



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

July 13, 2015

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness to add a 1,712 square foot two-story residence over a four-car garage at 2455 East 4th Street. The property is a contributing structure within the Rose Park South Historic District. (District 2)

APPLICANT: Ron Akin, Jr.
c/o Craig Woolbert
5622 Littler Drive
Huntington Beach, CA 92649
(Application No. HP15-215)

DISCUSSION

The subject site, 2455 East 4th Street, is located on the north side of 4th Street between Junipero and Molino Avenues (Exhibit A – Location Map) and has a zoning designation of R-3-T (Townhouse or Row House Residential District on Small Lots). The parcel is 9,450 square feet in area (70 feet by 135 feet) and is currently improved with a 1,636 square-foot single-story Craftsman bungalow and a 324 square-foot (18 feet by 18 feet) detached accessory structure. The house was constructed in 1920 and the garage was converted to an accessory structure in 1958. The residence is a contributing structure in the Rose Park South Historic District (Ordinance C-7759).

The site is improved with a one-story bungalow with a low pitched cross gable roof with extended eaves and exposed rafter tails. The roof is covered in light gray composition shingles and the gable ends include decorative attic vents and projecting beams. The front elevation includes a broad open porch with a front facing gable roof supported by two wood columns atop a brick base. The front elevation has wood tripartite windows on each side of the front door with the windows on the side and rear elevations having sash with original wood trim and sills. The owner will be removing an existing eight-foot wide driveway and installing a ten foot wide ribbon driveway on the west side of the property. A Certificate of Appropriateness was issued in 2013 to repaint the home and to replace 27 windows with new dual pane wood windows.

CULTURAL HERITAGE COMMISSION

July 13, 2015

Page 2

Fourth Street has a combination of commercial and residential uses with varying densities and building heights of one and two stories. The architectural style is predominately bungalows with a few 1960s apartment buildings and Spanish style homes. Surrounding uses on the block on which the project is located include a 1915 two-story bungalow to the east, a 1916 one-story bungalow to the west, a 1907 one-story home and a 1920 one-story home to the north, and a one-story commercial building to the south across 4th Street. There are also a number of higher density buildings in the immediate area including a 1960s two-story 17-unit apartment building two lots to the east and a 1970s 14-unit apartment building to the northwest.

The applicant is proposing to construct a freestanding 1,712 square foot two-story Craftsman bungalow style residence with two two-car garages totaling 960 square feet located at the rear of the lot. In order to construct the new structure, the existing accessory structure will be demolished. The covered front entry will separate the two two-car garages and face west. The first floor contains the living and kitchen area and ½ bathroom in approximately 500 square feet (26 feet by 19 feet). The second floor contains three bedrooms, two full bathrooms and a sitting area in approximately 1,030 square feet (26 feet by 40 feet). The south elevation of the second floor is 40 feet long with four fixed windows and one sash window. The building height is 21 feet 9 inches to the ridge with a midpoint height of 20 feet. The roof is a cross gable roof with a front facing gable end and will be shingled in a light gray or tan color.

The new residence will be clad in wood siding with wood sash or fixed windows. The window trim and sill will be similar to the existing condition. The overhanging eaves will be two feet deep with exposed rafter tails and fascia boards on the gable ends. The front entry has a small covered porch with two wood columns and a Craftsman style front door with sidelights. Paint colors are similar to the front home with a tan base, green trim and dark brown windows (Exhibit B- Plans and Photographs). The proposed Craftsman bungalow architectural style is compatible with the existing home and adjacent properties.

The R-3-T zone allows one unit for every 3,000 square feet of site area for lots from 3,201 to 15,000 square feet which is the majority of lots in this area. Many sites have multiple dwelling units. Thus, the density and height are compatible with the surrounding residential uses. The subject site is larger than the average lot on this block face with 70 feet of frontage and 9,450 square feet of area compared to the average lot with 50 feet of street frontage and 6,500 square feet of area. The new residence and garage comply with all the development standards of the R-3-T zone and parking requirements.

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, and the Rose Park South Historic District (Ordinance No. C-7759), staff has analyzed the proposed project and determined that the project as conditioned meets these requirements and those of the City's zoning code and is recommending approval of the Certificate of Appropriateness subject to the conditions of approval (Exhibit C – Findings and Conditions of Approval).

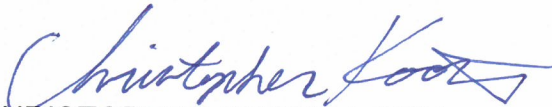
PUBLIC HEARING NOTICE

Public notices were distributed on June 24, 2015, and a notice was also mailed to the Rose Park Neighborhood Association. No responses were received as of the date of preparing this report.

