposing horizontal wood siding and trim in a historically appropriate size and "teardrop" profile to be painted in neutral colors to match the character of the original home.

Additionally, the Applicant is proposing to replace all non-period appropriate windows with all-wood windows. In terms of original openings, there are a total of 17 existing windows and one door opening (on the north, south and west elevations) that would be closed to accommodate the first-floor addition.

While the proposed second story would be setback from the façade and front porch of the existing primary structure, the second story addition would be highly visible from the street. As previously noted, the proposed second floor would be setback 32 feet from the front property line. Therefore, the new second story will have visual impacts when viewed from the public right-of-way on Loma Avenue. The overall height of the existing primary residence is 19-feet. The proposed second story would increase the ridge mid-point height to 25-feet in height. While 25 feet is the permitted maximum height in the R-1-N Zoning District, the proposed addition significantly alters the original building massing established for the historic property and is in conflict with the Belmont Heights Historic Landmark District Ordinance sections:

D.2(a): "Additions shall be compatible in materials and design, and shall be subordinate in scale, to the existing building."

D.2(b): "Important architectural features which define the character of the historic style shall not be removed or obscured. These include roofs and rafter tails, exterior cladding, historic wood sash windows on the facade or sides of the house, porch supports, original doors, and other original structural and decorative features."

D.3(a): "New Construction - Construction of new buildings in the Belmont Heights Historic Landmark District shall conform to the bulk, massing, scale, setbacks, height, materials, color and design of the majority of existing historic structures on both sides of the street on the block on which the new building is to be erected."

The Belmont Heights Historic District Guidelines recognize that some properties in the Belmont Heights Historic District may be eligible for second-story additions, but it defines that these additions should be located in the rear of the property and obstruct the visual historic character of the neighborhood. Specifically, the Guidelines state, *"The upper story addition should be planned and constructed in a way that does not involve removing, obstructing, or damaging any existing historic features."*

The scale and context of the proposed project is out-of-scale with adjacent properties in structure height and massing. The properties to the north and south of the subject site,

within the Belmont Heights Historic District feature single-family homes of primarily Craftsman-style homes with occasional California Bungalow and Neo-traditional homes. The 23 homes within the 600-block of Loma Avenue were constructed between 1905 and 1936, with 16 of the 23 homes built between 1918 and 1923. Nearly all properties on the west side of the 600-block of Loma Avenue feature one-story primary structures, with only two residential properties to the north having a second story, and these second story structures are located in the rear of the property. On the opposite side of Loma Avenue, five of eleven total residences have second stories, but only two of these properties have a second story on the primary residence. The new second story would be highly visible from the public right-of-way. Despite the inclusion of a second-floor setback, the massing of the new second story will disrupt the visual continuity of the street consisting primarily of single-story structures and will not be compatible with the overall character found in the surrounding neighborhood context.

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 (primarily the proposed second story addition) would remove the original roofline of the structure. In addition to the removal and/or modifications of historic features, the overall spatial relationship of site would affect the historic character of the property. The new second story would be setback approximately 32 feet from the front property line but would be highly visible from the public right-of-way (Loma Avenue). The proposed addition to the primary dwelling would add significant massing and height – raising the existing height of 19 feet to 25 feet – and therefore, not be compatible in scale or massing established for the primary residence or the surrounding neighborhood context.

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..." Up to this point in time, the primary dwelling's original design and configuration has been largely maintained. The proposed modifications to the primary dwelling would constitute a substantial departure from its existing historic condition. The proposed addition would replace the historic clipped gable roofline established for the property with a simplified cross-gable roofline in order to accommodate the new second story. While cross-gable roofs are commonly found in the historic Craftsman style, the proposed roofline is a full departure from the original roofline of the residence.

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 a permanent and inseparable modification to the essential form and integrity of the historic one-story Craftsman structure. The structural integration of the addition would not allow for the removal of the proposed addition without impairing or altogether removing the form and integrity of the underlying historic building.

The proposed second story addition does not fit within the context of the historic property. While the addition to the first story (387 square-feet) does not present conflicts with the Secretary of the Interior's Standards, the massing and the visibility of the new second story (1,146 square-feet) represents a substantial change to the historic property.

To address the issues above, staff met with the Applicants twice ahead of the Cultural Heritage Commission hearing, advising them to reduce the scale and scope of the proposed project. Staff advised the Applicant to consider only additions to first floor, including the consideration of building a single-story Accessory Dwelling Unit in the rear of the property. Additionally, staff advised that any second story addition should be located at the rear of the property to reduce the overall size and massing; however, the Applicant noted this option would not meet the intent of the property owner to achieve the desired square footage. As proposed, the location, massing, visibility, and amount of architectural changes of the new second story addition does not meet the Secretary of the Interior's Standards for Rehabilitation and is not consistent with the Belmont Heights Historic District Design Guidelines.

RECOMMENDATION

Based on the findings above, staff determined that the proposed 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 Belmont Heights 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 1,533 square-feet (387 square-feet to the first story and 1,146 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 December 24, 2018. No written correspondence has been received at the time this report was printed.

CULTURAL HERITAGE COMMISSION

January 14, 2019

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Respectfully submitted,



GABRIEL BARRERAS, AICP
SR. CONTRACT PLANNER



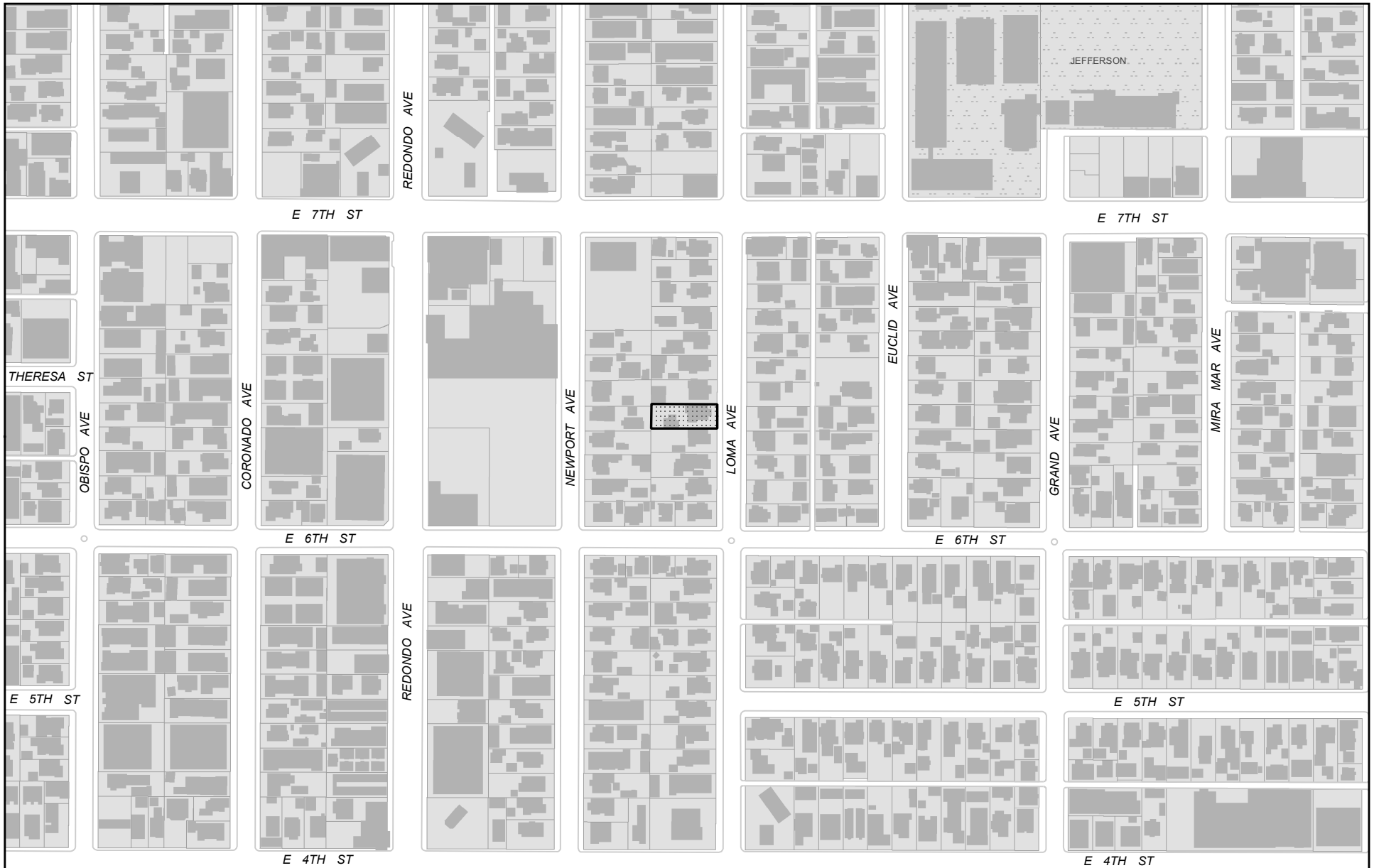
ALEJANDRO PLASCENCIA
PRESERVATION PLANNER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER

CK:AP:gb

Attachments: Exhibit A – Location Map
Exhibit B – Site Photos
Exhibit C – Plans & Elevations
Exhibit D – Findings



Subject Property:
635 Loma Ave
Application No. HP18-512
Council District 3
Zoning Code : R-1-N

Exhibit A



150 75 0 150 300
 Feet

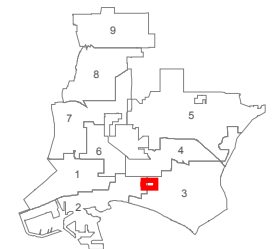


EXHIBIT B - SITE PHOTOS



635 Loma Avenue - CHC Application



635 Loma Avenue - CHC Application



635 Loma Avenue - CHC Application



635 Loma Avenue - CHC Application



635 Loma Avenue - CHC Application



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EXHIBIT C - PLANS



BROWNETT RESIDENCE

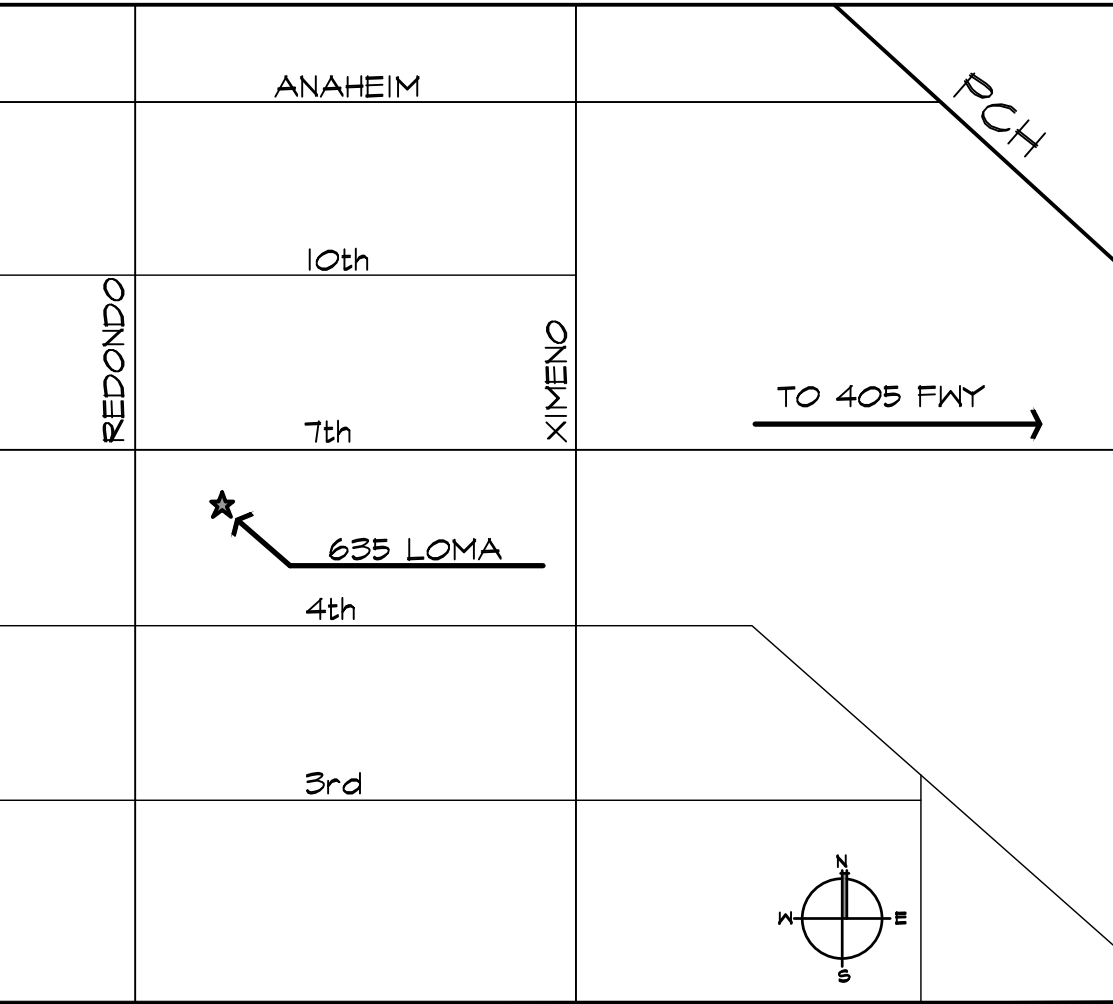
SHEET INDEX	
A-0	COVER PAGE AND PROJECT INFORMATION
A-1.1	SITE PLAN
A-2.1	DEMOLITION PLAN
A-3.1	FIRST FLOOR PLAN
A-3.2	SECOND FLOOR PLAN
A-4.1	ROOF PLAN
A-5.1	DEMOLITION ELEVATIONS (MAIN HOME)
A-5.2	DEMOLITION ELEVATIONS (GARAGE)
A-6.1	PROPOSED SOUTH + EAST EXT. ELEVATIONS
A-6.2	PROPOSED NORTH + WEST EXT. ELEVATIONS
A-6.3	PROPOSED GARAGE EXT. ELEVATIONS

