



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 400 square foot one-story addition to the rear of a single-family home located at 3515 Walnut Avenue. The property is a contributing structure within the California Heights Historic District. (District 7)

APPLICANT: Jeff Green
3515 Walnut Avenue
Long Beach, CA 90807
(Application No. HP15-229)

DISCUSSION

The subject site, 3515 Walnut Avenue, is located on the west side of Walnut Avenue between Wardlow Road and 36th Street (Exhibit A – Location Map). The site has a zoning designation of R-1-N (Single Family Residential District with Standard Size Lots). The parcel is 6,375 square feet in area (50 feet by 127.60 feet) and is currently improved with a 1,170 square-foot single-story Spanish Eclectic style residence and a detached 324 square-foot (18 foot by 18 foot) garage constructed in 1929. The California Heights Historic District ordinance was adopted in 1990 (C-6704) and expanded in 2000. The home is classified as a contributing structure.

The applicant is requesting approval of a Certificate of Appropriateness to allow the construction of a new 400 square-foot (20 foot by 20 foot) family room and a ¾ bathroom at the rear of the existing residence. The existing rear bedroom will be converted to a part of the family room with a six foot wide opening connecting the addition and the existing home. This request will result in the conversion of a three bedroom, one bathroom home to a two bedroom, 1.75-bathroom home with a large family room. The addition will be setback four feet from the side property line and seven feet from the existing two-car garage. An existing unpermitted open patio cover at the rear of the home will be removed for construction of the addition.

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The windows in the addition include a one-foot high by two-foot wide sliding window on the north elevation, a three-foot wide sash window on the west (rear) elevation and a four-foot six-inch wide by five-foot high side by side sash window and pedestrian door on the south elevation. The exterior finish will be a light colored stucco to match the existing home with a red clay tile cap on the parapet wall. The existing house is 12 feet high and the addition has a height of 10 feet 6 inches. (Exhibit B- Plans and Photographs).

The existing one-story home has a side facing gable roof with two front facing gable ends. The front facing gable roofs are covered with clay tile and project slightly from the face of the house creating a U shape building. The front entry is located within the alcove of the two projections and is perpendicular to the street facing south. The larger six-foot projection contains the living room and has a large arched fixed picture window and the smaller two-foot projection contains the kitchen and a side-by-side sash window. The recessed portion of the home is improved with a tripartite window that has a larger fixed center window flanked by sash windows. The remainder of the roof is flat with a tile parapet cap. The home retains the original window openings with wood frames and sills although the windows have been changed to a light colored vinyl. The home was restuccoed in 1994.

Surrounding uses include a 1937 one-story home to the north, a 1935 two-story detached triplex to the south, a 1938 one-story home to the east and a 15-foot wide alley to the west. This block has a combination of one and two story homes with a mix of Spanish Electric and Neo-Traditional architectural styles in near original condition and a few homes with moderate alterations.

The project shall be 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 California Heights Historic District (Ordinance No. C-6704, C-7702). Staff has analyzed the proposed project and determined that as conditioned, the project meets the requirements of the standards and Title 21 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 California Heights Neighborhood Association. No responses were received as of the date of preparing this report.

ENVIRONMENTAL REVIEW

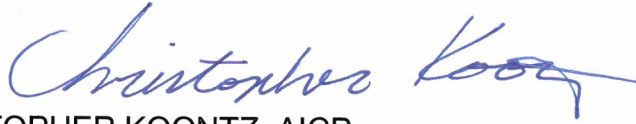
In accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), a small addition to an existing single-family residence that is consistent with the Secretary of the Interiors Standards is categorically exempt for environmental purposes.

CULTURAL HERITAGE COMMISSION

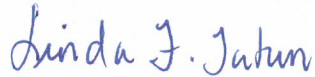
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Respectfully submitted,

A handwritten signature in blue ink that reads "Christopher Koontz". The signature is fluid and cursive, with the first name "Christopher" written in a larger, more prominent script than the last name "Koontz".