ENVIRONMENTAL REVIEW

In accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for new construction of small structures including single-family homes and second dwelling units.

Respectfully submitted,



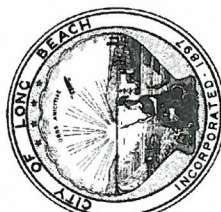
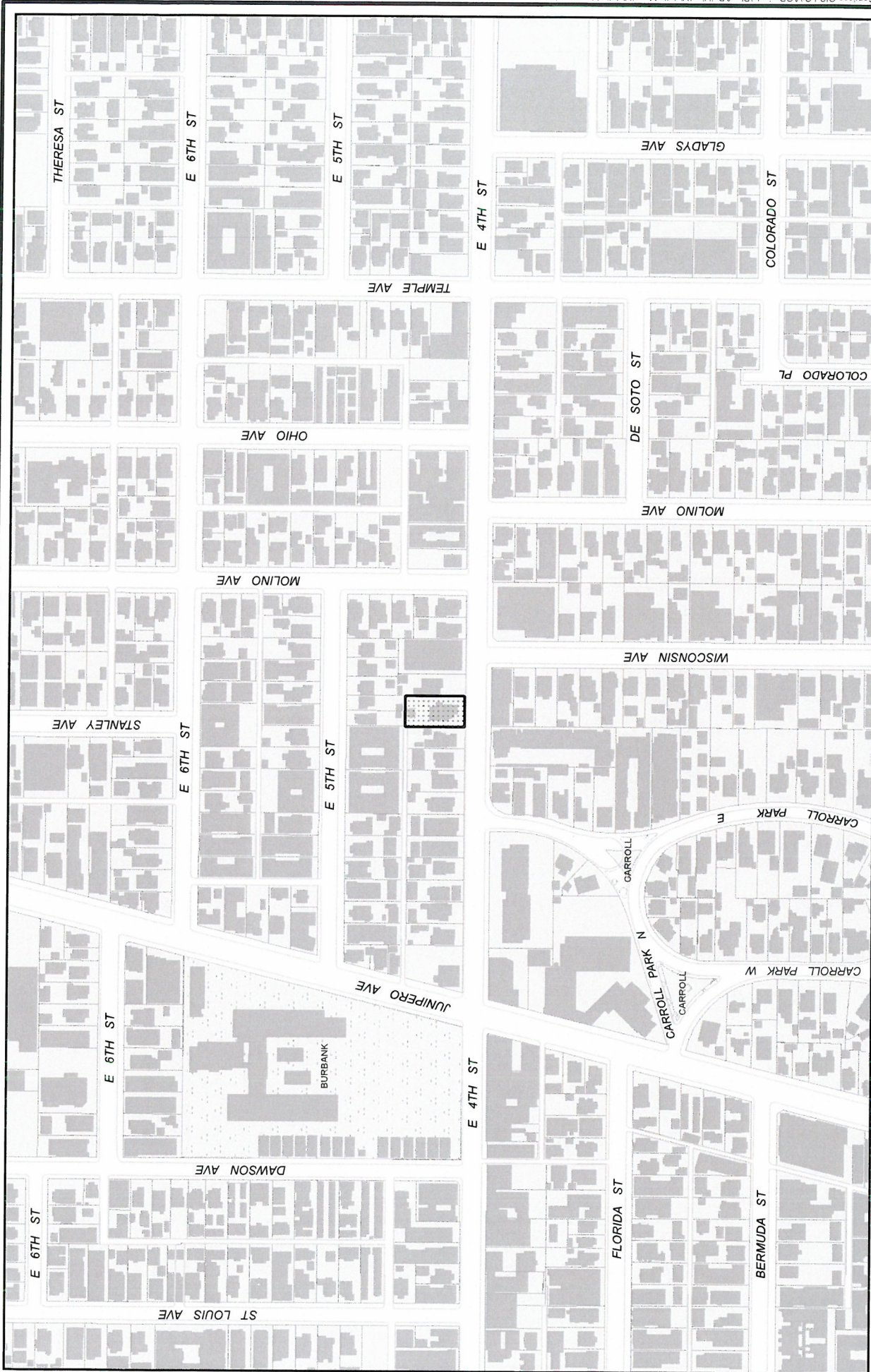
CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

LFT:CK:lf

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



Subject Property:
 2455 E 4th St
 Application No. HP15-215
 Council District 2
 Zoning Code : R-3-T Overlay HL

