



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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January 11, 2016

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness for a 438 square foot one-story addition to an existing single-family residence at 3751 California Avenue in the California Heights Historic District (District 7).

APPLICANT: Valerie and Ryan Macy-Hurley
C/o Oscar Sanchez
5848 Adenmoor Avenue
Long Beach, CA 90713
(Application No. HP15-522)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness for the construction of a 438 square foot addition of living area at the rear of the existing residence. The request also includes replacement of six non-original white vinyl windows, four on the south elevation and two on the north elevation, with wood sash and wood sliding windows.

BACKGROUND

The subject property is located on the west side of California Avenue between 37th Street and East Bixby Road (Exhibit A – Location Map). The site is located within the California Heights Historic District and has a zoning designation of R-1-N (Single Family Residential District with Normal Lots). The parcel is 5,500 square-feet in area (50 feet by 110 feet) and is improved with a 1,470 square foot, one-story, single-family residence and a detached 400 square foot garage. The residence and garage were constructed in 1925.

The residence is designed in the Spanish Colonial architectural style and is a contributing structure within the California Heights Historic District. The house still retains a number of character-defining features of the Spanish architectural style such as a flat roof design, red roof tiles, stucco walls, arched porch entry on the front

elevation and arched wing wall. The majority of the windows on the residence have been changed to white vinyl although the wood frame and sills remain. In addition, a few window openings appear to have been changed from sash to slider (Exhibit B – Plans & Photographs). The existing detached two-car garage, located in the southwest corner of the lot, features a flat roof, stucco exterior walls and a new garage door.

The purpose of the expansion is to add a master bedroom suite and a laundry room to the residence. The existing house has three bedrooms and two full bathrooms. The proposed rear addition will make the property more functional while maintaining the architectural appearance of the historic structure.

ANALYSIS

Placement of the addition to the residence on the west or rear elevation will not alter the front façade. The addition is placed far enough away from the public right-of-way, approximately 65 feet, that there will be no impact to the streetscape. As proposed, the home addition limits the alteration to one wall of the building leaving the majority of the structure and its character-defining features intact.

The existing historic residence is approximately 15 feet in height as measured from grade to the top of the parapet wall. The addition will match the existing building height, and continue the use of the traditional tile-capped parapet wall throughout the new roofline. This will visually blend the structure into the addition and maintain the building scale at a reasonable size so that it will not overpower the historic structure, and remain in character with the neighborhood scale.

As designed, the proposed addition will match many of the existing architectural features including the stucco finish, wood trim, and tile cap roof. Wood sash windows will be used in the addition.

Previously approved Certificates of Appropriateness for the home include installation of a rooftop air conditioning unit in 2010, replacement of the divided light wood window on the front elevation with a dual glazed wood window, replacement of the front door with a wood slab door and foundation repairs in 2012, and approval to re-stucco and repaint the house with a smooth sand finish in 2013. Additionally, a building permit was issued in 1994 to remodel the kitchen and bathroom, re-roof, and change out the windows. The number or material of the window change out is not indicated. Currently, there are 12 vinyl windows on the home located on the side and rear elevations. Lastly, a 240 square foot open patio cover was installed at the rear of the home in 1998. This patio cover will be removed for the new addition.

The applicant proposes to remove six non-original vinyl windows: four vinyl sliders on the south elevation in the living room and kitchen and two sliders on the north elevation in the front bedroom and bathroom. These six non-original windows will be replaced with wood sash windows on the south elevation and wood sliding windows on the north elevation within the existing openings. This change will remove non-period windows (vinyl) and replace them with a style more appropriate to the period of the residence. All

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the materials proposed for use on the building are consistent with the Spanish Colonial architectural style of the existing residence and no inappropriate features are introduced.

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. Staff supports approval of the Certificate of Appropriateness for the 438 square feet (15 feet x 28 feet 9 inches) of additional living area, as well as the window replacement along the south and north elevations. 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 structures 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).