LEGAL OWNER	LEGAL DATA
CORY & NIGEL BROWNETT 635 LOMA AVENUE LONG BEACH, CA 90814 PHONE: 310/801.8622	CITY: LONG BEACH COUNTY: LOS ANGELES APN: 7258-025-020
DESIGN DATA	
CODE: 2016 CRC, 2016 CEC, 2016 CPC, 2016 CMC, 2016 CA ENERGY CODE, 2016 CALGREEN, CITY ORDINANCE	
SETBACKS: FRONT: 20' SIDES: 4' REAR: 10' 1st FLR/30' 2nd FLR HEIGHT LIMIT: 25' MAX / 2 STORIES CURB FACE TO PROPERTY LINE: 12'	ZONE: R-1-N OCCUPANCY: R-3 USE: SFD CONSTRUCTION TYPE: V-B SPRINKLERS: YES FLOOD ZONE: X
CONSULTANTS	
SQUARE FOOTAGE CALCULATIONS	
EXISTING SQUARE FOOTAGE: FIRST FLOOR: 1,071 SF GARAGE: 460 SF TOTAL STRUCTURAL: 1,531 SF	
AREA OF REMODEL: FIRST FLOOR: 518 SF	
AREA REMOVED FROM DWELLING: FIRST FLOOR: 60 SF	
AREA ADDED TO DWELLING: FIRST FLOOR: 387 SF SECOND FLOOR: 1,146 SF TOTAL LIVABLE: 1,533 SF	
(N) DECK AREA: 242 SF	
NEW TOTAL SQUARE FOOTAGE: FIRST FLOOR: 1,404 SF SECOND FLOOR: 1,146 SF TOTAL LIVABLE: 2,550 SF GARAGE: 460 SF TOTAL STRUCTURAL: 3,010 SF	
LOT SIZE: 6,750 SF TOTAL BUILDING AREA: 3,010 SF FLOOR TO AREA RATIO: .38 (< .6 ALLOWED = 4,050 SF) MAXIMUM LOT COVERAGE: 20.8% (< 50% ALLOWED = 3,375 SF) OPEN SPACE PROVIDED: 1,916 SF (> 16% (1,080 SF) REQUIRED)	
GENERAL SCOPE OF WORK	
ADDITION OF SECOND FLOOR TO EXISTING SINGLE FAMILY DWELLING. ADDITION & REMODEL TO FIRST FLOOR PER PLANS. NEW WINDOWS AND NEW DOORS PER PLANS. NEW ELECTRICAL, MECHANICAL AND PLUMBING PER PLANS. ALL NEW EXTERIOR MATERIALS AT HOME AND GARAGE. NEW WINDOWS AT EXISTING GARAGE. NEW SIDE PATIO AND REAR PATIO AT FIRST FLOOR. REPLACE COLUMNS AND PATIO SURFACE AT EXISTING FRONT PATIO (ROOF & BEAMS TO REMAIN)	

ABBREVIATIONS

ABV	ABOVE	DW	DISHWASHER	HD	HOOD	(R)	REFURBISH	TBD	TO BE DETERMINED
AFF	ABOVE FINISH FLOOR	(E)	EXISTING	HDR	HEADER	RAG	RETURN AIR GRILL	TC	TRASH COMPACTOR
BA	BATH	ELEV	ELEVATION	HT	HEIGHT	REF	REFRIGERATOR	TD	TRENCH/TROUGH DRAIN
BCR	BELOW COUNTER	EV	ELECTRIC VEHICLE	HTB	HEATED TOWEL BAR	RHB	RECESSED HOSE BIBB	TH	TOWEL HOOK
	REFRIGERATOR	EXT	EXTERIOR	HW	HAND WAND	RNG	RANGE	TOC	TOP OF CURB
BS	BAR SINK	FAU	FORCED AIR UNIT	IH	INSTANT HOT	RO	REVERSE OSMOSIS	TP	TOILET PAPER HOLDER
CAB	BUILT-IN CABINETS	FD	FLOOR DRAIN	IM	ICE MAKER	RS	RAIN SHOWER	TPM	TOILET PAPER / MAGAZINE RACK
CF	CURB FACE	FF	FINISH FLOOR	INT	INTERIOR	RYSB	REAR YARD SETBACK	TUB	SOAKING TUB
CLG	CEILING	FG	FIELD GAS SUPPLY OUTLET	L	LAVATORY / SINK	S&P	SHELF AND POLE IN CLOSET	TWH	TANKLESS WATER HEATER
CNTR	COUNTERTOP	FIN GR	FINISHED GRADE	LS	LAZY SUSAN	SC	SHOWER CONTROLS	UFA	UNDER FLOOR ACCESS
CT	COOKTOP	FRZ	FREEZER	MC	MEDICINE CABINET (PREFAB)	SHR	SHAMPOO RECESS	U.N.O.	UNLESS NOTED OTHERWISE
D	DOWNSPOUT	FV	FOUNDATION VENT	MCC	MEDICINE CABINET (CUSTOM BUILD)	SK	SKYLIGHT	UR	URINAL
DA	DOOR ACTIVATED LIGHT	FYSB	FRONT YARD SETBACK	ME	MATCH EXISTING	SL	SLOPE	VS	VEGETABLE SINK
DDV	DOWN DRAFT VENT	GB	OUTLET BOX (GRAY BOX)	MIR	MIRROR	SR	SOAP RECESS	WD	WARMING DRAWER
DET	DETAIL	GD	GARBAGE DISPOSER	MISC	MISCELLANEOUS	SS	SERVICE SINK	W/D	WASHER / DRYER
DN	DOWN	GDO	GARAGE DOOR OPENER	MW	MICROWAVE	ST	"SOLA-TUBE" SKYLIGHT	WH	WATER HEATER
DO	DOUBLE OVEN		(JACK SHAFT)	(N)	NEW	SUB FLR	SUB FLOOR	W.I.C.	WALK IN CLOSET
DO/M	DOUBLE OVEN W/ MICRO COMBO	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	PA	PLANTER AREA	SYSB	SIDE YARD SETBACK	WM	WATER METER
DR	DOOR	GFF	GROUND FINISH FLOOR	PKT	POCKET DOOR	T	TOILET	WNDW	WINDOW
DS	DISH SINK	GV	GARAGE VENT	PL	PROPERTY LINE	T&G	TONGUE AND GROOVE	WRB	WEATHER RESISTIVE BARRIER
DV	DRYER VENT	HB	HOSE BIBB	PLT HT	PLATE HEIGHT	T/R	TRASH / RECYCLE CAB	W	WIDTH
						TB	TOWEL BAR		

VICINITY MAP

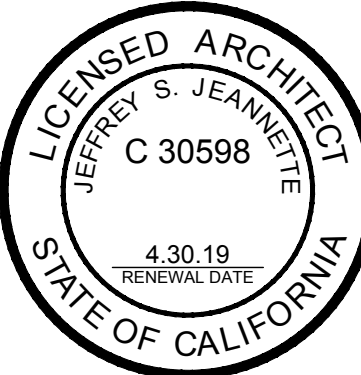


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635 LOMA AVENUE
LONG BEACH
CALIFORNIA, 90814

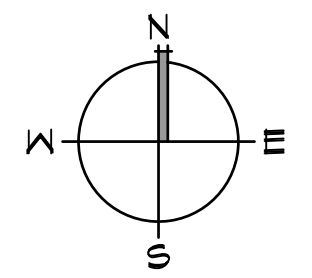
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209 temple avenue . long beach . ca . 90803
jeannettearchitects.com
562/987.9139

COVER PAGE
& PROJECT
INFORMATION

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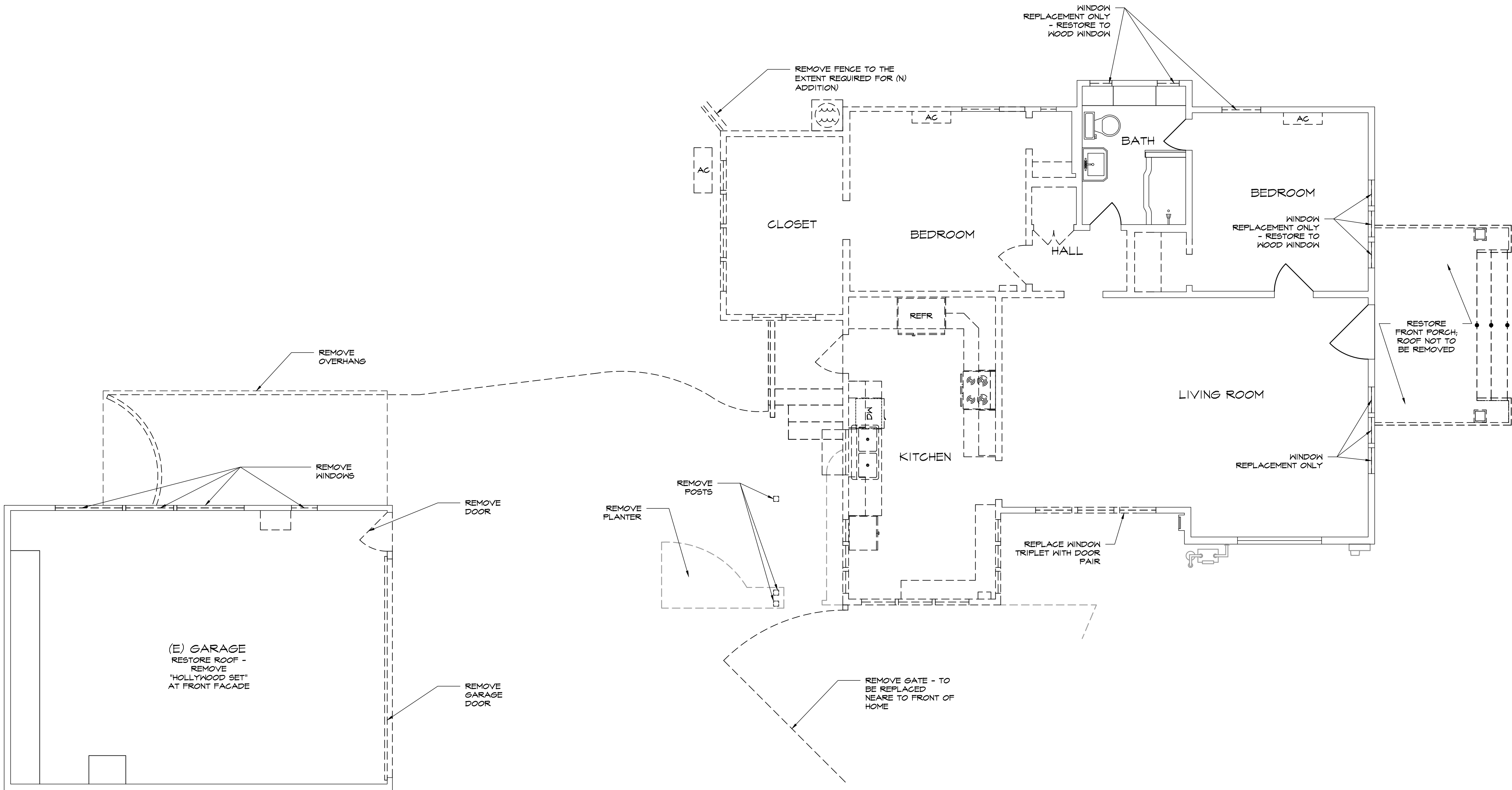
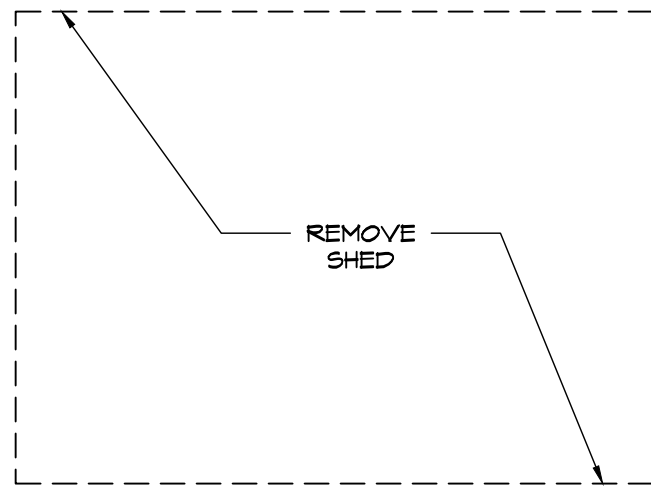