Exhibit A

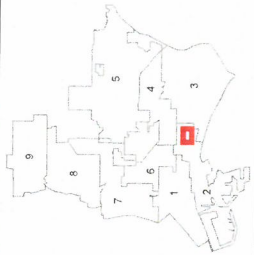
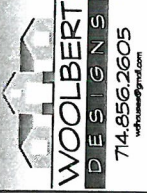


Exhibit B



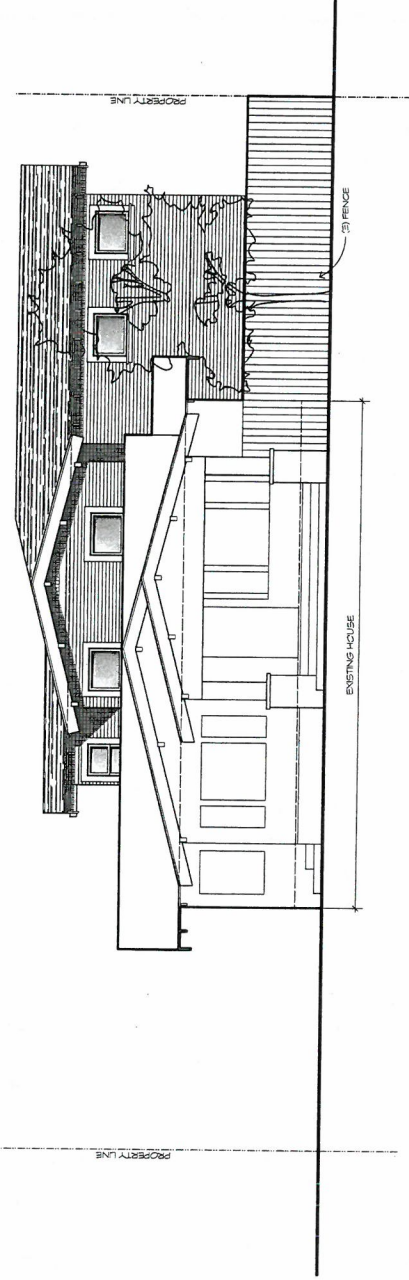
AKIN
RESIDENCE
ADDITION

2408 E. 4th Street
Long Beach, CA 90814

ISSUE DATES
DESIGN 2 2015
DESIGN 1 2015
DESIGN 3 3 15
CAC PERM 5.22.15
CAC REV 5.29.15
CAC SUB 8.05.15
CAC PER 8.05.15

STREET
ELEVATIONS

A-4.1

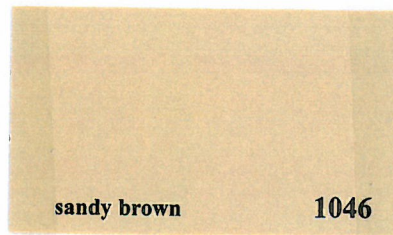


RIGHT (SOUTH) STREET ELEVATION
1/4" = 1'-0"

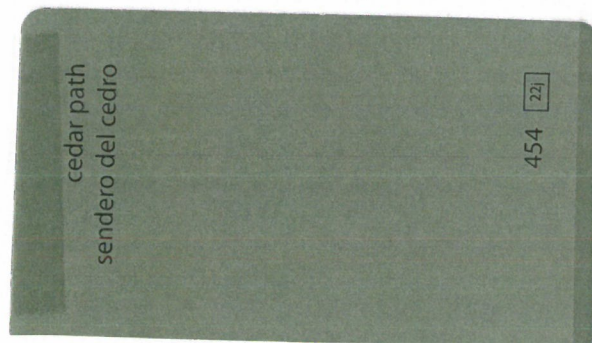
2455 East 4th Street
Exterior Colors

NEW BACK HOUSE

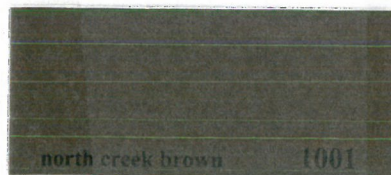
Exterior Walls — Benjamin Moore, Sandy Brown, 1046



Exterior Trim — Benjamin Moore, Cedar Path, 454



Doors and Windows — Benjamin Moore, North Creek Brown, 1001



2455 East 4th Street
Current Property Pictures

Back House -- Sample of Windows (Using same windows as front house)



2455 East 4th Street
Current Property Pictures

Back House -- Sample of Front Door (Using same windows as front house)



2455 East 4th Street
Current Property Pictures

Front House -- Street View



Front House -- Side View



2455 East 4th Street
Current Property Pictures

Front House -- Backyard



Front House -- Driveway



2455 East 4th Street
Current Property Pictures

Front House -- Side Yard



2455 East 4th Street
Current Property Pictures

Back House -- Proposed Area to Build



**CERTIFICATE OF APPROPRIATENESS
HP15-215
FINDINGS AND ANALYSIS
2455 East 4th Street
Rose Park South Historic District**

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):

Staff has analyzed the proposed project for compliance with the provisions of Chapter 2.63.070 of the Municipal's Code (Cultural Heritage Commission Ordinance), the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards), and the Rose Park South Historic District Ordinance (C-7759). Staff has analyzed the proposed project and determined that the project meets these requirements and those of the City's zoning code, Chapter 21. 31.

