



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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September 14, 2015

CHAIR AND CULTURAL HERITAGE COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Approve a Certificate of Appropriateness request to construct a 648 square foot addition, a raised deck and a detached single-car garage to an existing one-story, single-family residence located at 3620 Lewis Avenue. The property is a contributing structure within the California Heights Historic District. (District 7)

APPLICANT: Andrew Powell  
3620 Lewis Avenue  
Long Beach, CA 90807  
(Application No. HP15-299)

## THE REQUEST

The applicant requests approval of a Certificate of Appropriateness to allow the addition of 648 square feet of living area, a raised deck and a detached single car garage. The request also includes removal of four wood windows along the south elevation of the residence and replacing them like for like.

## BACKGROUND

The subject site at 3620 Lewis Avenue is located on the east side of Lewis Avenue between East 36<sup>th</sup> Street and East 37<sup>th</sup> Street (Exhibit A – Location Map). The site is located within the R-1-N zone (Single Family Residential District with Normal Lots). The site is improved with a 1,091 square foot, single-story, single-family residence and a detached 291 square foot, single car garage (with an attached 159 square foot accessory room used for storage). The residence and garage was constructed in 1925 and the addition to the garage was constructed in 1949. Vehicular access is taken from Lewis Avenue.

The home was constructed in the Spanish architectural style and is a contributing structure within the California Heights Historic District (Ordinance C-7702). The home still retains many character defining features of the Spanish architectural style such as flat roof design, red roof tiles, stucco walls, decorative arch elements and clay vents.

The home also retains all original wood windows. (Exhibit B – Plans & Photographs). The existing detached single-car garage, located adjacent to the residence features a flat roof, red roof tiles and stucco exterior walls.

### **ANALYSIS**

The new addition consists of an expansion to the existing bedroom and kitchen along with a new bedroom and bathroom. The addition will feature a stucco exterior, a flat roof with red tile accents, wood framed sash windows and French door system and an outdoor fireplace with a chimney that will match the existing features on the home. The applicant has proposed to paint the stucco walls in a cream color (Benjamin Moore – Alabaster) and the window trims a brown color (Benjamin Moore – Clydesdale Brown).

All new windows and doors proposed on the new addition are wood framed and will match the existing windows on the house. As part of this project, the applicant is requesting to remove four original wood windows located on the south facing elevation of the house. The applicant has submitted photos illustrating that the wood windows have deteriorated significantly. The applicant is proposing to install four wood framed windows to match the existing windows in size and style.

A 234 square foot detached single car garage will be constructed at the rear of the property in order to comply with a zoning code requirement that requires two enclosed parking spaces onsite. The garage will be accessed from the alley. The new structure will feature a stucco exterior and a flat roof with red tiles to match the residence. The applicant has proposed a brown colored, paneled garage door to be installed on the new garage. A condition is recommended requiring the garage door to be either wood or wood composite in order to complement the architectural style of the home. The proposed addition is located on the rear elevation of the residence and will be not visible from the public right of way.

The applicant is proposing to replace the existing entry door with a new door that better complements the Spanish architecture style of the house. Additionally, four black fabric awnings will be installed over the new windows and doors located on the new addition. The new deck located behind the addition will be set approximately 18-inches above the natural grade and will feature tile flooring.

The raised deck and new garage have been designed to complement the architecture style of the residence. Additionally, the proposed improvements are located behind the existing residence and will not be visible from the public right of way. For the window replacement along the south elevation as the applicant has provided sufficient evidence supporting the need for replacement.

### **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 2.63.070 (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 California Heights Historic District Ordinance (Ordinance No. C-7702). Staff supports the approval of the Certificate of Appropriateness for the 648 square feet of living area, a raised deck and a detached single car garage, as well as the window replacement along the south elevation. All the findings can be made in the affirmative for the proposed improvements, as these improvements are not visible from the public right of way and the overall scale, massing, proportions, materials and colors are similar to architectural style to the existing an surrounding structures. Staff is recommending approval of the Certificate of Appropriateness subject to the conditions of approval (Exhibit C – Findings and Conditions of Approval).

**PUBLIC HEARING NOTICE**

Public notices were distributed on August 20, 2015 and a notice was mailed to the California Heights Neighborhood Association. As of this date no letters have been received.