A-0
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WALL LEGEND	
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	EXISTING WALL TO BE REMOVED

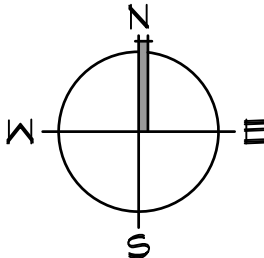


NOT COMPREHENSIVE DEMOLITION

45% EXISTING EXTERIOR WALL DEMO AT REAR
7% EXISTING EXTERIOR WALL DEMO FOR WINDOW /DOOR CHANGES AT SIDE WALLS

DEMOLITION PLAN

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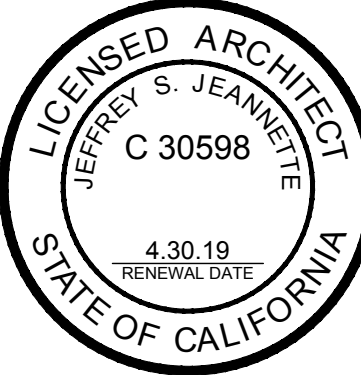


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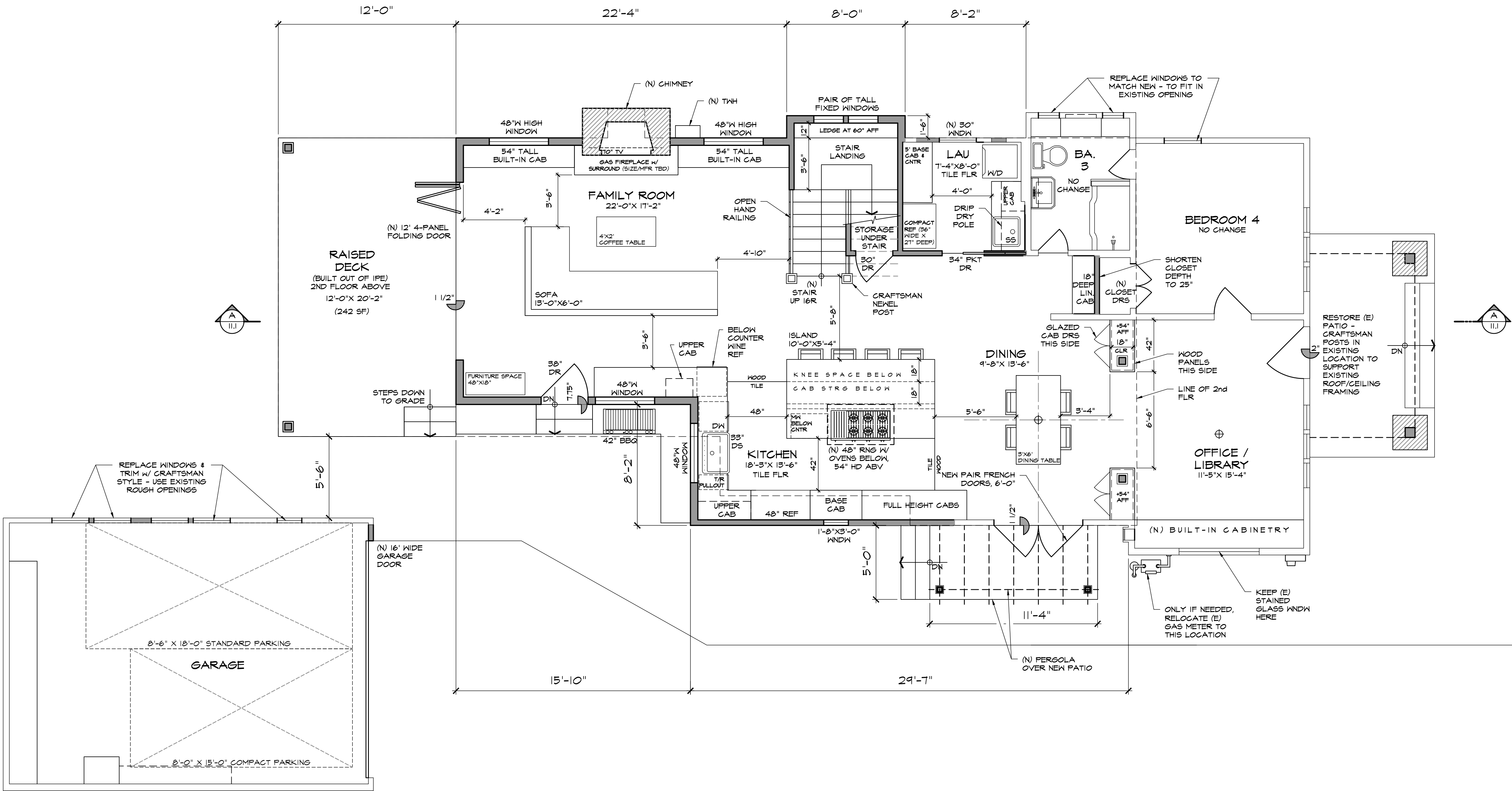
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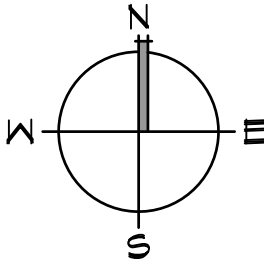
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	EXISTING WALL TO BE REMOVED



FIRST FLOOR PLAN

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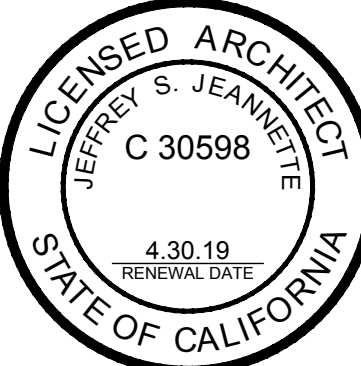


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FIRST
FLOOR
PLAN

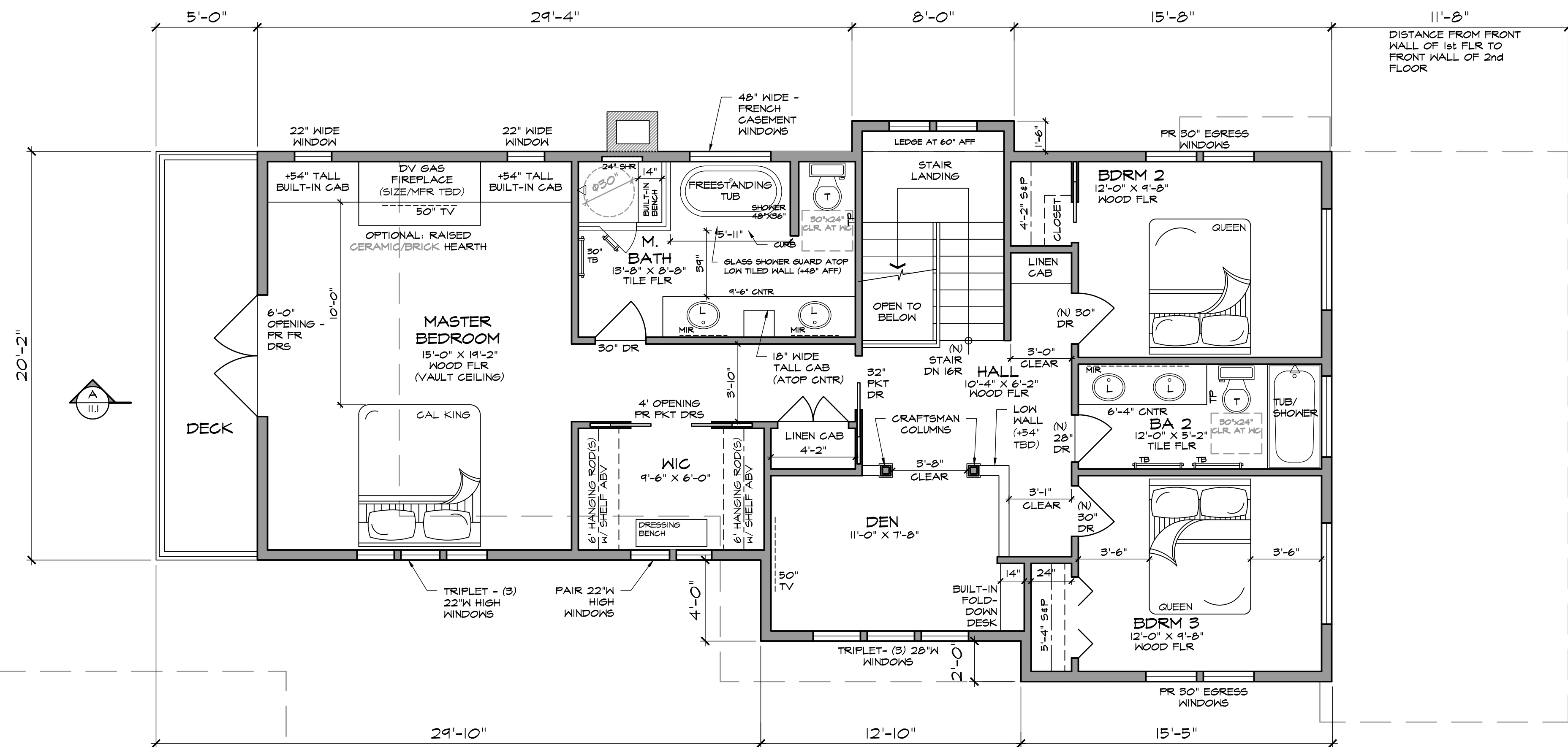
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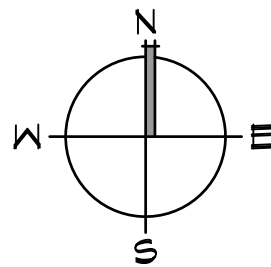
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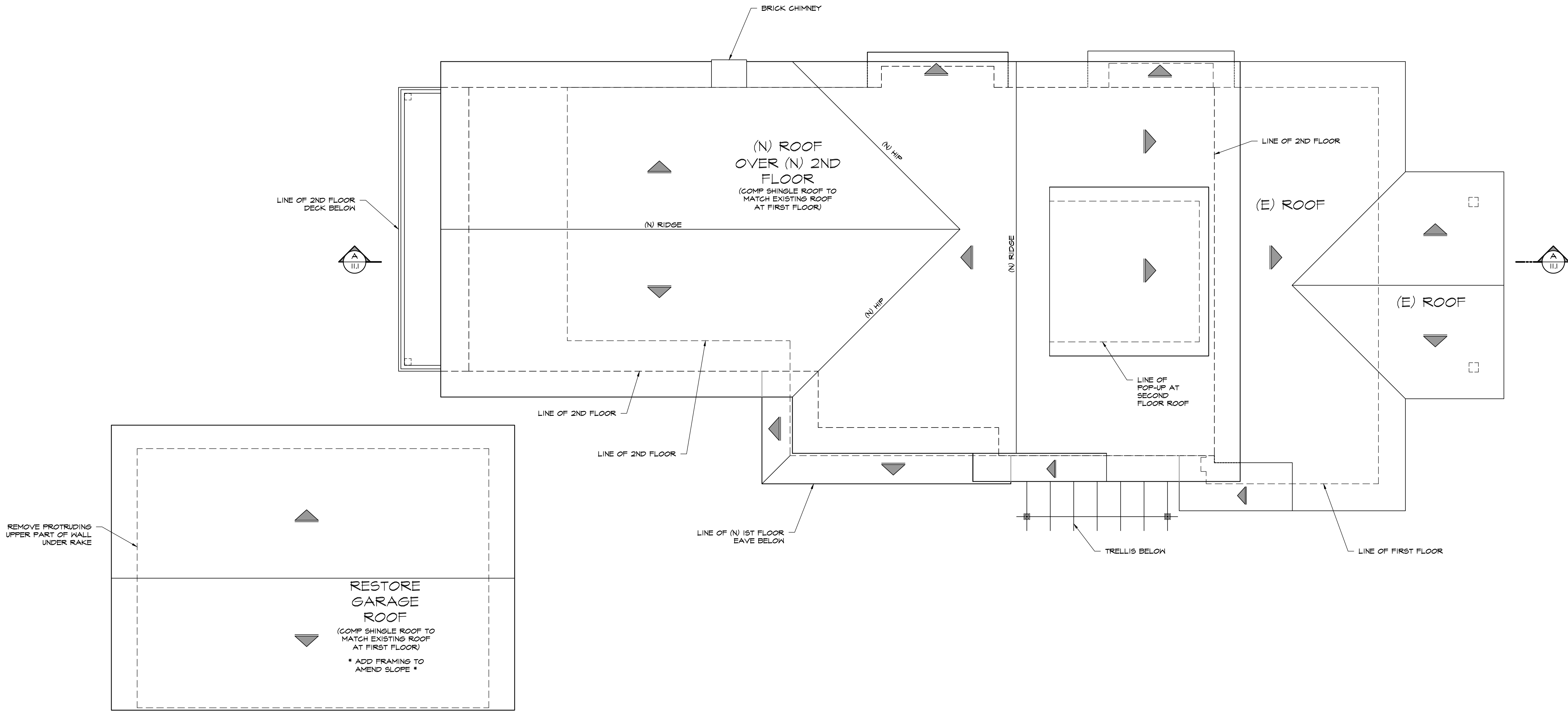