PUBLIC HEARING NOTICE

Public notices were distributed on December 21, 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,



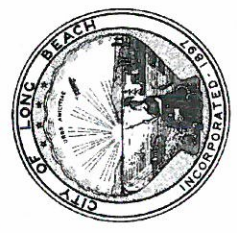
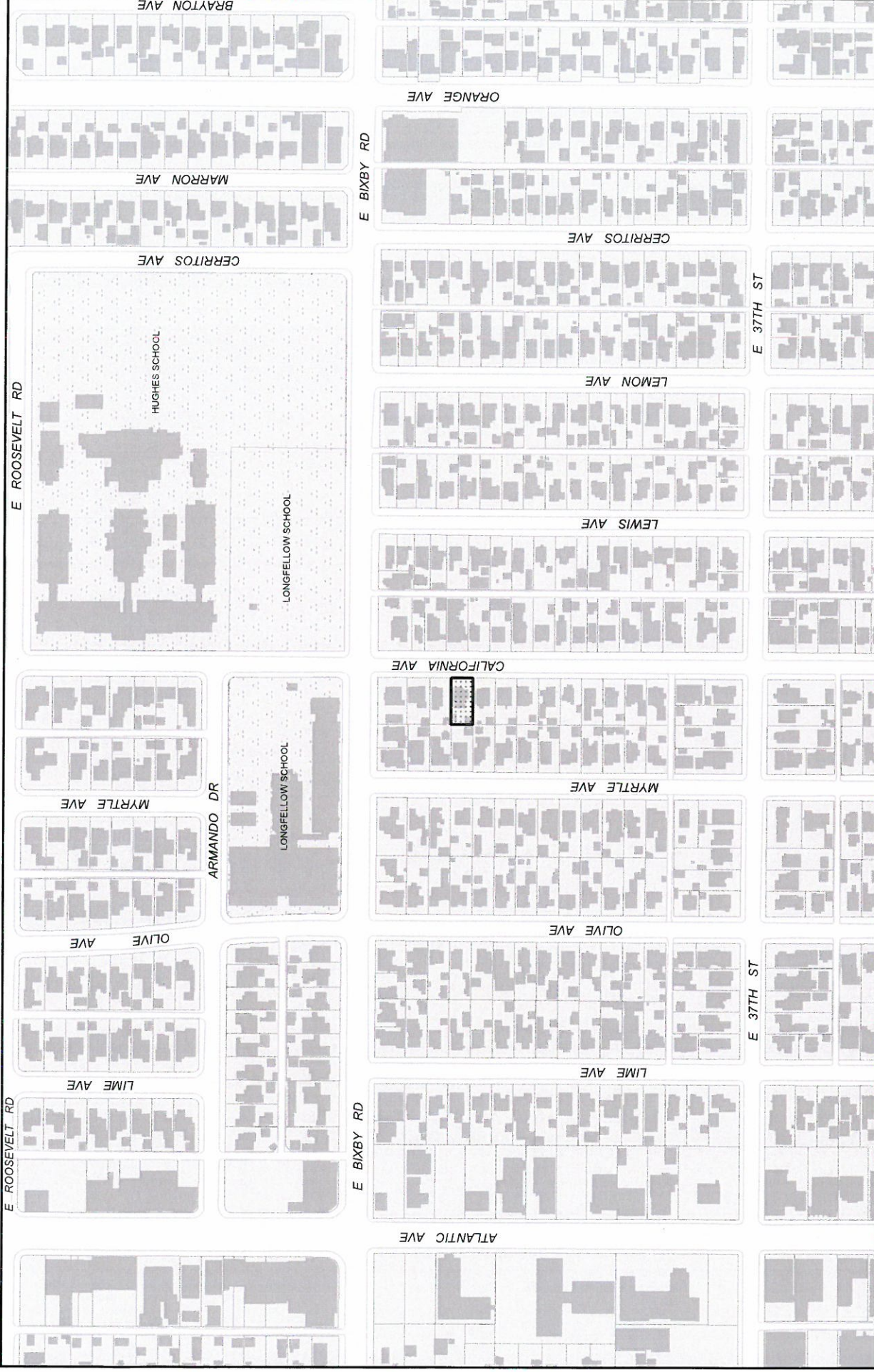
CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