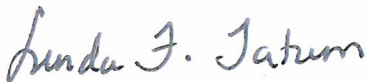
**ENVIRONMENTAL REVIEW**

In accordance with the 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.

Respectfully submitted,



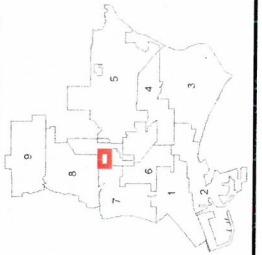
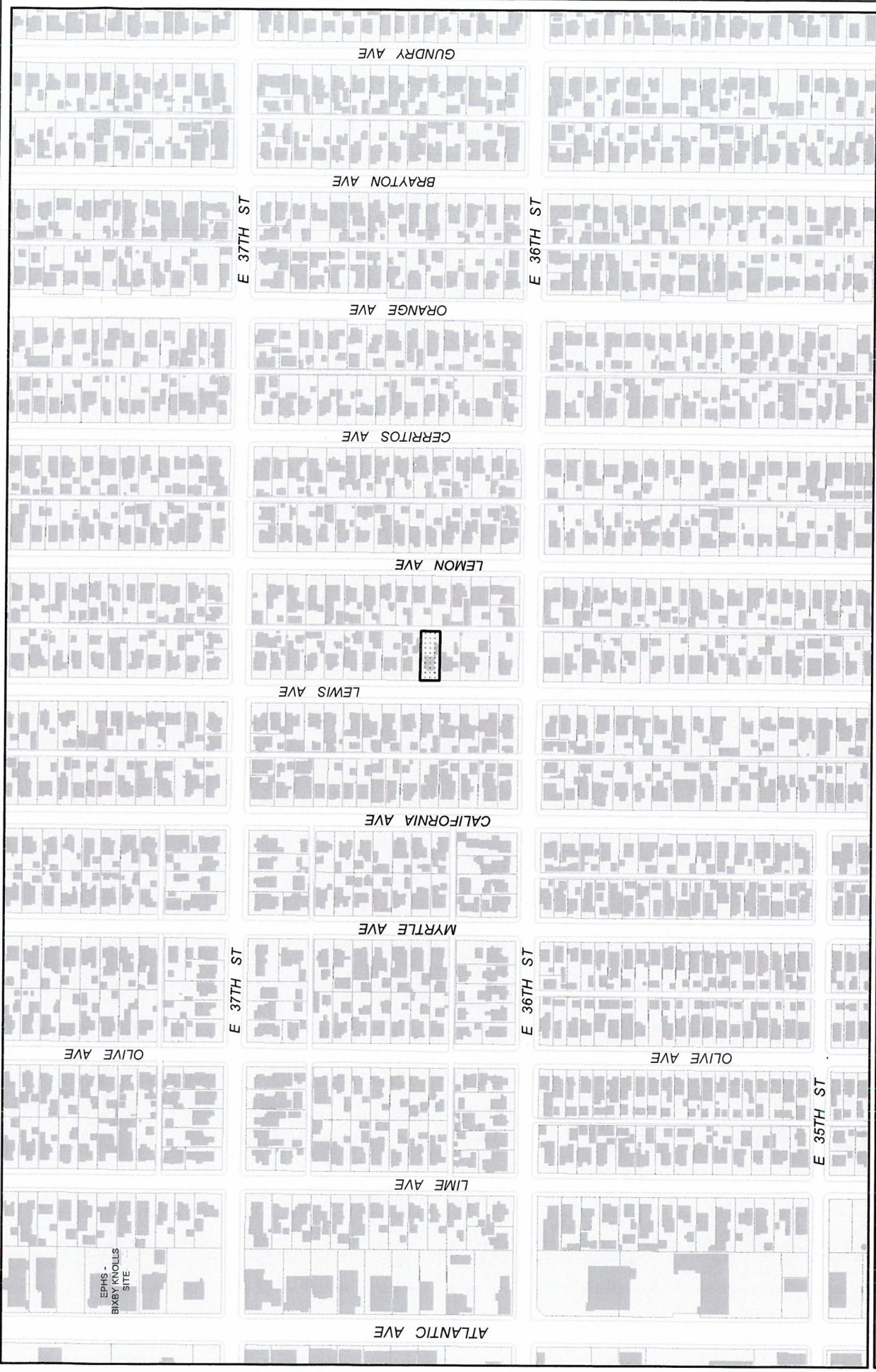
CHRISTOPHER KOONTZ, AICP  
ADVANCE PLANNING OFFICER



LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER

LFT:CK:gc

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

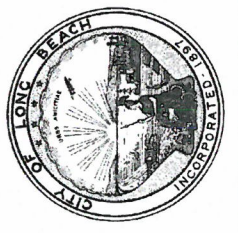


# Exhibit A



## Subject Property:

3620 Lewis Ave  
 Application No. HP15-299  
 Council District 7  
 Zoning Code : R-1-N



Powell Residence Photo Packet  
Certificate of Appropriateness



Photo 1

Front of Residence from street (West)

Powell Residence Photo Packet  
Certificate of Appropriateness



Photo 4

Exterior south wall looking towards Garage

Powell Residence Photo Packet  
Certificate of Appropriateness

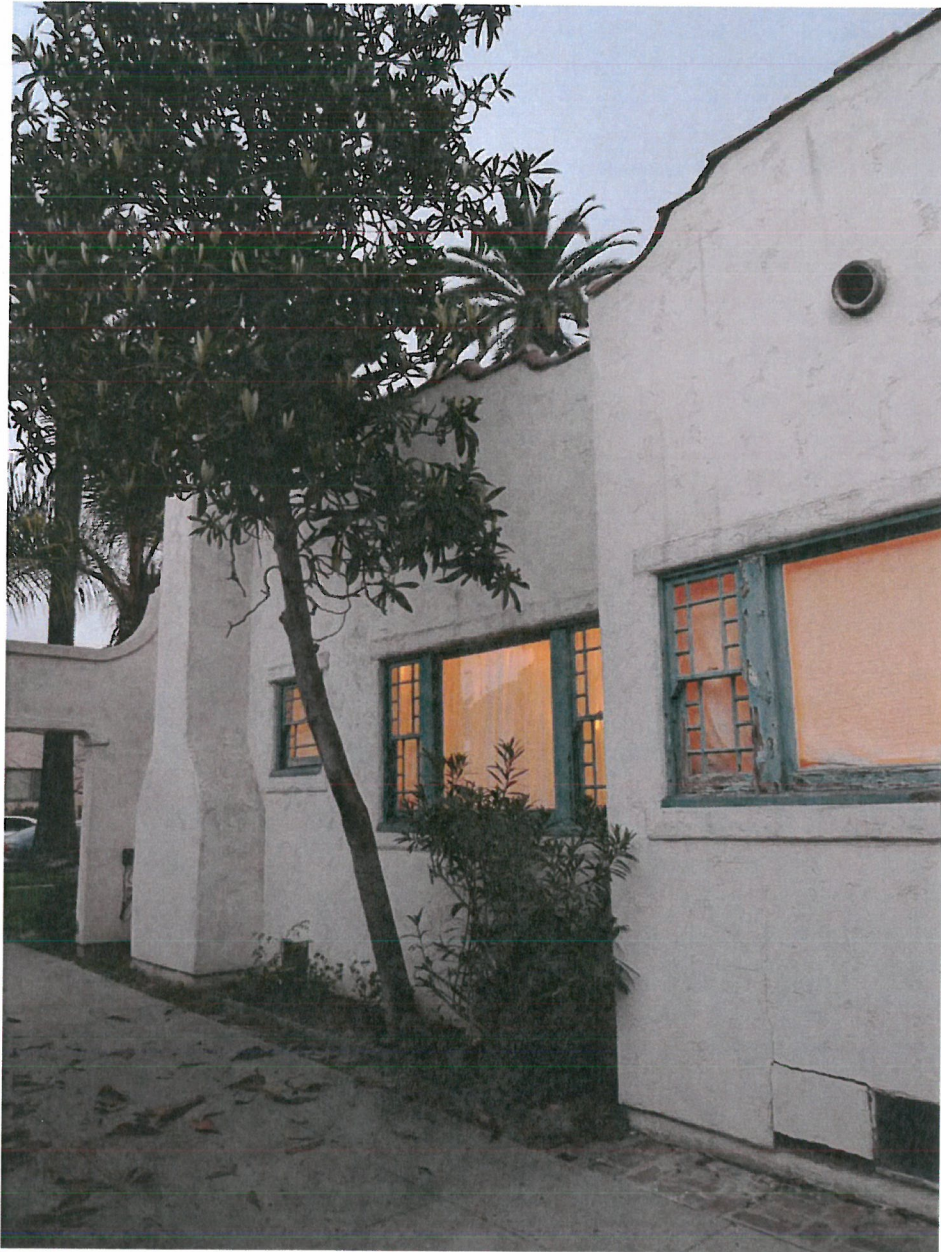