SECOND FLOOR PLAN

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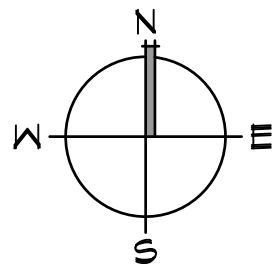


BROWNETT	635 LOMA AVENUE	jeannette architects	209 temple avenue . long beach . ca . 90803 562/987.9139 jeannettearchitects.com
	LONG BEACH CALIFORNIA, 90814		
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JOB#:		2018.05.21	
		<div>A-3.2</div> <div>DATE:</div>	



ROOF PLAN

SCALE: 1/4" = 1' - 0"



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CALIFORNIA, 90814

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ROOF
PLAN

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JOB#:	2018.05.21

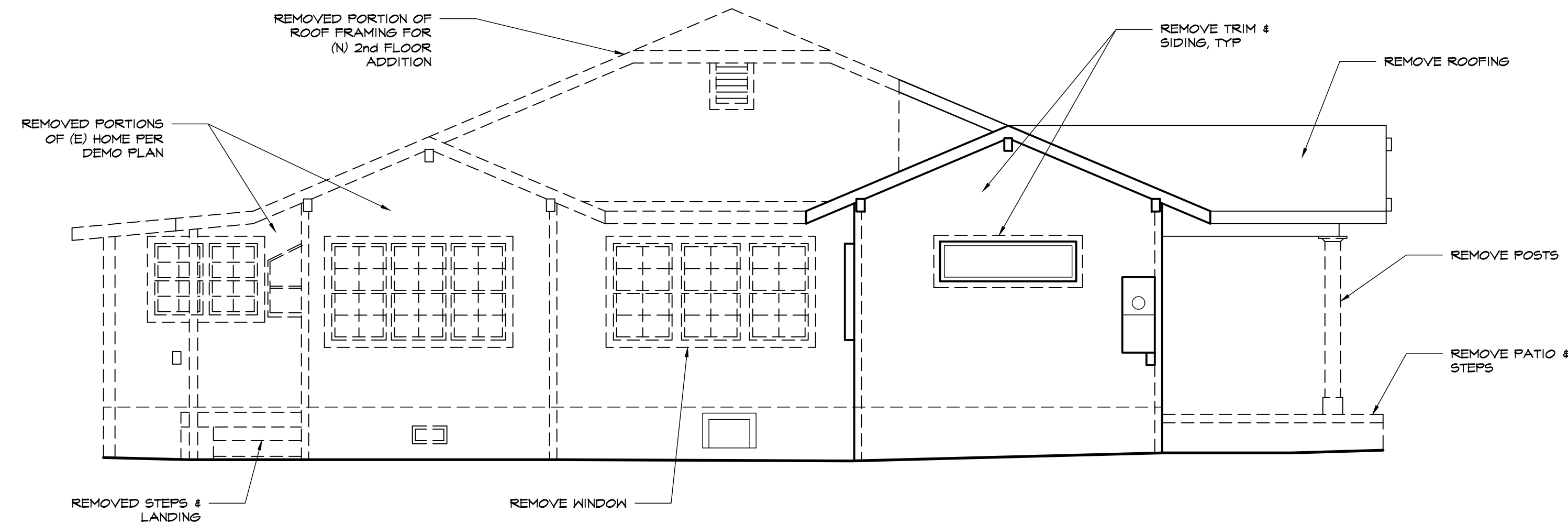


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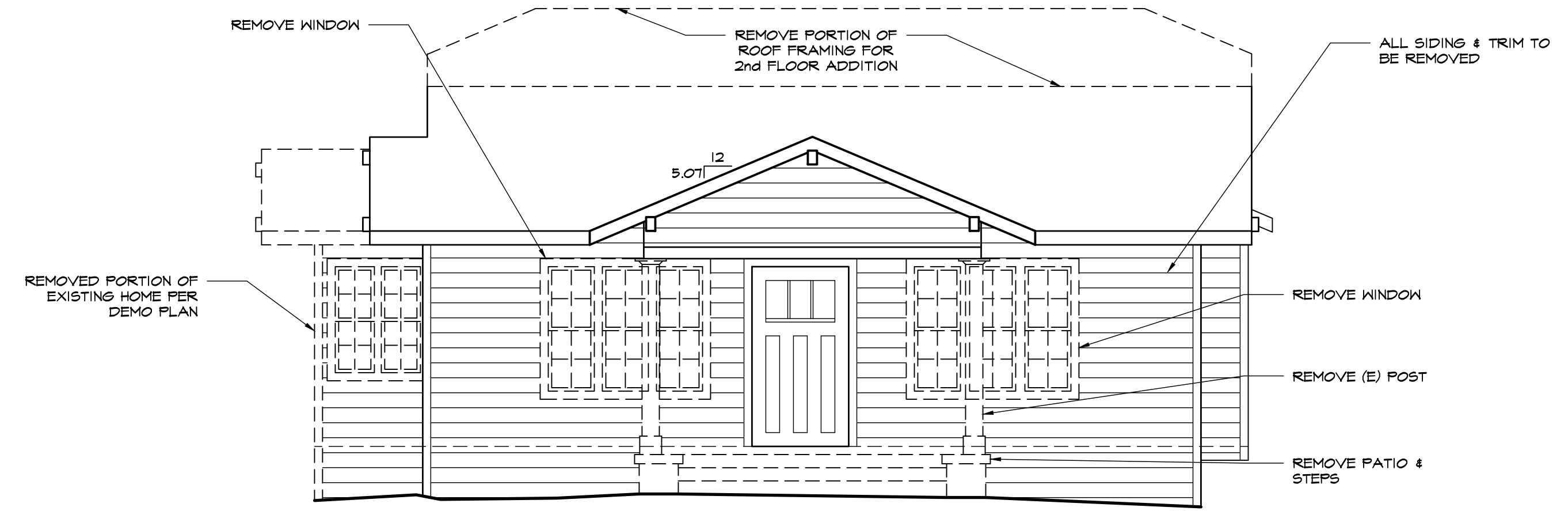
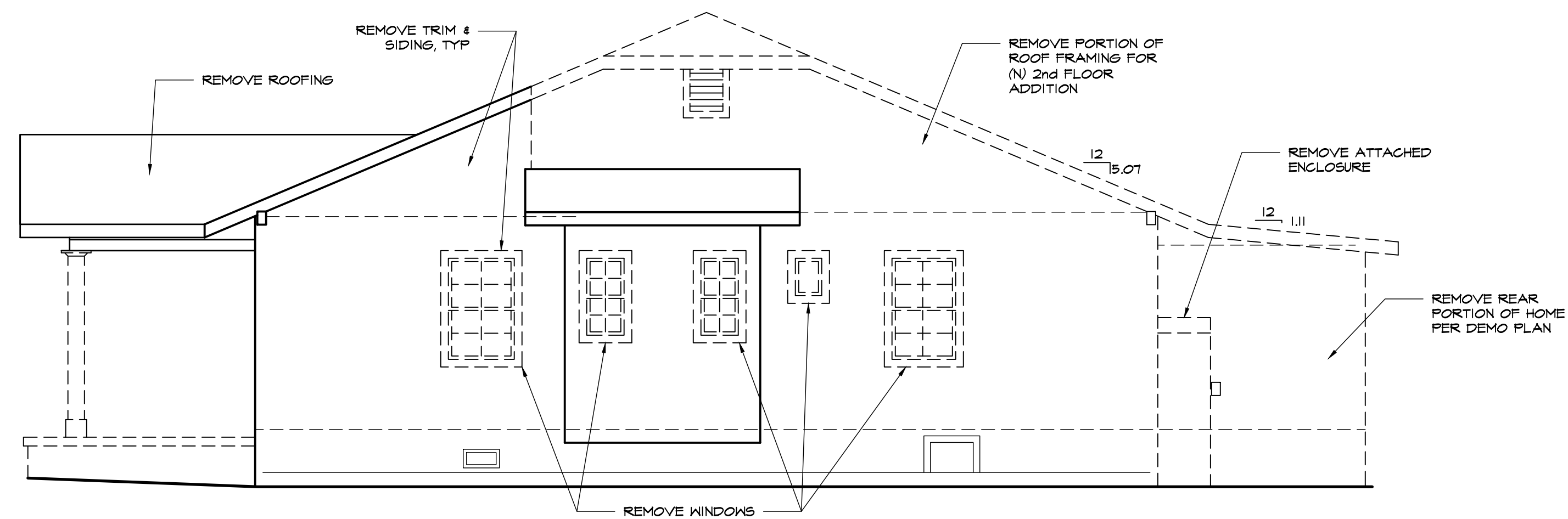
EAST EXTERIOR ELEVATION

