



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

August 10, 2015

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness to legalize an existing 220 square foot second story balcony enclosure and add an exterior spiral staircase to an existing two story single-family residence located at 2747 East Ocean Boulevard. The property is a non-contributing structure within the Bluff Park Historic District. (District 3)

APPLICANT: Brian Bumpas
2747 East Ocean Blvd.
Long Beach, CA 90802
(Application No. HP15-173)

THE REQUEST

The proposed project includes two components, both related to the primary structure fronting Ocean Boulevard. The applicant requests to legalize 220 square feet of sauna, shower and walk-in closet in the rear of the home. This space previously consisted of unenclosed balcony area. The area of the addition is stuccoed to match the existing home with a very simple metal parapet cap.

The second request is to construct a spiral staircase at the northeast corner of the home to provide direct exterior access from the ground level to the second-story.

BACKGROUND

The subject site at 2747 East Ocean Boulevard is located on the north side of Ocean Boulevard between Molino and Temple Avenues (Exhibit A – Location Map). This south facing property overlooks Bluff Park and the ocean. The site is located within the R2-L zone (Two Family Residential District with Large Lots). The site is improved with a 3,646 square-foot, two-story singly family residence in the front and a 1,400 square foot second unit above a four-car garage in the rear. The primary home was constructed in 1919 and the second unit was constructed in 1980. Vehicular access is taken from both Ocean Boulevard and the alley to the rear of the lot.

Neither structure on the lot is listed as a contributing structure in the Bluff Park Historic District (Ordinance C-6835). At the time of construction the primary home contained a one-story front porch and a detached two-car garage at the rear of the lot. At the time of construction the architectural style may have been Mediterranean or Mission although the structure no longer maintains integrity within any single architectural style.

Over time, numerous alterations have been made to the home including both exterior material changes and additions. Based on building permit records, major changes occurred in 1959, 1970, and 1974 with successive additions to the home. The addition of the larger garage and second unit above in 1980 also altered the relationship of the primary home to the lot and adjacent structures. The features remaining that appear original to the home are the mansard clay tile parapet roof, a small number of original wood window frames, the recessed front porch, the attached carport and the general rectangular shape of the building (Exhibit B – Plans & Photographs).

ANALYSIS

The standard of review for a non-contributing structure is whether or not the proposed improvements would complement or degrade the overall cohesion and aesthetic of the district as a whole. Unlike the analysis on contributing properties, the analysis focus is not on the relationship of the materials and improvements to the existing structure, but rather to its visibility and relationship to adjacent structures. The Bluff Park district contains larger versions of the Craftsman Bungalow, Spanish, Mediterranean and other revival styles of architecture. The period of significance ranges from 1900 to 1942.

In this case the rear enclosure of balcony space will not be visible from the street or from the alley. The adjacent homes are two-story in nature and the bulk and scale of the subject property is similar to homes throughout the Bluff Park district.

Existing visible windows on the east elevation of this home do not match the header height of the adjacent exterior doors and do not relate visually to other windows on the home. This represents a visual distraction incompatible with similar architectural styles in the district and should be addressed as part of the proposed project.

The proposed spiral staircase will be partially visible from the street. Some Spanish style homes do have visible exterior staircases, but not in this spiral or modern style. The proposed staircase is dissimilar to the architectural styles of the district and is also absent from other homes of similar architectural style in the district. Based on this analysis the spiral staircase is an incompatible feature for new construction within the district.

RECOMMENDATION

Staff supports the approval of the certificate of appropriateness for the 220 square foot rear enclosed area. All the findings can be made in the affirmative for this proposed improvement. The subject property is not a contributing property and these improvements will not be visible from the public right-of-way. As these improvements

CULTURAL HERITAGE COMMISSION

August 10, 2015

Page 3

are not visible and the overall scale, massing, proportions, materials and colors are similar to architectural styles in the Bluff Park district, staff supports this request. This approval has been conditioned to address the inconsistent windows, improving the visible facades to enhance architectural consistency within the property and in its relationship to the district.