Photo 5

Exterior south wall looking towards street

Powell Residence Photo Packet  
Certificate of Appropriateness



Photo 6

Exterior west wall taken from backyard



Powell Residence Photo Packet  
Certificate of Appropriateness

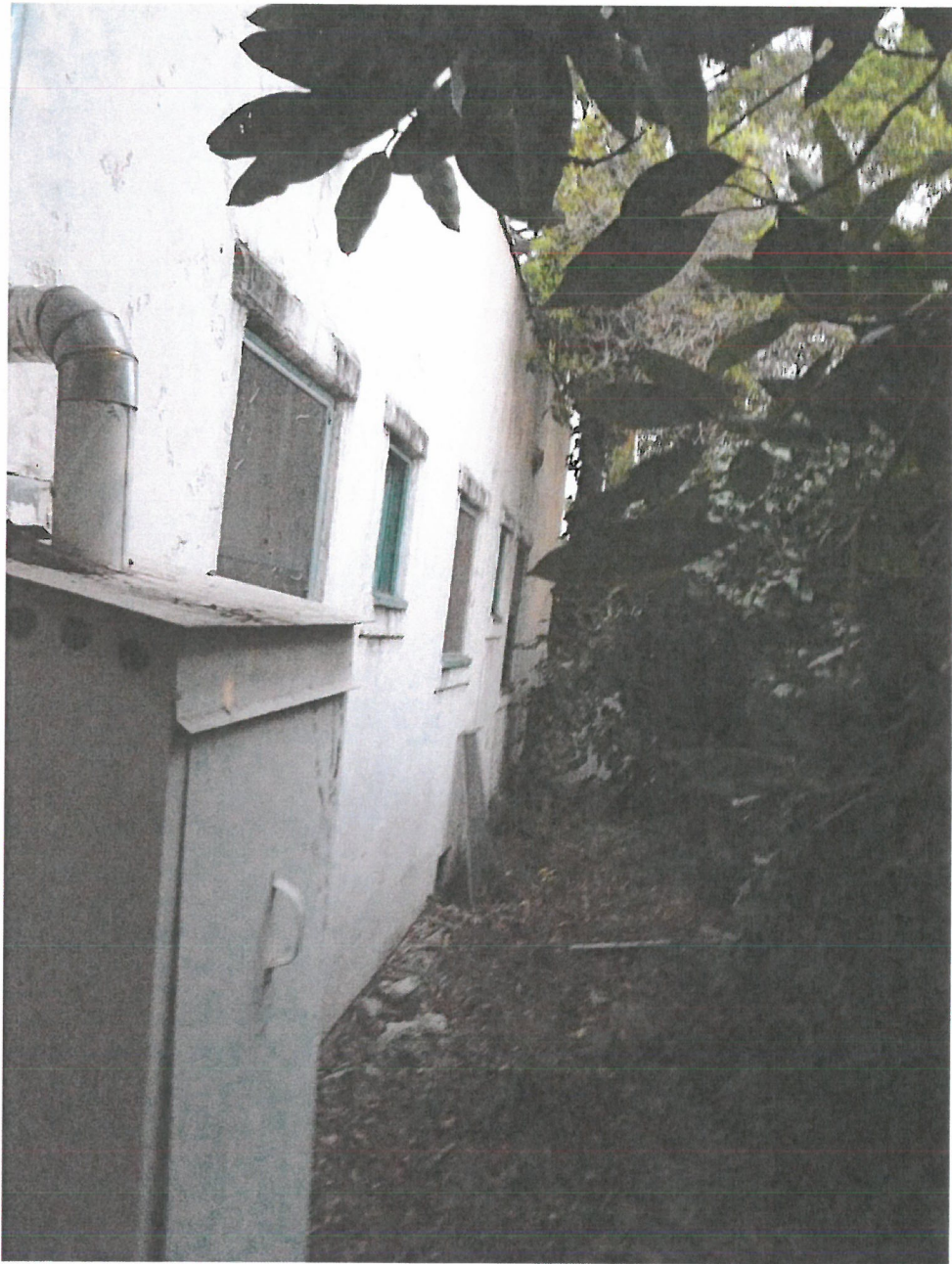
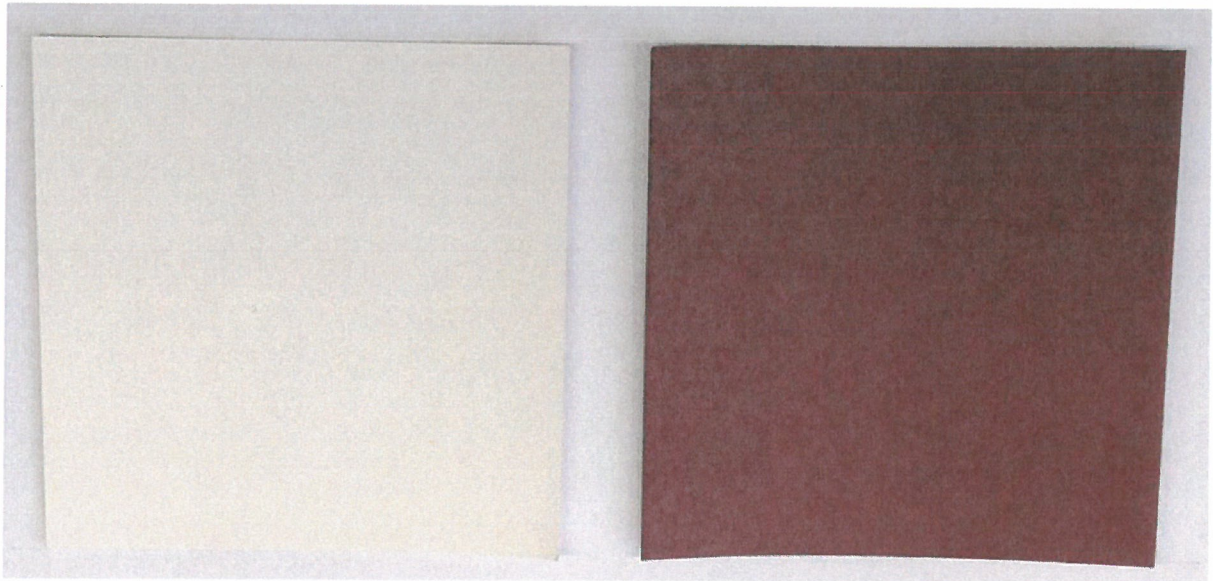