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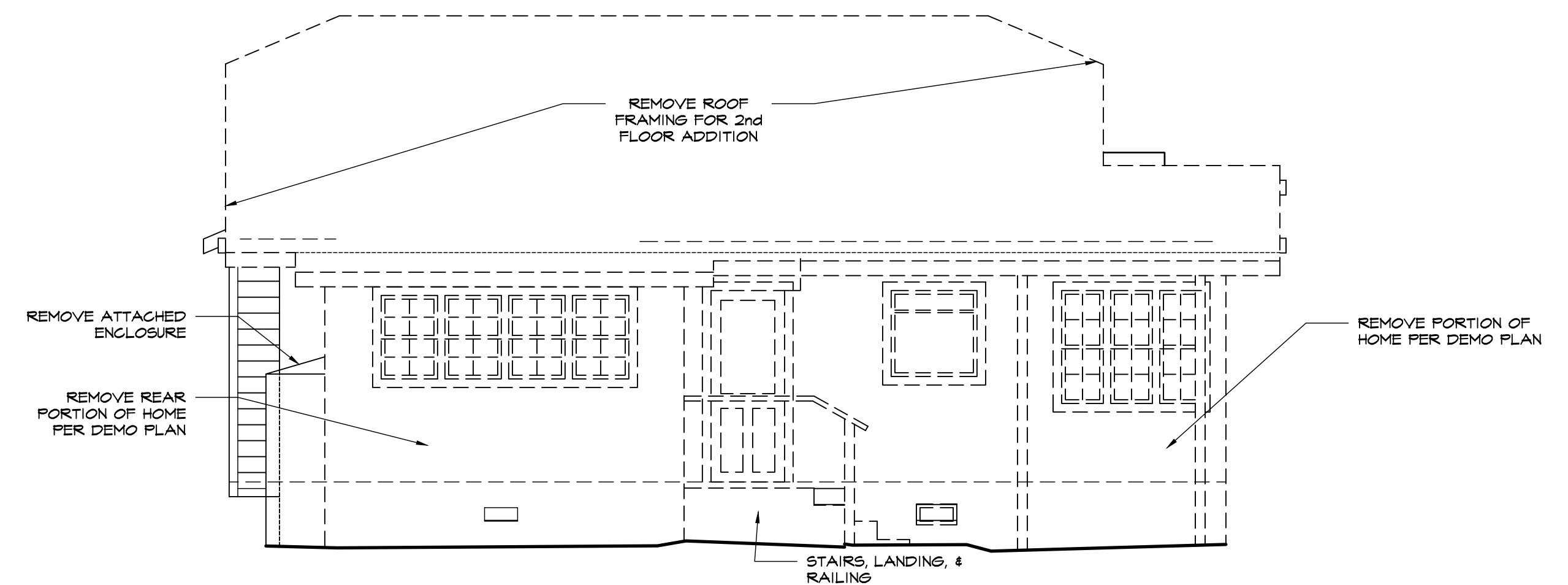
WEST EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"



SOUTH EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"



SOUTH EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"

BROWNETT
635 LOMA AVENUE
LONG BEACH
CALIFORNIA, 90814

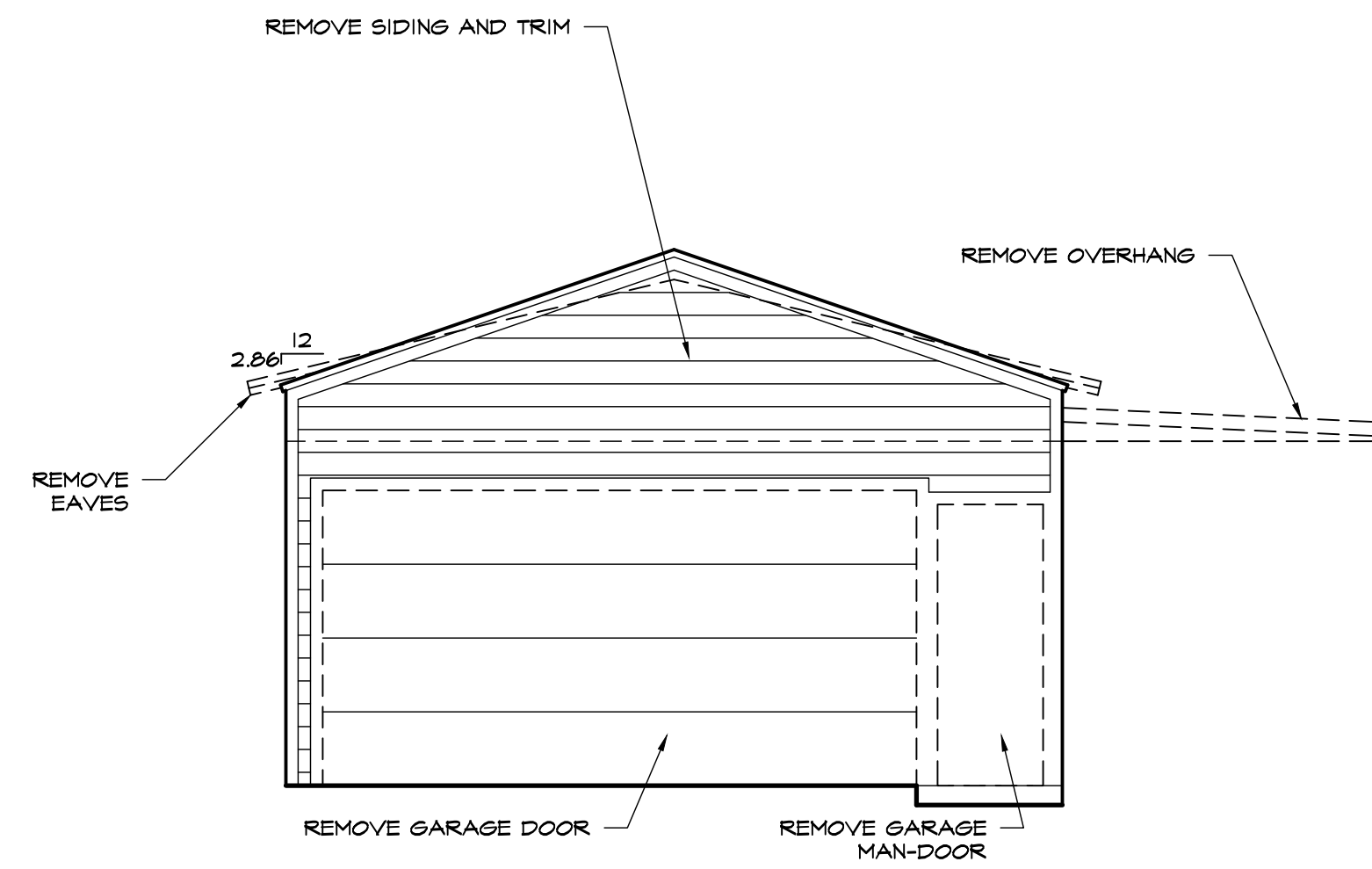
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209 temple avenue . long beach . ca . 90803
jeannettearchitects.com
562/987.9139

DEMOLITION
ELEVATIONS
(MAIN DWELLING)

REVISION:
REVISION:
REVISION:
REVISION:
PC#:
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JOB#: 2018.05.21

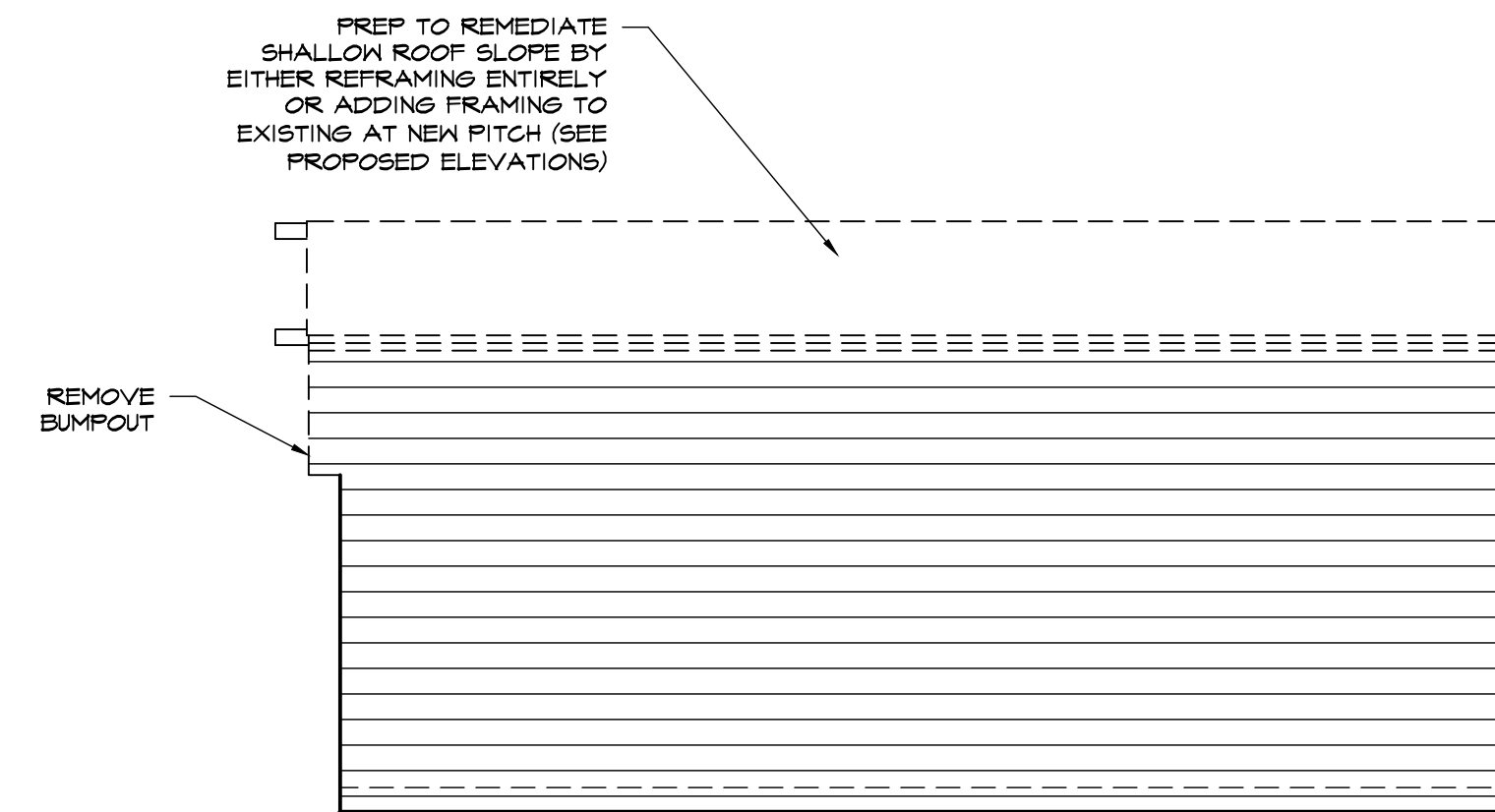


A-5.1
DATE:



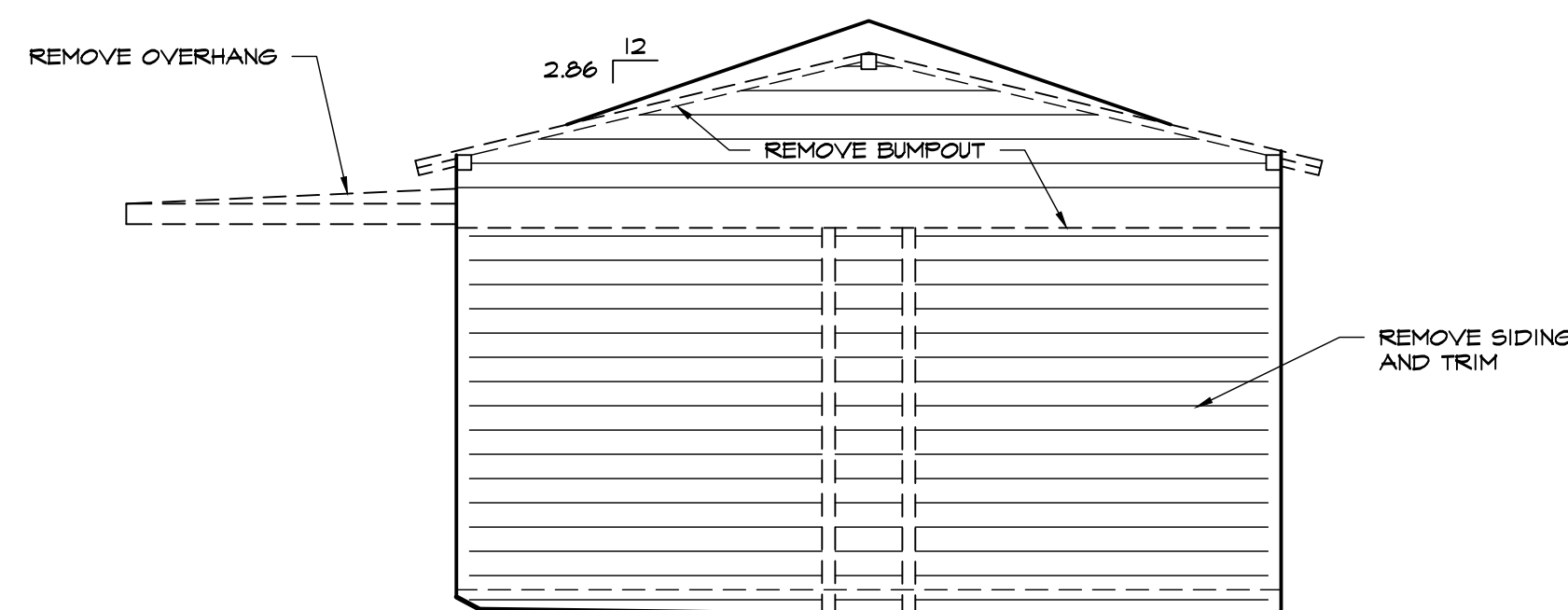
SOUTH GARAGE DEMO ELEVATION

SCALE: 1/4" = 1' - 0"