The proposed spiral staircase is not consistent with the architectural period of the building, adjacent contributing structures, or the larger district. This proposed staircase would not be consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings and as such staff recommends denial of this element (Exhibit C – Findings and Conditions of Approval).

PUBLIC HEARING NOTICE

Public notices were distributed on July 23, 2015 and a notice was mailed to the Bluff Park 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,



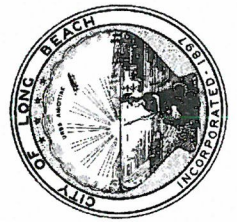
CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

LFT:CK:lf

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

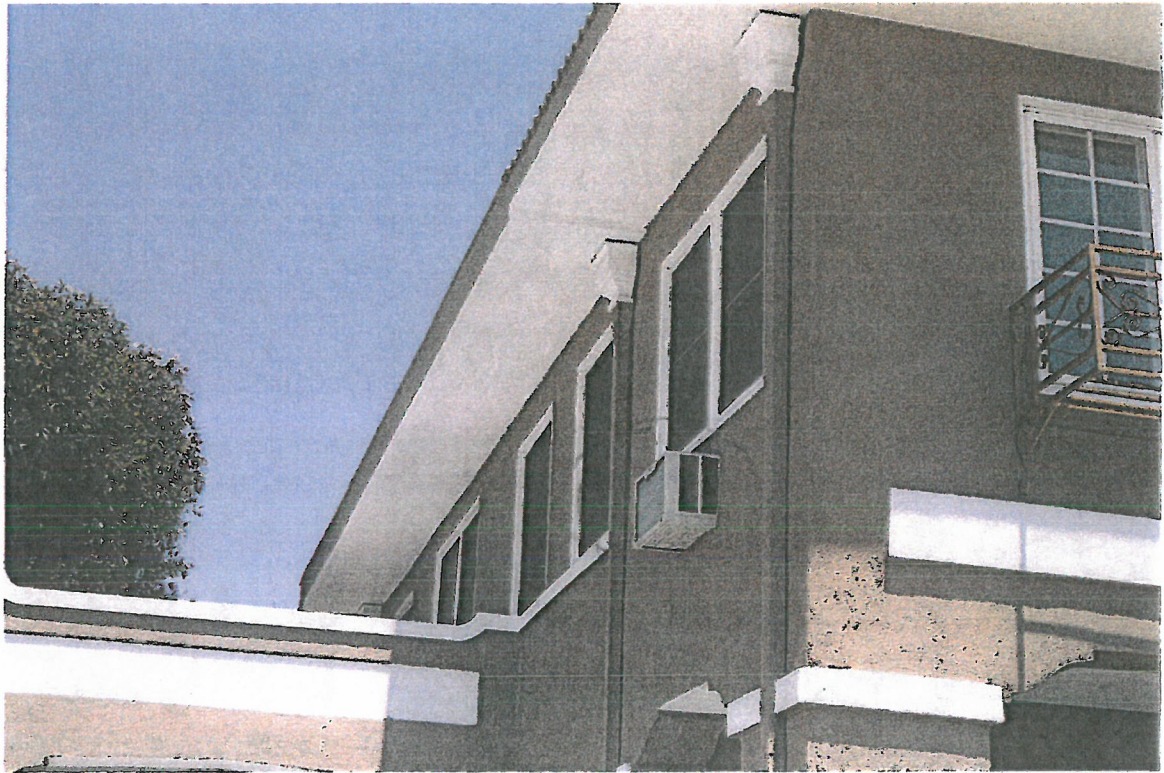


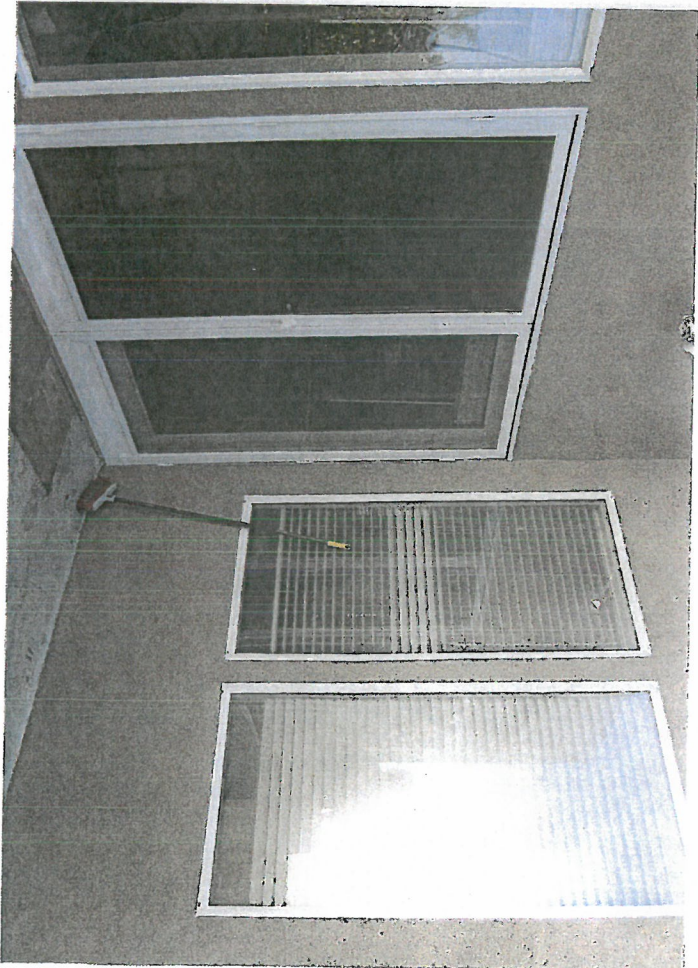
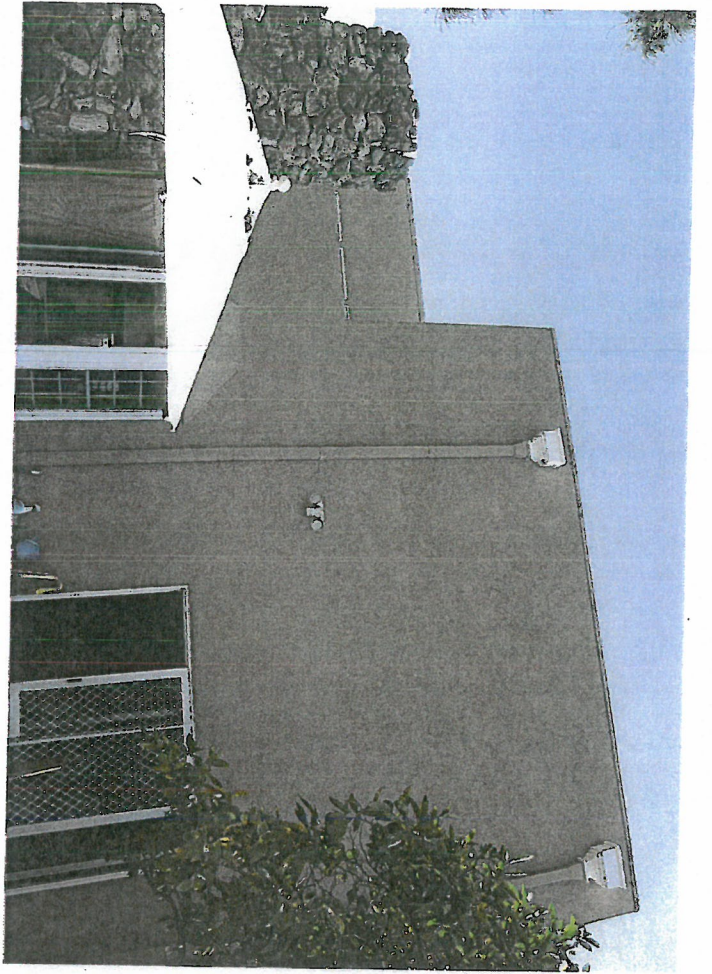
Subject Property:
 2747 E Ocean Blvd
 Application No. HP15-173
 Council District 3
 Zoning Code : R-2-L

