



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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June 10, 2019

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness request for construction of a 19-square-foot addition to the second floor of an existing two-story, single-family residence at 795 Stanley Avenue in the Rose Park Historic District. The existing primary residence is a contributing structure in the Rose Park Historic District. (District 2)

APPLICANT: Ray Haj
795 Stanley Avenue
Long Beach, CA 90804
(Application No. COAC1904-01)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness to allow construction of a 19-square-foot addition to the second floor of an existing two-story, single family residence.

BACKGROUND

The subject property is located on the southwest corner of the intersection of Stanley Avenue and East 8th Street. Public streets border the property on two frontages: Stanley Avenue to the east and East 8th Street to the north (Exhibit A – Location Map). The site is located within the R-2-N Zoning District (Two-Family Residential District with Standard Lots) and is currently developed with one single-family residence with a detached one-car garage. The lot size of the subject site is 4,800 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 1927 in the Spanish Colonial Architectural Style. The existing single-family residence is 1,809-square-feet in size. A building permit was issued in 1941 for the construction of a 120-square-foot addition to the ground floor bedroom along the south elevation. In 1955, a permit was issued for a patio cover attached to the one-car garage, which has since been removed. In 1971, a building permit was issued to remodel a bathroom, re-roof the structure, replace doors in the den, and upgrade the electrical panel. Despite the issuance of previous building permits

for modifications to the existing residence, the structure appears to retain its historic character with smooth stucco, wood windows, and clay tile roof.

The existing dwelling is approximately 20-feet-8-inches high measured to the top of the existing ridge.

The Spanish Colonial style single-family residence has a mix of front and side-facing gable roof sections and a flat roof area. The existing windows along the front façade are wood windows and the original wood window trim appears to remain intact. Cloth window awnings are featured on rear, side, and second story windows.

ANALYSIS

The proposed project requires approval of the Cultural Heritage Commission because the project would be considered a major alteration. Major alterations include horizontal additions that are visible from the street and/or increase square footage by more than 250 square feet. In this case, the proposed addition would be located on the west elevation and would be visible from East 8th Street. 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 addition to the existing second story will be located to the rear of the existing single-family residential property (Exhibit B – Plans, Elevations & Photographs). The proposed addition will be 19-square-feet in size. The addition would be setback approximately 12 feet from the interior side property line and 25 feet from the rear property line. On the west elevation, the new addition would align with the outermost second floor wall and would be cantilevered and supported by a vertical wood beam.

The addition would consist of a 19-square-foot shower area adjacent to an existing half-bathroom in the existing second-floor bedroom. Several architectural features are incorporated into the design of the addition, including smooth stucco to match existing, a wood window, and extension of the existing clay tile roof. The design of the new addition would be differentiated from the original structure with the incorporation of a stucco screed line to note the limits of the new construction.

The addition would not be visible from the front property line on Stanley Avenue. As designed, the proposed second-story addition will have minimal visual impacts when viewed from East 8th Street. The addition would be flush with the existing second story and would be at the rear of the property. The existing clay-tile roof would be extended to provide a 3:12 roof pitch to match the existing style and cross gable design. The proposed height of the addition would measure 20-feet-7 7/8-inches from grade, which is consistent with the height of the existing dwelling.

The existing residence includes a variety of wood windows, which include multi-light fixed and casement wood windows, fixed windows with geometric muntins, and hung windows. The new window included in the new addition is proposed to be a wood sliding window with sills due to the location of the window in a shower. As conditioned,

all future windows in the existing primary residence shall be historically appropriate wood windows.

The historic structure is currently painted a white color with dark brown trim. The new addition would be painted to match the existing structure.

The scale and orientation of the addition has been designed to complement the existing scale, massing, and rooflines established for the property. The adjacent property to the west (rear) is developed with a one-story structure and the property to the south (side) contains a two-story structure. The proposed addition would not increase the overall height of the structure and the location of the addition to the rear of the structure would not adversely change the massing established for the property. As proposed, the scale and size of the addition does not detract from the existing primary residence as a contributing structure to the historic district.

The new improvements are compatible with the existing residence's architectural style. In accordance with the Secretary of Interior's Standards for Rehabilitation, 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 addition has been designed to complement the design of the existing structure, and will include a stucco screed line to differentiate the project from the original construction. The project will provide a cohesive design between the new addition 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 recommends approval of the Certificate of Appropriateness for construction of a 19-square-foot addition to the second floor of an existing two-story 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 15301(e)(1), Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.

PUBLIC HEARING NOTICE

Public notices were distributed on May 22, 2019. As of this date, two letters of correspondence were received in response to this project (Exhibit D – Correspondence). Both letters of correspondence express support for the project.

Respectfully submitted,



MARYANNE CRONIN
PROJECT PLANNER



ALEJANDRO PLASCENCIA
PRESERVATION PLANNER



PATRICIA DIEFENDERFER, AICP
ADVANCED PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP
PLANNING MANAGER

CK:PD:AP:mc

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