



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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April 8, 2019

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness request for construction of a 498-square-foot one-story detached Accessory Dwelling Unit (ADU) and perimeter fencing at 790 Raymond Avenue. The existing single-family residential building is a contributing structure in the Rose Park Historic District. (District 2)

APPLICANT: Kristine Diehl
790 Raymond Avenue
Long Beach, CA 90804
(Application No. COAC1901-04)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness to allow construction of a 498-square-foot one-story detached ADU and perimeter fencing at a property developed with an existing single-family residence.

BACKGROUND

The subject property is located on the southeast corner of the intersection of Raymond Avenue and East 8th Street. Public streets border the property on two frontages: Raymond Avenue to the west and East 8th St to the north (Exhibit A – Location Map). A 10-foot wide public alley borders the property to the east. The site is located within the R-1-N Zoning District (Single Family Residential District) and is currently developed with one single-family residence with a detached two-car garage and workshop. The lot size of the subject site is 9,750 square feet.

The existing single-family residential building is a contributing structure in the Rose Park Historic District. Based on building permits and assessor records, the original primary residence was constructed in 1922. The structure included vernacular clipped gables, shingle siding, brick wains coat, and arch at the front porch. The existing single-family residence is 1,611-square-feet in size. A building permit was issued in 1983 for the construction of a new two-car garage and workshop. In 1986, a building permit was issued for the rear addition of a new bedroom with a bathroom remodel. Despite the

issuance of previous building permits for modifications to the existing residence, the structure appears to retain its wood shingle siding, fascia, and window trim.

The existing dwelling is approximately 16-feet-9-inches high measured to the top of the ridgeline located in front half of the lot. The existing garage/workshop structure, constructed in 1983, is approximately 15-feet-7-inches in height, measured to the top of the ridgeline.

The Vernacular style single-family residence has a side-facing clipped gable and features shingle siding and brick accent features at the front elevation and porch. The brick accent trim, porch and chimney are likely non-historic features that were added over time. The existing windows along the front façade are wood windows and the original wood window trim appears to remain intact. The front elevation of the existing residence features an original (wood) fixed picture window flanked by two hung windows. Along the rear and side elevations, the existing windows are replacement (non-period appropriate) vinyl windows, but these windows are not highly visible from the primary street frontage on Raymond Avenue.

ANALYSIS

The proposed project requires approval of the Cultural Heritage Commission because the size of the new ADU exceeds 250 square feet. 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 detached, one-story ADU will be located to the rear of the existing single-family residential property (Exhibit B – Plans, Elevations & Photographs). The proposed ADU will be 498-square-feet in size. The ADU would be setback approximately 93 feet from the front property line on Raymond Avenue and 4 feet from the side property line on East 8th Street. An open parking space is provided at the rear of the new ADU, which creates a 10-foot rear setback.

The new ADU will be accessed through a new porch facing south towards the existing garage. The porch will feature a wood trellis and steps featuring brick elements. Several architectural features are incorporated into the ADU design to integrate the proposed structure with the existing residence, including shingle siding, clipped gable roof, and brick porch elements. The design of the rear ADU is slightly differentiated from the original structure residence due to the orientation towards the south and limited use of brick elements at the ADU porch.

As designed, the proposed one-story ADU will not have visual impacts when viewed from the front of the street along Raymond Avenue. The ADU would be at the rear of the property and is screened by existing fencing and vegetation. The new roof would provide a 5:12 roof pitch and feature a clipped gable roof with composition shingles similar to the predominant roof style and materials established for the primary residence. The proposed ADU would be slab on grade construction to further reduce the structure height compared to the primary structure. The proposed ADU would

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measure 12-feet-4-inches, which is below the height of the existing primary dwelling (16-feet-9-inches) and detached garage (15-feet-7-inches).

The predominant window styles of the existing residence include wood hung windows. All new windows included in the new ADU are proposed to be wood hung windows with trim to match the existing window trim on the primary structure. As conditioned, all future windows in the existing primary residence shall be historically-appropriate wood windows.

The home is currently painted a blue color with red and white highlight and trim. The new ADU would be painted to match the existing structure. As part of this application, replacement (vertically oriented) wood fencing would be installed at the perimeter of the property along Raymond Avenue and East 8th Street. The replacement fence in the front yard area will be a 3-foot-high picket fence.

With regard to scale, the proposed ADU will be located in the rear of the property. The scale and orientation of the ADU has been designed to complement the existing scale and massing established for the property. The scale and context of the adjacent properties are generally one-story in height. Two-story structures are located to the north and south of the subject property. The proposed ADU would be slab on grade construction to further reduce the structure height compared to the primary structure. As proposed, the scale and size of the ADU does not detract from the existing primary residence as a contributing structure or as a primary structure.

The new improvements are compatible with the existing residence's architectural style. The improvements should not give a false sense of the property's historical development. 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 new detached ADU has been designed to complement the design of the existing structure, but has been designed with an alternate orientation and lower building height to differentiate the project from the original construction. The project will provide a cohesive design between the new ADU and the existing structure.

RECOMMENDATION

Staff has analyzed the proposed project and has determined that the project meets the requirements set forth in Title 21 of the City's Zoning Code, Section 2.63.080 (Cultural Heritage Commission) of the Long Beach Municipal Code, the Secretary of the Interior's Standards for Rehabilitation, and Guidelines for Rehabilitating Historic Buildings and the Rose Park Historic District Ordinance (Ordinance No. C-7439). With conditions, Staff supports approval of the Certificate of Appropriateness for construction of a 498-square-foot one-story rear ADU at a property developed with an existing single-family residence. 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).

ENVIRONMENTAL REVIEW

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

PUBLIC HEARING NOTICE

Public notices were distributed on March 20, 2019. As of this date, one letter of correspondence was received in response to this project (Exhibit D – Correspondence).

Respectfully submitted,



MARYANNE CRONIN
PROJECT PLANNER



ALEJANDRO PLASCENCIA
PRESERVATION PLANNER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER

CK:AP:mc

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