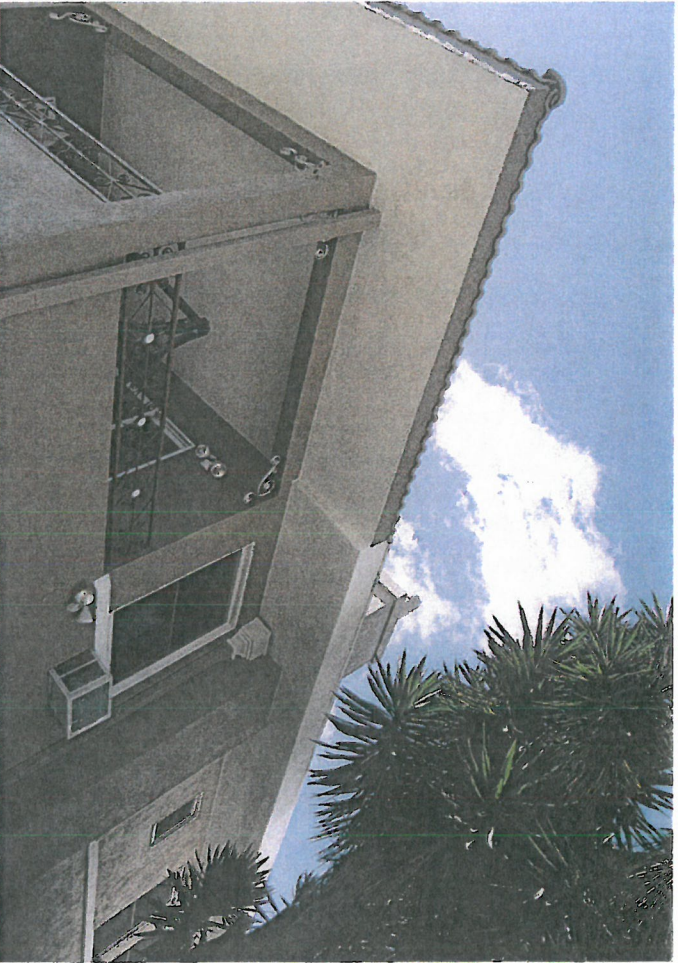
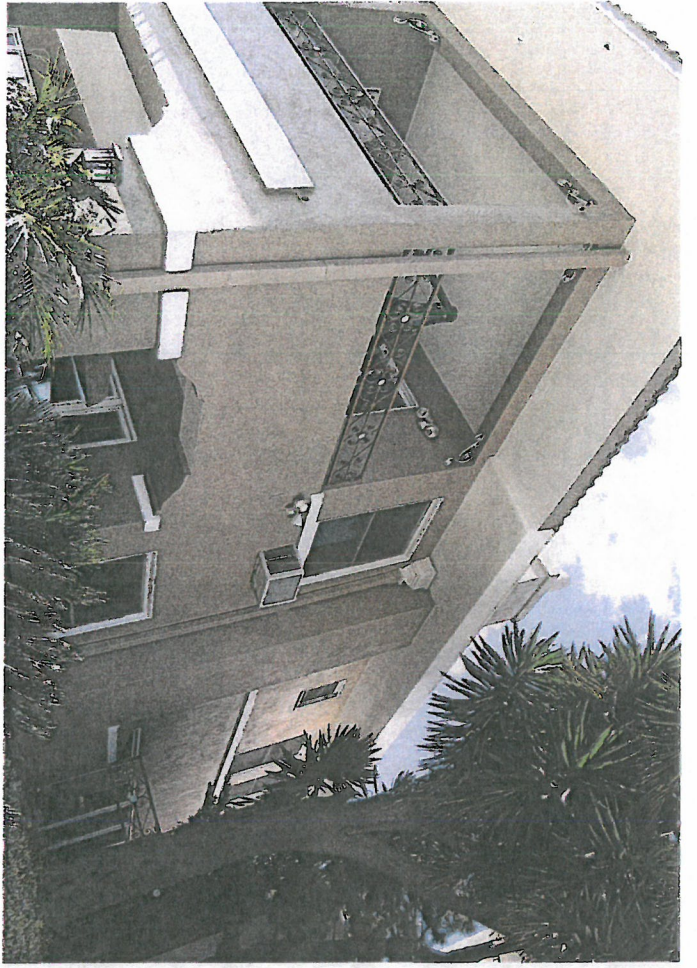
Exhibit A