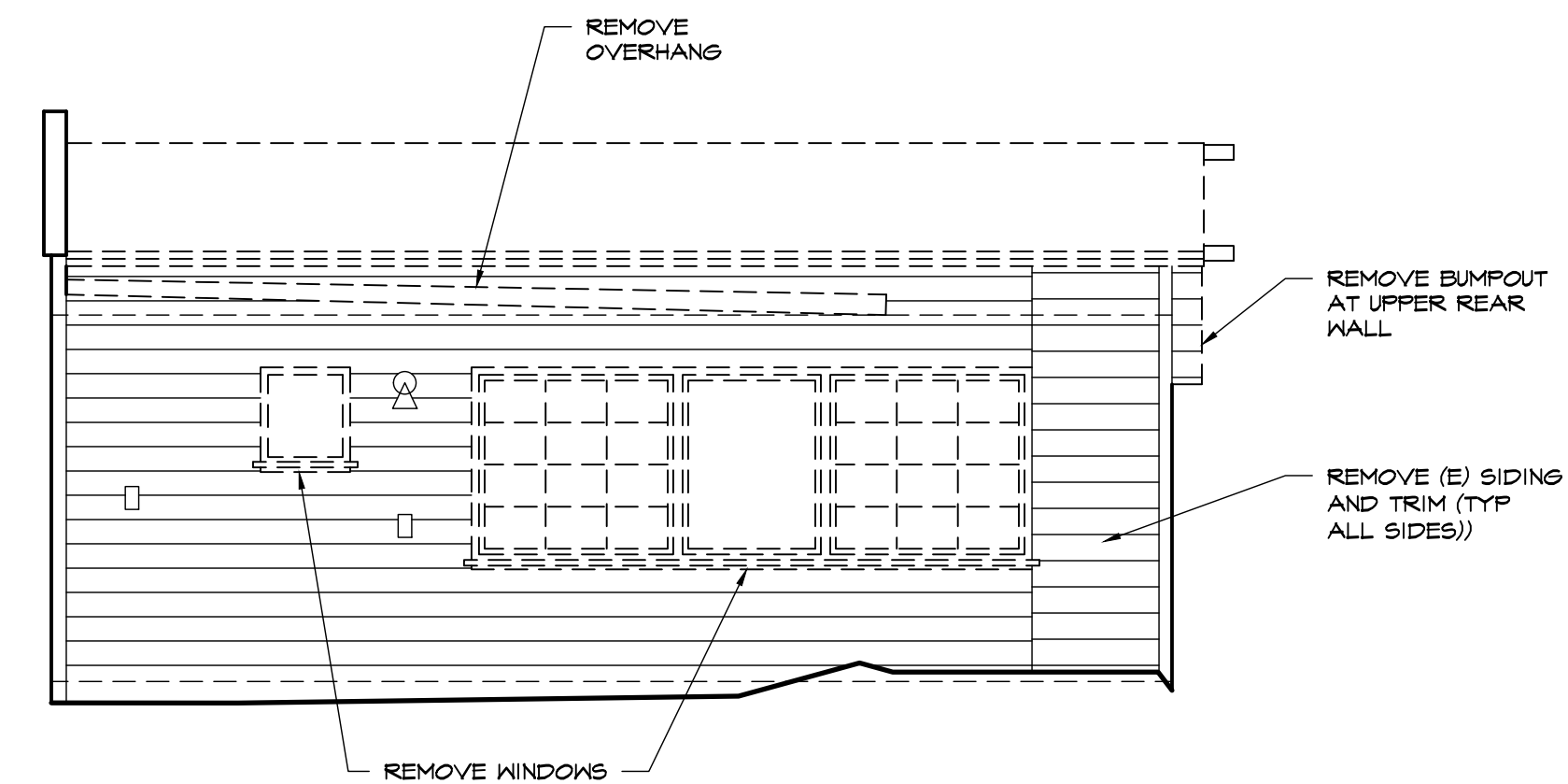
EAST GARAGE DEMO ELEVATION

SCALE: 1/4" = 1' - 0"



WEST GARAGE DEMO ELEVATION

SCALE: 1/4" = 1' - 0"



NORTH GARAGE DEMO ELEVATION

SCALE: 1/4" = 1' - 0"

BROWNETT
635 LOMA AVENUE
LONG BEACH
CALIFORNIA, 90814

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PROPOSED GARAGE
ELEVATIONS
GARAGE

REVISION:
REVISION:
REVISION:
REVISION:
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A-5.2
DATE:



EAST EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"

EXTERIOR FINISH NOTES

ALL PRODUCTS LISTED BELOW SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS SO AS NOT TO VOID WARRANTIES.

SIDING: CEDAR, 3" EXPOSURE, SMOOTH SURFACE OUT, DOUBLE OGEE DROP SIDING
COLOR: BENJAMIN MOORE- 509, CYPRESS GREEN

EXTERIOR TRIM: CEDAR, SMOOTH SURFACE OUT. SHALL BE PRIMED ON ALL SIDES AND ENDS AND PAINTED ON ALL EXPOSED SIDES. BENJAMIN MOORE- 2150-60, PALE CELERY (SEE - / D-- FOR EXTERIOR TRIM DETAIL)

WINDOW TRIM: TO BE 5.5" WIDTH, SEE ELEVATION.

DOOR TRIM: TO BE 5.5" WIDTH, SEE ELEVATION.

SIDE DOORS (SOUTH ELEVATION): TM COBB CALIFORNIA CRAFTSMAN COLLECTION WOOD DOOR.

EXTERIOR WINDOWS/DOORS: FRAMES TO BE WOOD, STAIN GRADE.

GARAGE DOOR: PAINT/STAIN GRADE WITH GLAZING IN TOP PANEL.

EXPOSED BEAMS: PAINT GRADE SMOOTH WOOD.

POSTS:

CRAFTSMAN COLUMNS (AT FRONT PORCH): STRUCTURAL POSTS TO BE WRAPPED WITH CRAFTSMAN COLUMN BODY PER DETAILS.

PERGOLA/OVERHANG SUPPORT POSTS (AT SOUTH SIDE YARD): STRUCTURAL POSTS TO BE WRAPPED WITH WINDSOR ONE TRIM PER ELEVATIONS & DETAILS.

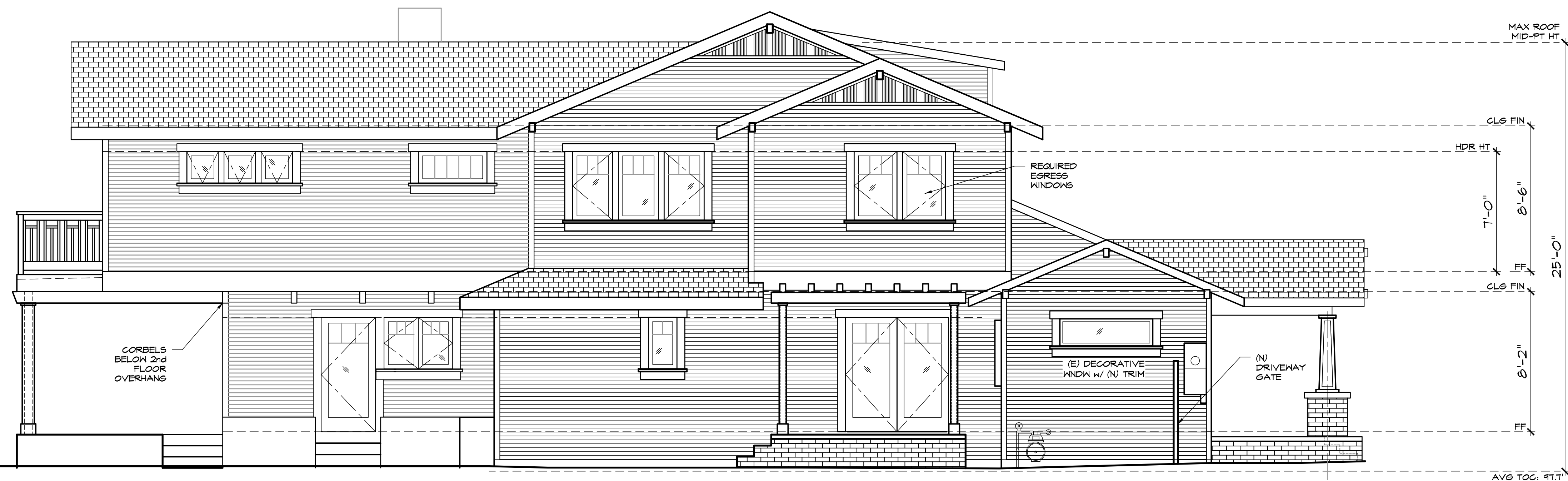
ROOFING: COMP. SHINGLE, COLOR TO BE TIMBERLINE "BARKWOOD", SEE ROOF PLAN FOR SPECS

ROOF FASCIA: PAINT GRADE WOOD BOARD (COLOR)

WOOD RAILINGS: PAINT/STAIN GRADE CEDAR. VERIFY FINAL RAILING PATTERN WITH OWNER & ARCHITECT FOR ADHERENCE TO CRAFTSMAN STYLE.

SCUPPERS, GUTTERS, & DOWNSPOUTS: BONDERIZED METAL (EXPOSED TO BE PAINTED TO MATCH ADJACENT MATERIALS)

EAVE AND RAKE UNDER SIDES: SHAPED EXPOSED RAFTER TAILS, PAINT GRADE.



