

September 29, 2020

CHAIR AND CULTURAL HERITAGE COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

A Certificate of Appropriateness request to remodel the first floor of an existing detached, two-story secondary dwelling unit to accommodate a two-car garage with storage area and add 102-square-feet to the second floor located in the Two-Family Residential District with Large Lots (R-2-L) Zoning District within the Bluff Park Historic District. (District 3)

APPLICANT: Miriam Tinajero
10242 Parkinson Ave
Whittier, Ca 90605
(Application No. COAC2007-02)

THE REQUEST

The applicant is requesting approval of a Certificate of Appropriateness for the remodel of the first floor of an existing detached, two-story secondary dwelling unit to accommodate a two-car garage with storage area and to add 102-square-feet to the second floor of the detached dwelling unit. No improvements are proposed to the front contributing structure at this time.

BACKGROUND

The subject property is located on the east side of Kennebec Avenue, between East Ocean Boulevard to the south and East 1st Street to the north (Exhibit A - Location Map) within the R-2-L zoning district (Two-Family Residential District with Large Lots). The project site is located on a 5,250-square-foot lot and is developed with a two-story, 1,050-square-foot single-family residence that is built in a Folk Victorian architectural style and is a contributing structure in the Bluff Park Historic District and was constructed in 1906, according to LA County Assessor's records. A detached two-story structure consisting of a one-car garage with a secondary dwelling unit is located in the rear of the property.

The secondary dwelling unit is currently set back approximately 80' from the front property line and, 2'-3" from the rear property line, 10' from the side property line adjacent to the alley and approximately 15' from the interior side property line. The secondary dwelling unit also maintains a 24' separation from the principal structure on the second floor. Although no permits



were found on record that would indicate the year the garage and the detached secondary dwelling unit were constructed, the LA County Assessor's records identifies improvements on the detached structure to align with the year built of the principal structure. Additionally, a 1914 Sanborn Map also of the site indicates the footprint of the detached one car garage existing, in addition to the principal structure.

The existing primary dwelling is designed in the Folk Victorian architectural style. The overall height of the principal structure 28'-6" to the top of the roof peak. The secondary detached structure maintains an overall height of 18'-8" to the peak of the gabled roof and is designed with similar architectural features as those found on the principal structure. The exterior cladding of the main dwelling consists of horizontal wood siding on the first floor and shingle wood siding on the second floor, double-hung wood windows, single light fixed windows, single-light double hung with a fixed bay window, a cross-gable roof system, eaves and exposed roof rafter combination, attic dormer windows, a front porch facing Kennebec Avenue and a brick chimney. The primary dwelling is currently painted in a tan color for the base, with off white along the eaves and window trims and gray green along the exposed roof rafters in between the first and second floor. The existing residence is well-preserved and retains most of the original features of the structure's Folk Victorian architectural style (Exhibit B – Photographs).

ANALYSIS

The project requires approval of the Cultural Heritage Commission (CHC) because the proposed new construction will be constructed on the second floor of the secondary detached dwelling unit, that will have limited visibility from the street. To be granted approval, the project must comply with the Secretary of the Interior's Standards and meet the findings for a Certificate of Appropriateness.

The proposed project involves a complete remodel of the interior of the existing detached two-story structure. Currently, the ground level of the detached structure houses a 176-square-foot, one car garage and the living area of the secondary dwelling unit and the upper level comprises a sleeping area and a 399-square-foot deck with a staircase that leads to the interior side of the yard area. The proposed project would reconfigure the existing space to accommodate a 344-square-foot, two-car garage on the first floor, a 120-square-foot workshop, a 84-square-foot storage room and an interior staircase leading to the second floor living area of the secondary dwelling unit. The proposed second story, 341-square-foot dwelling unit will include a kitchen, bathroom, living area and a sleeping area within an area that includes proposed 102-square-foot addition. The existing sliding door will be replaced with wood French doors that will lead out to the existing deck, which will be reduced to 309-square-feet to accommodate the proposed addition (Exhibit C – Plans).