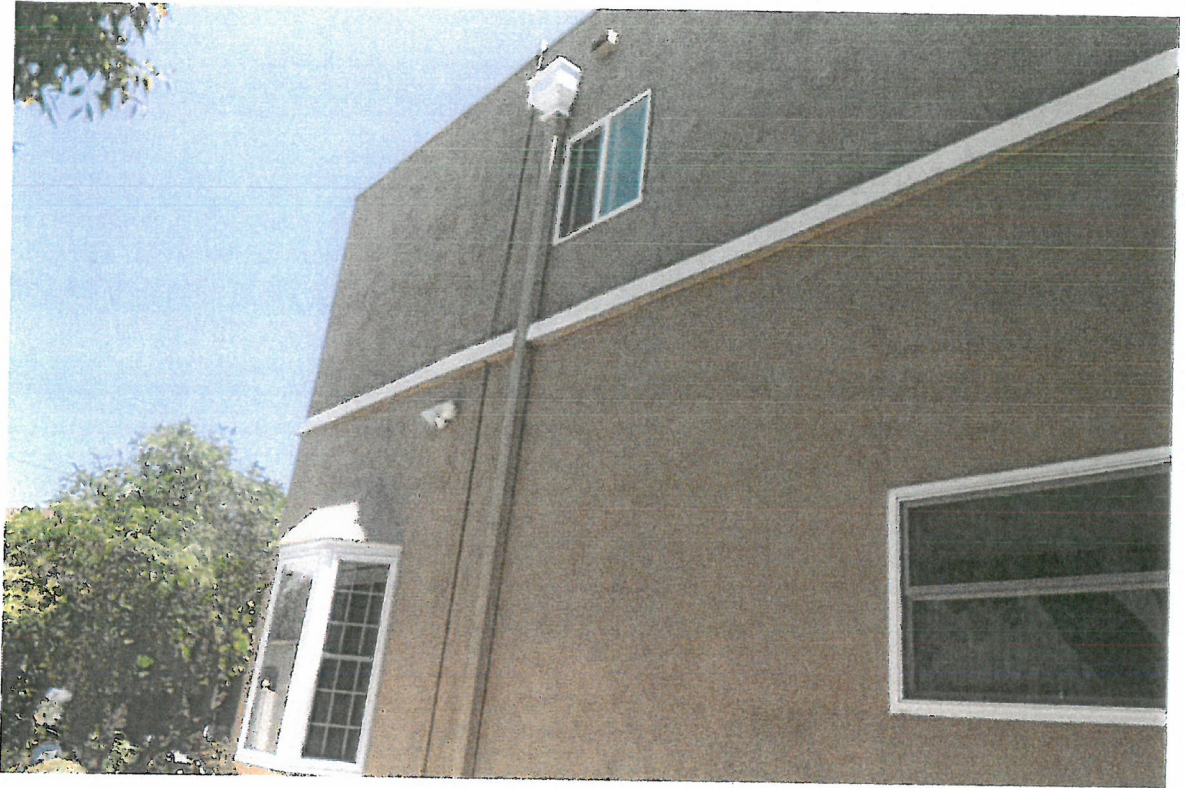












east facing side view



enclosed balcony

rear elevation

5/4/15

**CERTIFICATE OF APPROPRIATENESS
HP15-173
FINDINGS AND ANALYSIS
2747 East Ocean Blvd.**

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 2747 East Ocean Boulevard is located on the north side of Ocean Boulevard between Molino and Temple Avenues (Exhibit A – Location Map). This south facing property overlooks Bluff Park and the ocean. The site is located within the R-2-L zone (Two Family Residential District with Large Lots). The site is improved with a 3,646 square-foot, two-story single-family residence built in 1919. In 1980, a second unit of approximately 1,400 square feet was added at the rear of the lot over a four-car garage with access from Ocean Boulevard and the alley. A 600 square foot recreation room was also added to the south side of the garage in 1980. The home is not listed as a contributing structure in the Bluff Park Historic District (Ordinance C-6835).

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 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 two-story addition 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 will be compatible with the style and finish on the home, specifically the flat roof and stucco finish. The windows will be conditioned to match existing vinyl sash windows. The spiral staircase is not consistent with the historic district or intent of this chapter by adding a contemporary feature that would not have been found on this era of building or the era of significance for the district.

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

The City has an active code enforcement case (CEAC218177) against this property for an illegal second story addition, deck at the rear of the house, installation of air conditioning units through the walls and possible interior construction without permits. This case was started on March 5, 2015. Approval of the Certificate of Appropriateness will allow the violations to be addressed and building permits obtained for the illegal construction.

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

The 220 square foot addition at the rear of the existing two-story home is consistent with the current architectural style of the home. The materials and design of the addition are compatible with the existing residence as conditioned.

The exterior spiral staircase is not consistent with the architectural period of this 1919 home and would not have been found on a Mediterranean or Mission style building or within the historic district.