Photo 7

Exterior north wall

Powell Residence Photo Packet  
Certificate of Appropriateness

Exterior Finish Samples



Stucco  
Alabaster  
OC-129  
Benjamin Moore  
Color preview

Window Sash  
Clydesdale Brown  
2092-10  
Benjamin Moore  
Color Preview

Powell Residence Photo Packet  
Certificate of Appropriateness



Photo 9

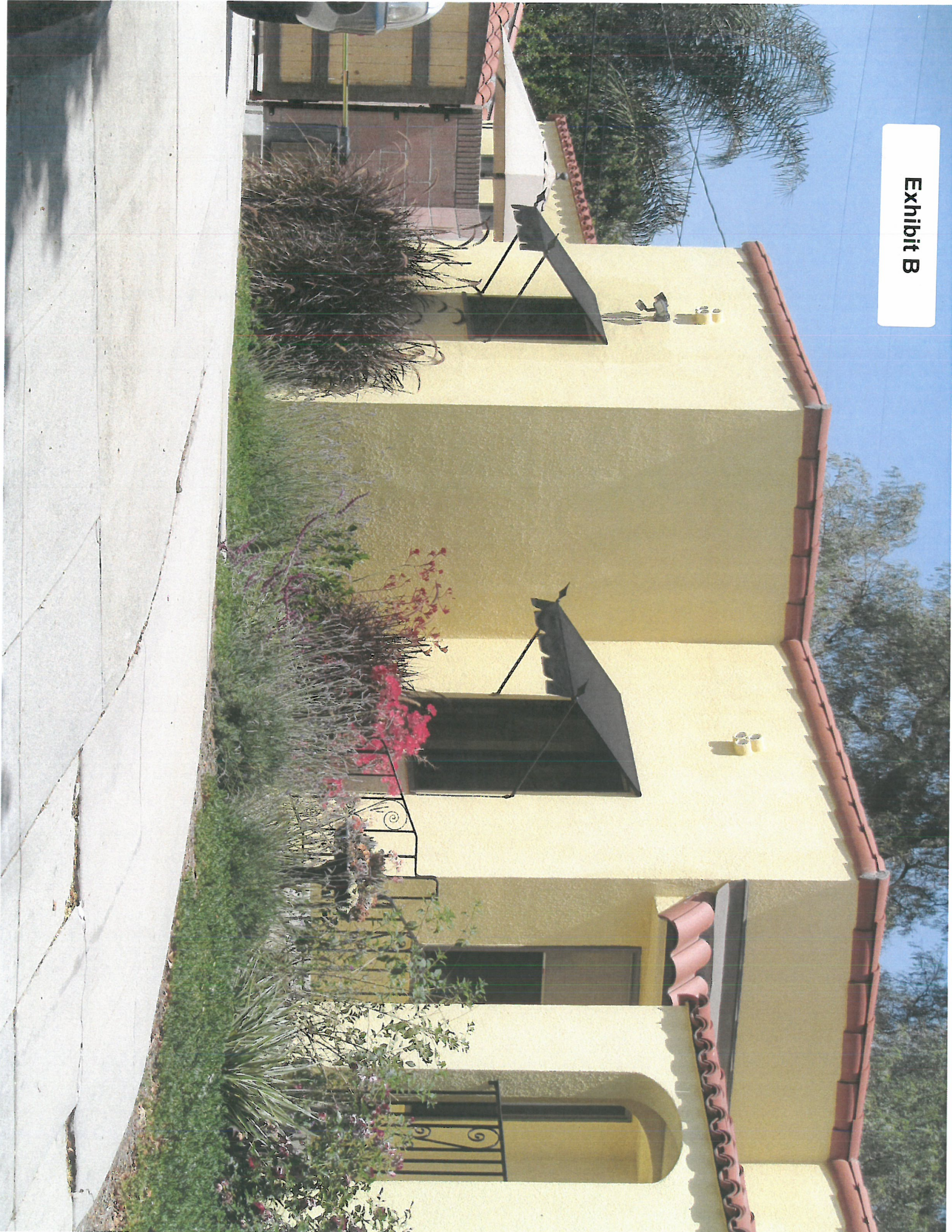
Front Door Sample





Exhibit B

Exhibit B





**CERTIFICATE OF APPROPRIATENESS**  
**HP15-299**  
**FINDINGS AND ANALYSIS**  
**3620 Lewis Avenue**

**ANALYSIS:**

**In compliance with Section 2.63.070 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 at 3620 Lewis Avenue is located on the east side of Lewis Avenue between East 36<sup>th</sup> Street and East 37<sup>th</sup> Street (Exhibit A – Location Map). The site is located within the R-1-N zone (Single Family Residential District with Normal Lots). The site is improved with a 1,091 square foot, single-story, single-family residence and a detached 291 square foot, single car garage (with an attached 159 square foot accessory room used for storage). This is a contributing structure within the California Heights Historic District (Ordinance C-7702).

In compliance with Section 2.63.070 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, as conditioned, and believes the project meets these requirements and those of the City's zoning codes.

**FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)**

- 1. (It) will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the concerned property or of the landmark district in which it is located, is consistent with the spirit and intent of this chapter.**

The proposed project, as conditioned, will not adversely affect any significant historical, cultural, architectural or aesthetic features of the property or the historic district. The work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The single-story addition, deck and single car garage will be located at the rear of the home and will not be visible from the public right of way. The design and materials of the addition and garage will be compatible with the style and finish on the home, specifically the flat roof and stucco finish. The new windows will be conditioned to match the existing wood windows in style and material.

- 2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Department or the Development Services Department.**

There are no active code enforcement cases regarding this structure.