LFT:CK:LF

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

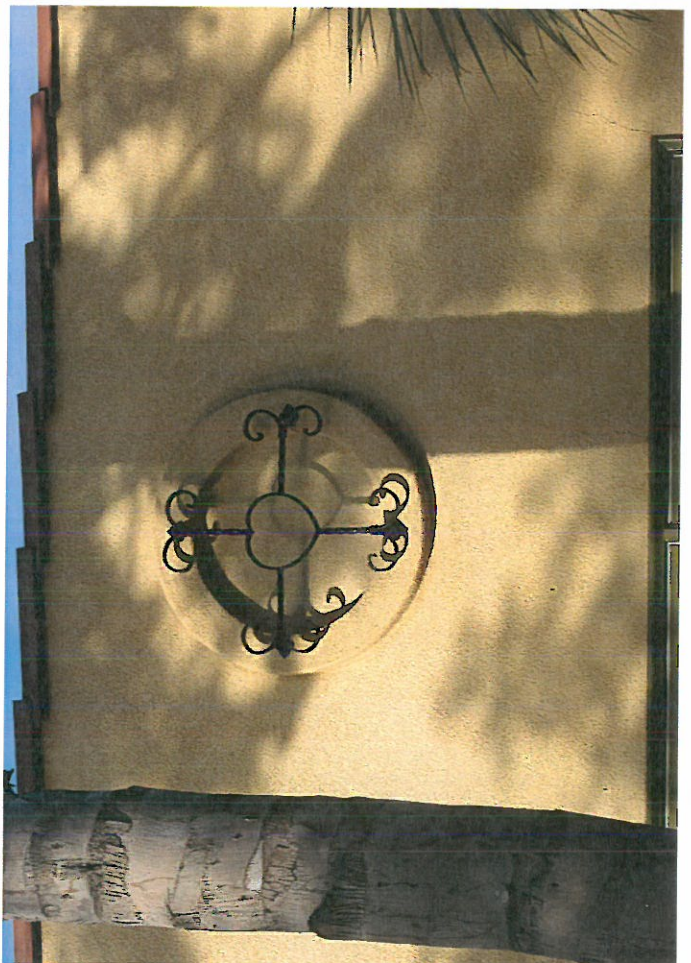
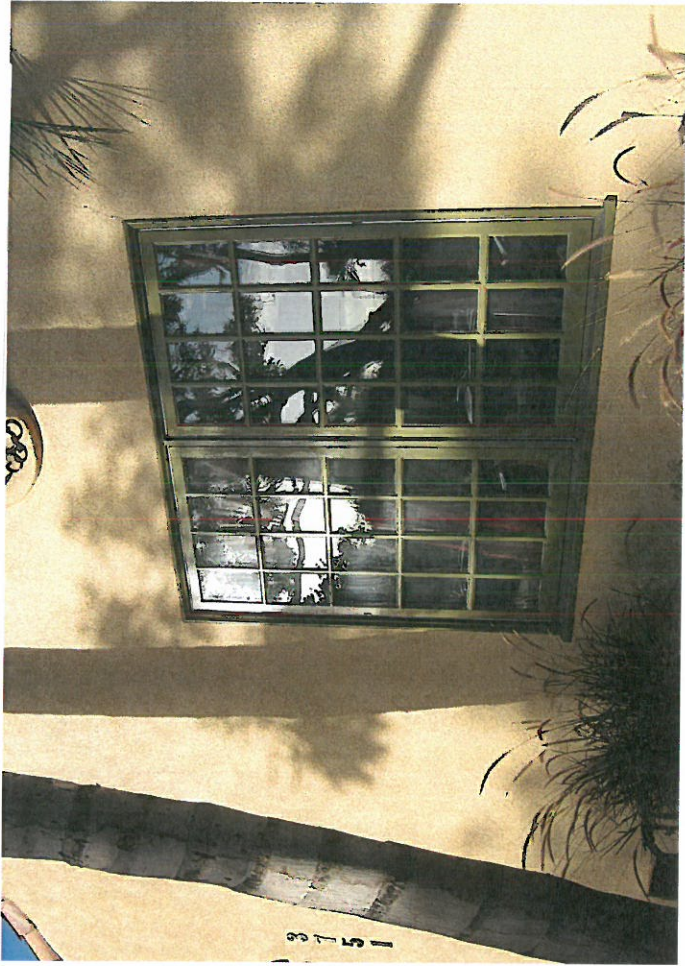