SOUTH EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"

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PROPOSED
EAST + SOUTH
EXTERIOR ELEVATIONS

REVISION:
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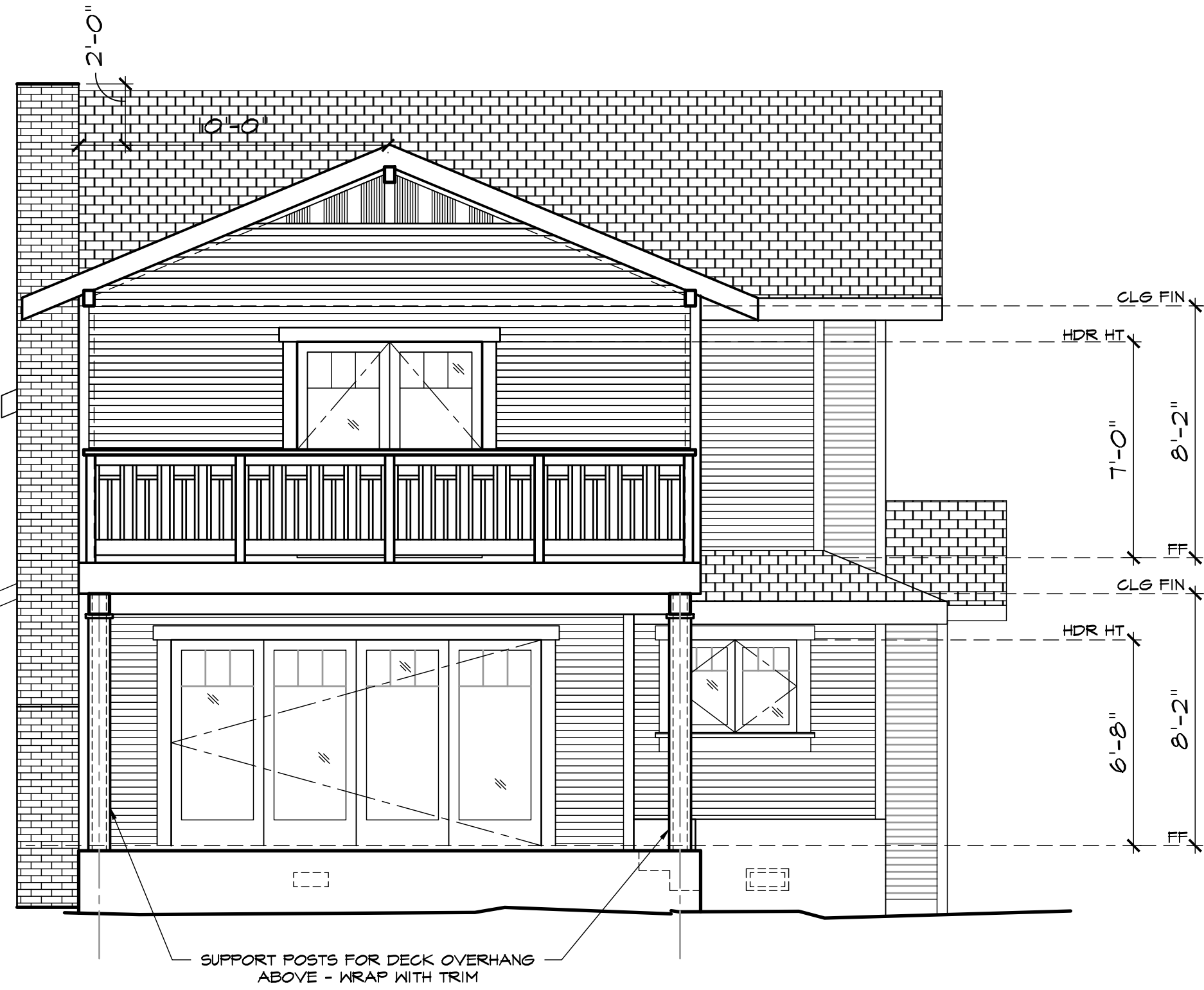
A-6.1

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NORTH EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"



WEST EXTERIOR ELEVATION

SCALE: 1/4" = 1' - 0"

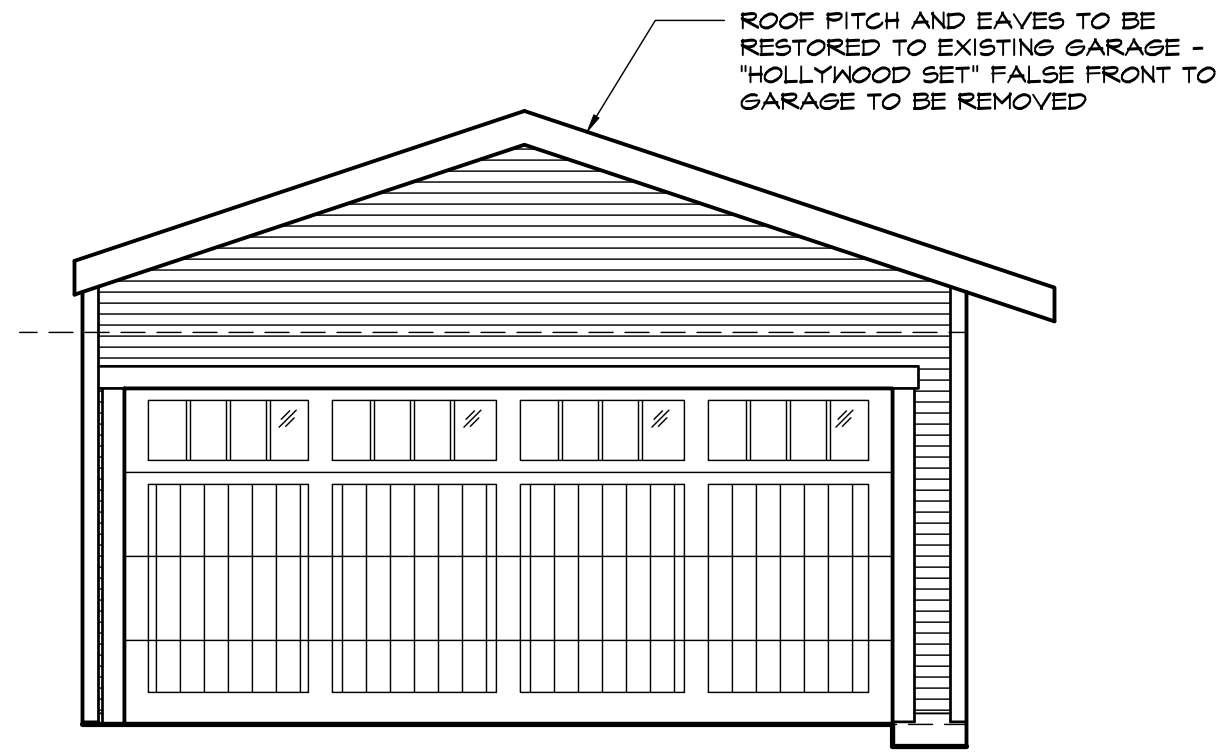
PROPOSED
WEST + NORTH
EXTERIOR ELEVATIONS

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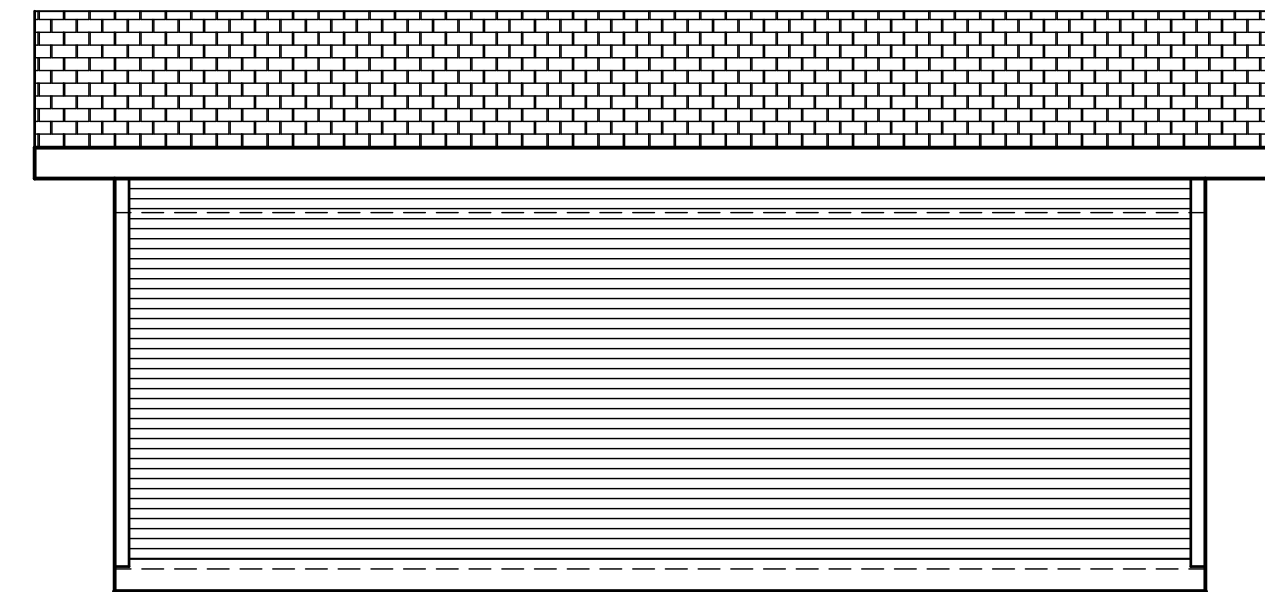
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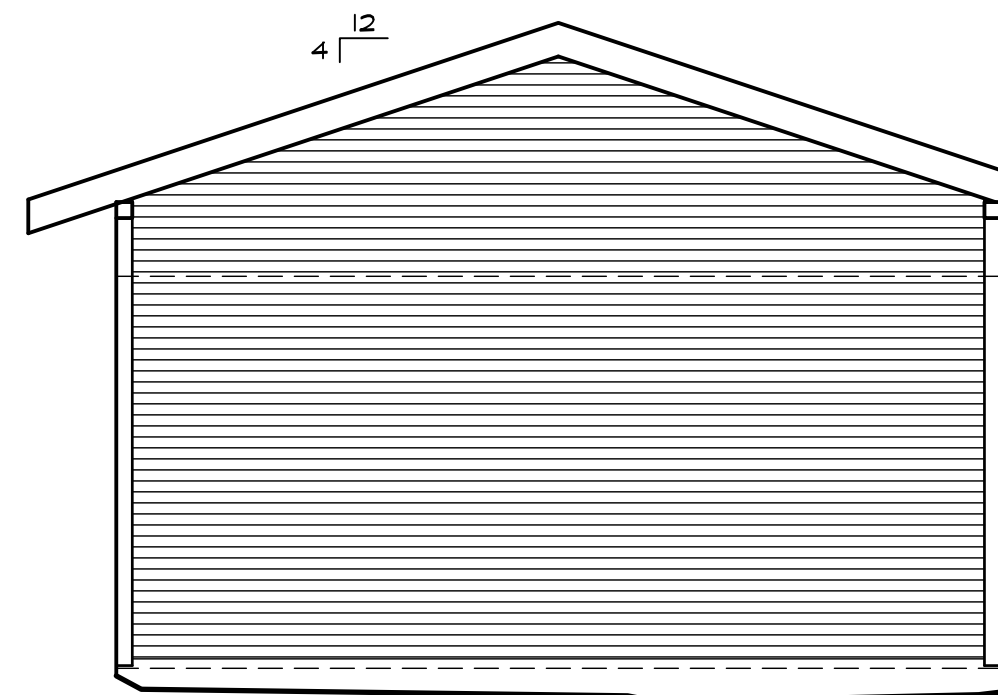
SOUTH EXTERIOR GARAGE ELEVATION

SCALE: 1/4" = 1' - 0"



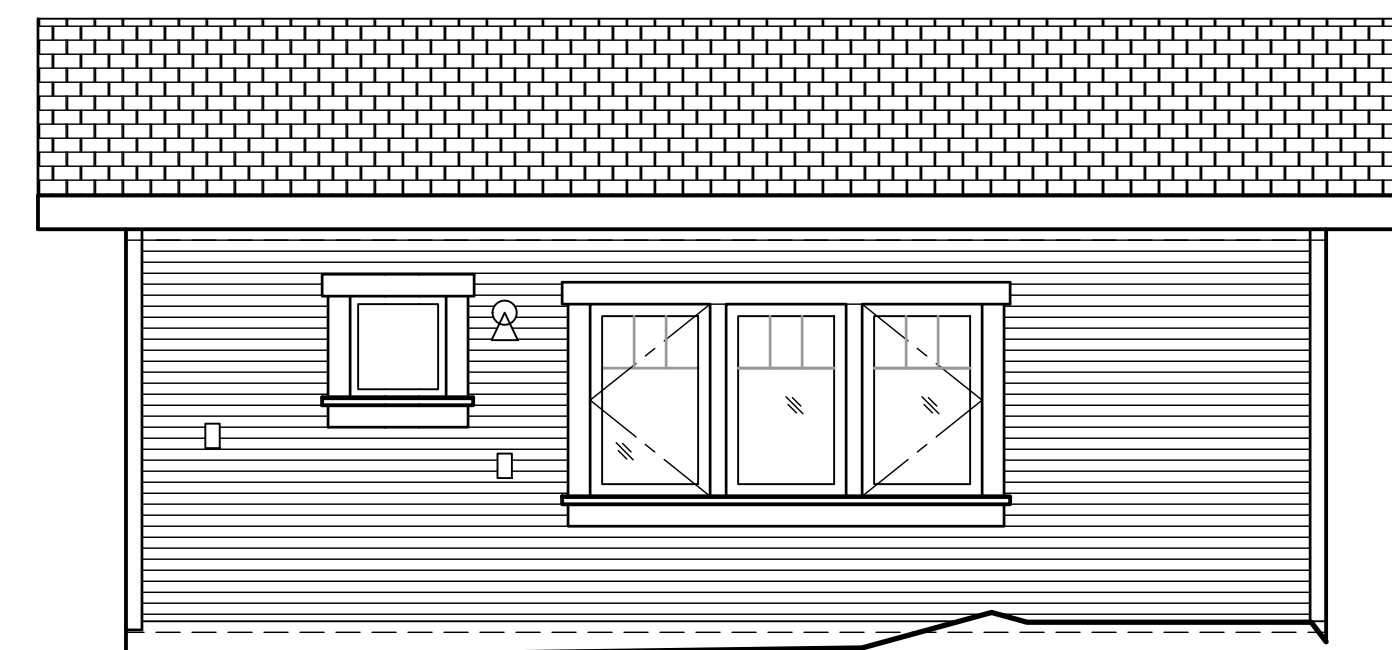
EAST EXTERIOR GARAGE ELEVATION

SCALE: 1/4" = 1' - 0"