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 change for the addition will provide additional square footage for the property owners for a sauna and shower and walk-in closet. The addition is not visible from the street.

The spiral staircase is not consistent with adjacent structures nor compatible with the architectural style.

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 220 square foot addition is similar to those found on the existing home. The addition located at the rear of the existing 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-2-L 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 220 square-foot small addition at the rear of the property is consistent with the Secretary of the Interior's Standards for Rehabilitation.

CULTURAL HERITAGE COMMISSION

August 10, 2015

Page 6

- 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.
- 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: 2747 East Ocean Blvd.
Application No.: HP15-173
Hearing Date: August 10, 2015

1. This approval is for the construction of a 220 square feet addition to the rear of an existing two-story single family home in the R-2-L zone. The exterior spiral staircase is not approved. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted on April 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.

CULTURAL HERITAGE COMMISSION

August 10, 2015

Page 8

7. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
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 applicant shall install two 24-inch box size street trees in the parkway to the satisfaction of the Director of Public Works.
10. Prior to issuance of a building permit the applicant shall obtain a Coastal Permit Categorical Exemption (CPCE).
11. The two windows on the east elevation of the addition shall match the predominant sash window style of the home and be relocated to the same header height as the adjacent doors on the north elevation of the balcony.
12. The applicant shall obtain permits for all unpermitted work identified by violation CEAC218177 to the satisfaction of the Director of Development Services.
13. The applicant shall obtain a building permit to remove the unpermitted kitchen, full bathroom and closet from the recreation room and convert it back to its original use to the satisfaction of the Director of Development Services.
14. The vinyl canopy over a metal frame covering the parking space along the west property line and within the required side yard setback shall be removed.