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 subject landmark property. The work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The new structure will be setback 87 feet, sufficiently enough from the public right-of-way to allow the historic character and features of the contributing structure to remain prominent. The new structure will be located at the rear of the lot with the garage on the rear property line. The design and materials of the new residence are compatible with the existing Craftsman Bungalow residence. The R-3-T zoning allows a second dwelling unit and the project as proposed will bring the site into compliance with the current parking requirements of a two-car garage for each unit. Within the district second dwelling units existed at the time of significance. No changes are proposed to the front unit.

- 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 or dangerous conditions at this site thus, this finding is not applicable.

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

The design, style, materials, details and massing of the proposed two-story dwelling unit and attached four-car garage are consistent with the architectural period of the existing 1920's residence. The proposed unit incorporates similar architectural details, features and proportions as the existing structure and is compatible with that structure. The new structure however is differentiated from the existing so as not to create a false sense of history.

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

The proposed project is located on a street with varying densities, building heights and architectural styles. The proposed project is compatible with the California Bungalow architecture, which is the most common architecture style in this district. The period of significance for the Craftsman Bungalow is 1910 to 1922. This project, a new two-story residence designed in the bungalow style, is compatible in architectural style and design to the subject property and adjacent properties on all sides as well as the majority of homes in the district. The new structure is similar although not identical to the existing bungalow so a false sense of history is not created.

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 adjacent structures are one and two-story bungalows. The scale, mass, materials, and details for the proposed unit are similar to and compatible with the adjacent structures. The proposed dwelling unit located near the rear of the lot and 87 feet from the front property line is consistent with the building currently on the site and surrounding structures. The building midpoint height of 20 feet and area of 1,712 square feet is compatible with the density and height of surrounding properties. Additionally, many of the sites within this district have two story structures in the rear portion of the lot.

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 proposed change for the addition of a two-story second dwelling unit over a four-car garage is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The use of the existing structure as a single-family home is not changing. A detached second residence will be added to the site.
- Character – The character of the existing structure is not changing.

- Changes to Historic Features – The historic features of the existing structure are not changing.
- Historic Significance – The addition of a detached appropriately second dwelling unit to the site will not change the historic significance of the property.
- Distinctive Features – The new detached residence 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 new residence will not cause damage to the historic features on the existing structure.
- Archeological Resources – Any archeological resources found will be protected and preserved.
- Historic Material that Characterize the Property – The new residence will not destroy histrionic materials that characterize the property.
- Form and Integrity – The new detached residence will not cause damage to the essential form and integrity of the structure.

The new dwelling unit is consistent with the architectural style of the existing structure and surrounding neighborhood. The new residence is detached from the existing structure and will replace the two-car detached garage that was converted to an accessory structure in the 1950s. The original garage that was built behind the house and not visible from the street and converted to an accessory structure in the 1950s is not significant to the contributing historic fabric. Located at the rear of a property without alley access it is not uncommon to have a two-story residence located above garage parking. The garage doors will be screened from public view by the existing residence.

CONDITIONS OF APPROVAL

Address: 2455 East 4th Street

Application No.: HP15-215

Hearing Date: July 13, 2015

1. This approval is for a 1,712 square-foot two-story residence and attached four-car garage. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted on June 5, 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 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.
7. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.

CULTURAL HERITAGE COMMISSION

July 13, 2015

Page 8

8. 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.
9. The garage door shall be constructed of wood or a wood composite material to the satisfaction of the Director of Development Services.
10. The applicant shall show all utilities on the site plan and provide a doghouse enclosure for any exterior utilities to the satisfaction of the Director of Development Services.
11. Any exterior light fixtures shall be period appropriate.
12. The front door of the rear unit shall be wood or a wood composite material.
13. The applicant shall obtain a permit to legalize the six-foot by three-foot utility room added to the rear of the front unit to the satisfaction of the Director of Development Services.
14. The new ribbon driveway shall be limited to a maximum width of ten feet with the design subject to approval by the Director of Development Services.