The proposed two-car garage created through the interior improvements will maintain a 4' setback from the property line adjacent to the alley, providing the required turning radius of 24' as measured from the entire 20' alley width. The existing cladding on the detached two-story structure will largely remain intact and the addition is designed to match the materials and features found on the structure and as well as primary structure, incorporating shingle wood

siding, wood awning windows along the west elevation, and a similar cross-gabled roof system with composition shingles. The new addition will be setback approximately 14' from the side property line that abuts the existing alley while maintaining an approximately 20' setback separation from the principal structure rear walls, which will help to mitigate any visual impacts proposed addition. The proposed structure's massing is generally consistent with other structures found in the area, including the two-story principal, contributing structure on the same lot, two-story structures located to the north and east, and the variable building heights found in the vicinity of the subject site and throughout the district. The property located to the north of this project is a contributing structure in the Bluff Park Historic District. The construction of the new addition has been designed in such a way to match the principal structure's architectural style and form and is 8" lower than the roof peak of the existing secondary dwelling unit's building height. Lastly, as conditioned, all future windows in the remodeled structure are required to be historically appropriate wood windows.

The Bluff Park Historic District Design Guidelines permit second story additions subject to meeting the City's Zoning Code, applicable development standard and the design guidelines. The Bluff Park Historic District states "adding a second-story addition to an existing secondary dwelling unit at the rear of the property may be acceptable" subject to the addition not being highly visible from the public right-of-way, and is appropriate in size, scale, design and materials. As proposed, the project has been designed to match the existing detached, second-story structure's exterior cladding, massing, exterior architectural features, and the roof form of the existing structure and the principal structure. The addition has been setback 14' from the side property line, abutting the existing alleyway, to help minimize visibility from the public right-of-way along Kennebec Avenue. In addition, the size, massing, and height of the principal structure will help to block the views of the second story addition to detached secondary dwelling unit.

In conclusion, the proposed addition is generally compatible with the existing residence's architectural style and is designed both to be compatible with and differentiated from the original development on the site. In accordance with Secretary of Interior's Standards for Rehabilitation Standard No. 9, which states that "new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features...", the existing, detached, two-story structure has been designed to complement and match the architectural style of the existing structure and the main dwelling but also incorporates treatments that delineate the new construction and differentiate the project from the original main dwelling and secondary dwelling unit. Those treatments include setting back the addition 3 feet further from the original footprint of the second story, secondary dwelling unit as well as reducing the height of the addition by 8" from the existing structure's roof height. As such, the proposed addition will provide a match the existing detached, two story secondary dwelling unit without giving a false sense of history.

The proposed addition will be consistent and in full compliance with the City's residential development standards for the R-2-L (Two-Family Residential District with Large Lots) zoning district, the Bluff Park Historic District Ordinance (C-6835), the Bluff Park Historic District Design Guidelines and the Folk Victorian Style Guide. The proposed addition is located in the

rear half of the property and will be compatible in massing and size and will be distinguishable from the existing two story, secondary dwelling unit and the contributing 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 Bluff Park Historic District Ordinance (Exhibit D – Findings). Staff recommends approval of the Certificate of Appropriateness, subject to the conditions of approval (Exhibit E – Conditions of Approval), to remodel the first floor of an existing detached, two-story secondary dwelling unit to accommodate a two-car garage with storage area and add 102-square-feet to the second floor. All the findings can be made in the affirmative for the proposed improvements, as these improvements are compatible in overall scale, massing, proportions and materials to the architectural style of the existing structure on the property and with the context of the District.

ENVIRONMENTAL REVIEW

This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorical Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15303 (a) (new construction or conversion of small structures) of the CEQA Guidelines. No further environmental review is required.

PUBLIC HEARING NOTICE

Public notices were distributed on September 15, 2020. As of this date, no response to this project were received.

Respectfully submitted,



SERGIO GUTIERREZ
PROJECT PLANNER



ALEJANDRO PLASCENCIA
PRESERVATION PLANNER

CHAIR AND CULTURAL HERITAGE COMMISSIONERS

SEPTEMBER 29, 2020

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PATRICIA A. DIEFENDERFER, AICP
ADVANCE PLANNING OFFICER

A handwritten signature in blue ink that reads 'Christopher Koontz' in a cursive, flowing script.

CHRISTOPHER KOONTZ, AICP
DEPUTY DIRECTOR OF DEVELOPMENT SERVICES

CK:PD:AP:SG

Attachments: Exhibit A – Location Map
 Exhibit B – Photographs
 Exhibit C – Plans
 Exhibit D – Findings
 Exhibit E – Conditions of Approval