Subject Property:
3751 California Ave
Application No. HP15-522
Council District 7
Zoning Code : R-1-N

Exhibit A



Exhibit B



**CERTIFICATE OF APPROPRIATENESS
HP15-522
FINDINGS AND ANALYSIS
3751 California 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 is located at 3751 California Avenue on the west side of the street between 37th Street and East Bixby Road (Exhibit A – Location Map). The property has a zoning designation of R-1-N and is improved with a one-story, single-family residence, and detached garage. Built in 1925, the home was constructed in the Spanish Colonial architectural style. This residence is a contributing structure within the California Heights Historic District (Ordinance C-6704 (1990) and C-7702 (2000)).

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 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 house addition will be setback over 65 feet from the front property line and will not alter the front façade. The project design and scale do not overpower the historic building and is compatible with the district. The materials proposed in the addition are compatible with the Spanish Colonial style including the flat roof with red decorative roof tiles, stucco finish and wood doors and windows.

- 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 at this site.

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

The proposed addition is consistent with the architectural style of the home. The materials and design of the proposed project are compatible to the Spanish Colonial style of the house and materials typical of the period of significance. Conditions have been imposed to assure use of materials compatible with the Spanish style of the home.

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

The California Heights Historic District is made up of a mix of architectural styles from the 1920's, but primarily of Spanish Colonial style. The proposed project, as conditioned, will not adversely affect the historic district since its architectural style will not be changed. The proposed alteration will provide an architecturally compatible addition to the historic building.

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 proposed addition and window changes use materials, colors and decorative features similar to those found on the existing home. The project massing will not be visible from the public right-of-way and the project scale of one-story will match the existing building height and be compatible with adjacent structures of a similar period within the California Heights Historic District. The homes one each side of the subject site and across the street are all 1920's Spanish Colonial style homes. Proposed window changes will correct past inappropriate window materials and enhance the integrity of the home as a contributing structure.

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 addition is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The single family home and garage use of the structures will not change.
- Character – The character of the structure will not change.
- Changes to Historic Features – The historic features of the structure will be preserved and not change.
- Historic Significance – The project will not change the historic significance of the property.
- Distinctive Features – The addition will not change the distinctive features of the property. Four windows will be returned to historically accurate materials.

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- Deteriorated Historic Features – Deteriorated historic features will be repaired. Six white vinyl windows will be replaced with wood windows within the existing openings.
- Damage to Historic Materials – The project will not cause damage to the historic features on the structure.
- Archeological Resources – Any archeological resources found will be protected and preserved.
- Historic Material that Characterize the Property – The addition will not destroy historic materials that characterize the property.
- Form and Integrity – The project will not cause damage to the essential form and integrity of the structure.

CONDITIONS OF APPROVAL

Address: 3751 California Avenue

Application No.: HP15-522

Hearing Date: January 11, 2016

1. This approval is for the construction of a one-story 438 square foot addition for a master bedroom suite and laundry room. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau submitted on December 16, 2015. These plans are on file in this office.
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.

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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 non-period white vinyl windows on the south elevation of the living room and the north elevation of the front bedroom and bathroom shall be replaced with wood framed windows to match the existing windows, to the satisfaction of the Director of Development Services.
10. The new addition shall be painted to match the existing residence with the same body and trim colors.
11. Any exterior light fixtures shall be period appropriate.
12. The round foam detail with wrought iron decorative heart installed on the front elevation shall be removed.
13. The applicant shall install a brown metal cap over the fireplace vent on the south elevation of the home to the satisfaction of the Director of Development Services.
14. If any new roof vents are installed they shall match the existing roof vents, which are three round terra cotta clay tiles to the satisfaction of the Director of Development Services.
15. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.