- 3. The proposed change is consistent with or compatible with the architectural period of the building.**

The 648 square foot addition and 234 square foot garage is consistent with the current architectural style of the home. The materials and design of the addition and garage are compatible with the existing residence as conditioned.

- 4. The proposed change is compatible in architectural style with existing adjacent contributing structures in a historic landmark district.**

The proposed project, as conditioned, will not adversely affect the historic district since its architectural style will not be altered. The proposed improvements to the site will provide additional square footage for the property owners by enlarging the kitchen and bedroom and creating one additional bedroom and bathroom. The addition is not visible from the street. The new garage will provide an additional enclosed parking stall for the property.

- 5. The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period and/or are compatible with adjacent structures.**

The scale, mass, proportions, color and materials of the addition and garage is similar to those found on the existing home. The addition, deck and garage are located behind the home and is not visible from the public right of way. The massing is similar to adjacent properties, those of this district and the R-1-N zone.

- 6. The proposed change is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings by the U.S. Department of the Interior.**

The 648 square feet of living area, deck and detached single car garage located behind the home is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The use of this structure is not changing
- Character – The character of the structure is not changing.
- Changes to Historic Features – The historic features of the structure are not changing.
- Historic Significance – The addition will not change the historic significance of the property.
- Distinctive Features – The addition will not change the distinctive features of the property.
- Deteriorated Historic Features – Deteriorated historic features will be repaired and preserved.
- Damage to Historic Materials – The addition will not cause damage to the historic features on the structure.

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- Archeological Resources – Any archeological resources found will be protected and preserved.
- Historic Material the Characterize the Property – The addition will not destroy historic materials that characterize the property.
- Form and Integrity – The addition will not cause damage to the essential form and integrity of the structure.

## **CONDITIONS OF APPROVAL**

**Address: 3620 Lewis Avenue**

**Application No.: HP15-299**

**Hearing Date: September 14, 2015**

1. This approval is for the construction of a 648 square foot, single-story addition, a raised deck and a 234 square foot, detached single car garage in the R-1-N zone. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted on July 2015, as amended. These plans are on file in this office, except as amended herein.
2. The project must be completed per the plans approved by the Cultural Heritage Commission, including all conditions listed herein. Any subsequent changes to the project must be approved by the Cultural Heritage Commission or by Planning Bureau staff before implementation. Upon completion of the project, a staff inspection must be requested by the Applicant to ensure that the approved plans have been executed according to approved plans and that all conditions have been implemented before occupancy hold can be released.
3. There is a ten calendar-day appeal period that will lapse at 4:30 p.m., ten calendar days after the action by the Cultural Heritage Commission is made. Appeal of the Commission's action will not be accepted after this time. A separate fee will apply to appeal an action taken by the Cultural Heritage Commission.
4. This Certificate of Appropriateness shall be in full force and effect from and after the date of the rendering of the decision by the Cultural Heritage Commission. Pursuant to the Cultural Heritage Commission Ordinance Section 2.63.070(I), this approval shall expire within one year if the authorized work has not commenced. Should the applicant be unable to comply with this restriction, an extension may be granted pursuant to Section 2.63.070(I) for an additional 12 months maximum. The applicant must request such an extension prior to expiration of this Certificate of Appropriateness. After that time, the applicant will be required to return to the Cultural Heritage Commission for approval. In addition, this Certificate of Appropriateness shall expire if the authorized work is suspended for a 180-day period after being commenced.
5. All required building permits shall be obtained by the applicant, as needed. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.
6. Any proposed changes to the plans approved by the Cultural Heritage Commission and staff will need to be reviewed and approved by the Director of Development Services or their designee prior to implementation. Significant changes to the project's design will require review and approval by the Cultural

Heritage Commission before permits are issued by the Department of Development Services.

7. The deteriorated windows on the south elevation shall be replaced with wood framed windows that match in style and shape.
8. The new garage door shall be constructed of wood or a wood composite material to the satisfaction of the Director of Development Services.
9. The garage shall be painted to match the house with the same body and trim colors
10. Any building materials, vents, architectural details, window and door trim used in the repainting project, shall be constructed or restored with the same or similar material as those existing features, finished to match.
11. All scuppers, downspouts, electrical cabinets shall be painted to match the stucco color.
12. All exterior light fixtures shall be period appropriate.