WEST EXTERIOR GARAGE ELEVATION

SCALE: 1/4" = 1' - 0"



NORTH EXTERIOR GARAGE ELEVATION

SCALE: 1/4" = 1' - 0"

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PROPOSED GARAGE
EXTERIOR
ELEVATIONS

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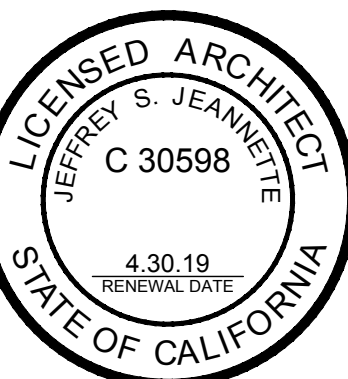
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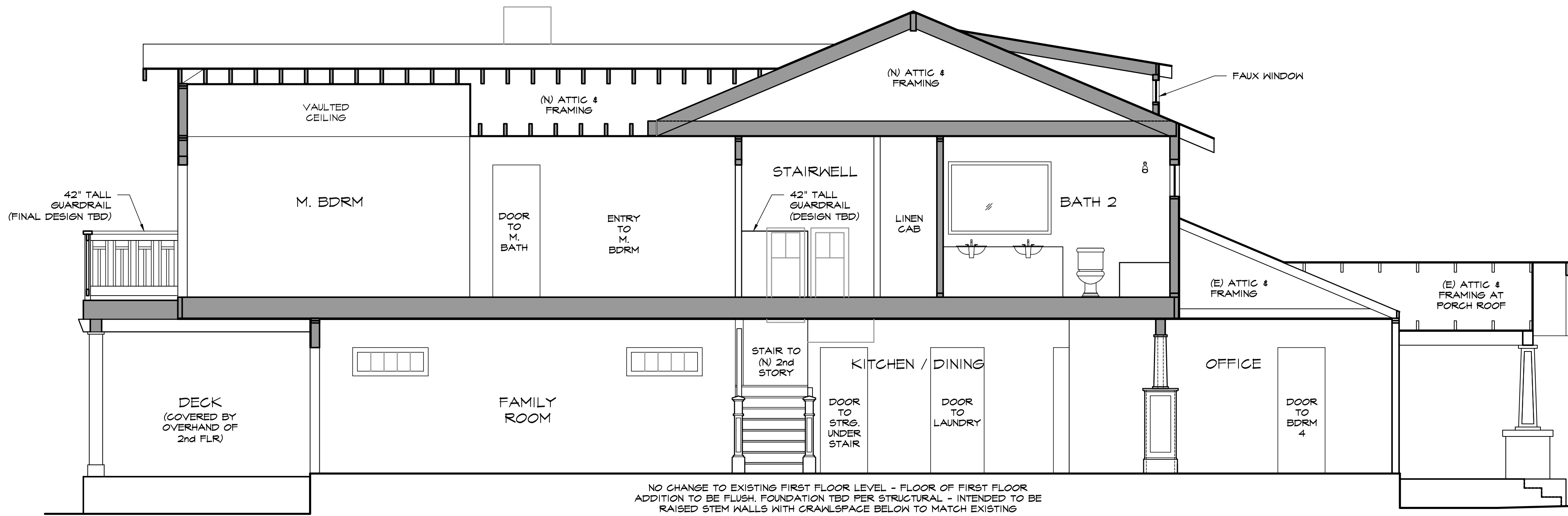
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A-6.3

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NO CHANGE TO EXISTING FIRST FLOOR LEVEL - FLOOR OF FIRST FLOOR
ADDITION TO BE FLUSH. FOUNDATION TBD PER STRUCTURAL - INTENDED TO BE
RAISED STEM WALLS WITH CRAWLSPACE BELOW TO MATCH EXISTING

SECTION

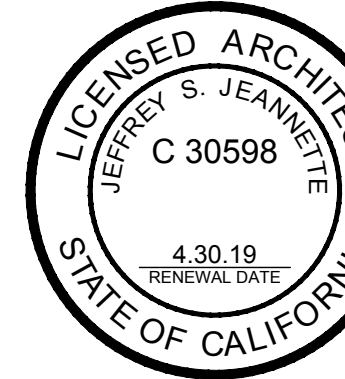
SCALE: 3/8" = 1' - 0"

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SECTIONS

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A-11.1

DATE:

EXHIBIT D
CERTIFICATE OF APPROPRIATENESS
HP 18-512
FINDINGS AND ANALYSIS
635 LOMA AVENUE

ANALYSIS:

In regards to Section 2.63.080 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):

The subject site, 635 Loma Avenue, is located within the Belmont Heights Historic District, which was established in 2002 (C-7802). The property is currently improved with a 1,077-square-foot single-story home and detached 357-square-foot garage. The home's architectural style is Craftsman and was originally constructed in 1922.

In regards to Section 2.63.080 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), staff has analyzed the proposed project and the project does not meet these requirements and those of the City's zoning codes.

FINDINGS: (from Section 2.63.080(D) of the Long Beach Municipal Code)

- 1. (It) will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the Landmark or subject property within the Landmark District and that issuance of the Certificate of Appropriateness is consistent with the spirit and intent of this chapter.**

The proposed project would adversely affect significant historical, cultural, architectural or aesthetic features of the subject property. The proposed scope of work would not be consistent with the recommendations of the Secretary of the Interior's Standards for Rehabilitation.

The properties to the north and south of the subject site, within the Belmont Heights Historic District, all feature one-story primary structures, with only two residential properties to the north having a second story, and all of these second story structures are located in the rear of the property. On the opposite side of Loma Avenue, five of eleven total residences have second stories, and only two of these properties have a second story on the primary residence. While the second floor step back would provide a transition in massing from the adjacent homes, the new second story would be highly visible from the public right-of-way (Loma Avenue). The new second floor will maintain a front setback of 32 feet from the front property line and an overall height of 25-feet measured from top of curb to the midpoint of the ridge of the new roof.

The Secretary of Interior's Standards for Rehabilitation, Standard No. 2 addresses the historic character of a property. The proposed addition (first and

second story) would remove and replace 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 highly visible from the public right-of-way (Loma Avenue) and would not be compatible with the scale and massing established for the primary residence or the predominate scale and massing of the surrounding neighborhood.

The Secretary of Interior's Standards for Rehabilitation, Standard No. 9 addresses the new additions, exterior alterations, or new construction as they relate to historic materials. The new addition will modify the historic roofline established for the property in order to accommodate the new second story. The proposed massing of the addition would diminish the historic integrity of the property and its environment.

The Secretary of Interior's Standards for Rehabilitation, Standard No. 10 addresses the form and integrity of new additions or construction with relationship to the historic property. 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 new second story would not allow for the removal of the proposed addition without impairing the form and integrity of the historic building.

The proposed project will meet the required floor area ratio, lot coverage, open space, yard, and height requirements applicable in the R-1-N District.

2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Marshal and/or Building Official.

There are no active code enforcement cases or dangerous conditions at this site. Thus, this finding is not applicable.

3. (It) will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preservation, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

The proposed addition would not be consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The existing use is a single-family residence consisting of a one-story structure. The new addition would consist of an expansion of the existing single-family (primary) dwelling. Therefore, the addition (residential) would continue to be used as it was historically.
- Character – The applicant is proposing to apply historically-accurate materials throughout the restoration of the existing home and the propose new additions and features. Proposed changes include replacing all non-

period windows and doors with historically accurate all-wood elements, restoring tapered columns on the front porch to be more accurate to the traditional Craftsman architectural style, and replacing horizontal wood siding to match the existing cladding.

The Secretary of Interior's Standards for Rehabilitation, Standard No. 2 addresses the historic character of a property. Under this standard, 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 towards the rear of the structure. The new second story would be approximately 32 feet from the front property line and highly visible from the public right-of-way (Loma Avenue). In addition, the new second story would maintain a mid-point ridge height of 25 feet. Therefore, the proposed improvements would not be compatible in scale and massing to the primary residence, adjacent properties, and other buildings in the District.

- Changes to Historic Features – The proposed improvements would match existing materials and styles found on the primary structure. However, several historic features will be removed including the clipped gable roofline, the closing of 17 existing window opening, and the overall single-story scale intended for the original home.
- Historic Significance – The existing one-story primary dwelling is a contributing structure in the Belmont Heights Historic District. The proposed second story addition would have the potential to change the historic significance of the property, which has acquired historic significance in its own right. The highly visible second story addition (32 feet from front property line) would have the potential to affect the integrity of the district in the vicinity of the properties along Loma Avenue.
- Distinctive Features – The proposed improvements would change the height of the existing contributing structure. The existing clipped gable roofline would be removed in order to accommodate the addition of the new second story. Furthermore, the existing historic height of the residence of 19 feet, would be increased to 25 feet on primary residence.
- Deteriorated Historic Features – Based on the assessment of staff, the existing front porch columns were likely modified from their original Craftsman tapered form to be simple square posts in the 1960s or 1970s. This proposal seeks to restore the front porch columns to be more historically accurate to the Craftsman architectural style. Additionally, the applicant is proposing to replace all non-historically appropriate windows and doors with all-wood period appropriate windows and doors.
- Damage to Historic Materials – The new addition would not include chemical or physical treatments that would cause damage to historic

materials. The proposed exterior finishes and materials would be consistent with this requirement.

- Archeological Resources – Any archeological resources found will be protected and preserved. No resources are known. No major excavations or grading is proposed.
- Historic Materials that Characterize the Property – Materials to be maintained or replaced include horizontal wood siding, and wood windows throughout, which would enhance the remaining character defining features still intact on the primary residence.

As previously noted, the Secretary of Interior's Standards for Rehabilitation, Standard No. 2 requires retaining and preserving historic materials or features and spaces that characterize a property. The new addition will modify the historic roofline established for the one-story primary dwelling in order to accommodate the new second story.

The new second floor would feature a step back on the east elevation to differentiate the new from the old. The 367-square-foot first-floor addition would be flush with the existing north and south elevations, which would not clearly differentiate new from the old.

- Form and Integrity – The new addition (first and second story) would be structurally integrated into the primary dwelling. The addition would not be undertaken in a manner that would allow for its removal without impairment of the essential form and integrity of the historic property.

The proposed addition, including the new second story, has a size, scale, and profile larger than the scale of the existing residence. The addition is highly visible from the public right-of-way and would not be generally compatible with the context of the structures adjacent to the subject site in the Belmont Heights Historic District.

4. (It) will comply with the Design Guidelines for Landmark Districts, for a property located within a Landmark District.

The subject property is contributing property within the Belmont Heights Historic District. The Design Guidelines for the Belmont Heights Historic District require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, improvements would include a new second story located 32 feet from the front property line. The proposed addition would be highly visible from the public right-of-way (Loma Avenue).

The Guidelines further recommend that the size and massing of the upper story addition should be compatible with the historic character of the residence. In addition, the Guidelines state, "Additions shall be compatible in materials and

design, and shall be subordinate in scale, to the existing building.” While the new second story would incorporate a step back along the east elevation, the addition will be highly visible and would span the full width of the building. The overall massing of the proposed addition would substantially alter the context of the historic property with relation to the adjacent structures in the historic district.

The project would alter and remove the historic roofline from the original residence, which was built in 1922. The historic character of the primary structure would be highly modified from its historic context with the proposed addition to the first and second story.