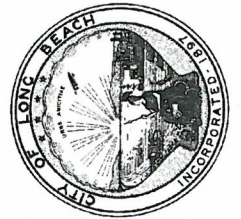
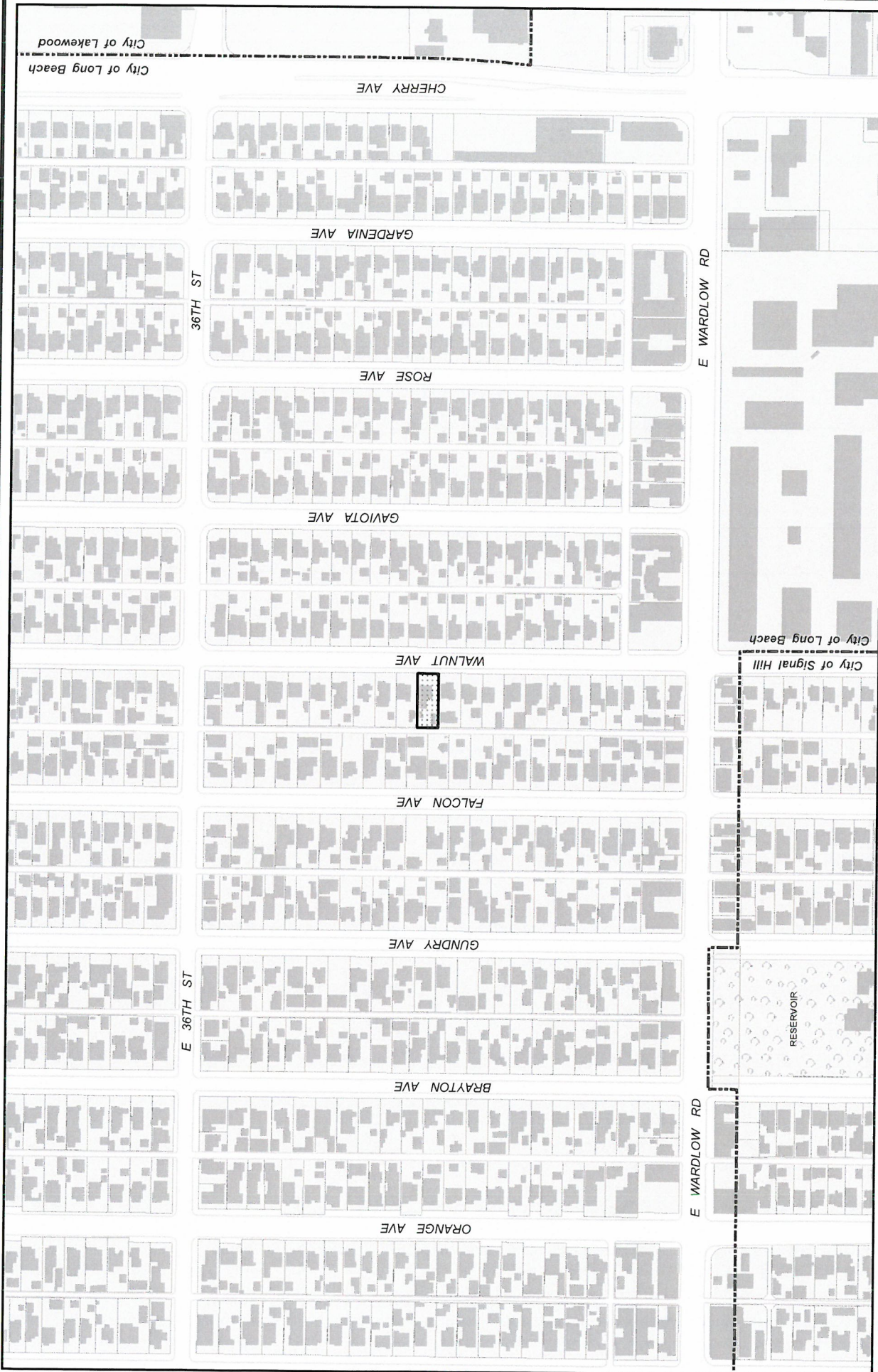
CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER

A handwritten signature in blue ink that reads "Linda F. Tatum". The signature is written in a cursive style, with the first name "Linda" being the most prominent part, followed by "F." and "Tatum".

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:
3515 Walnut Ave
Application No. HP15-229
Council District 7
Zoning Code : R-1-N

Exhibit A

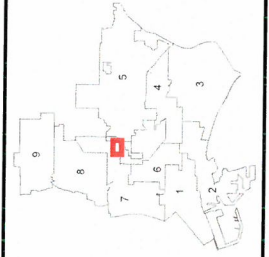
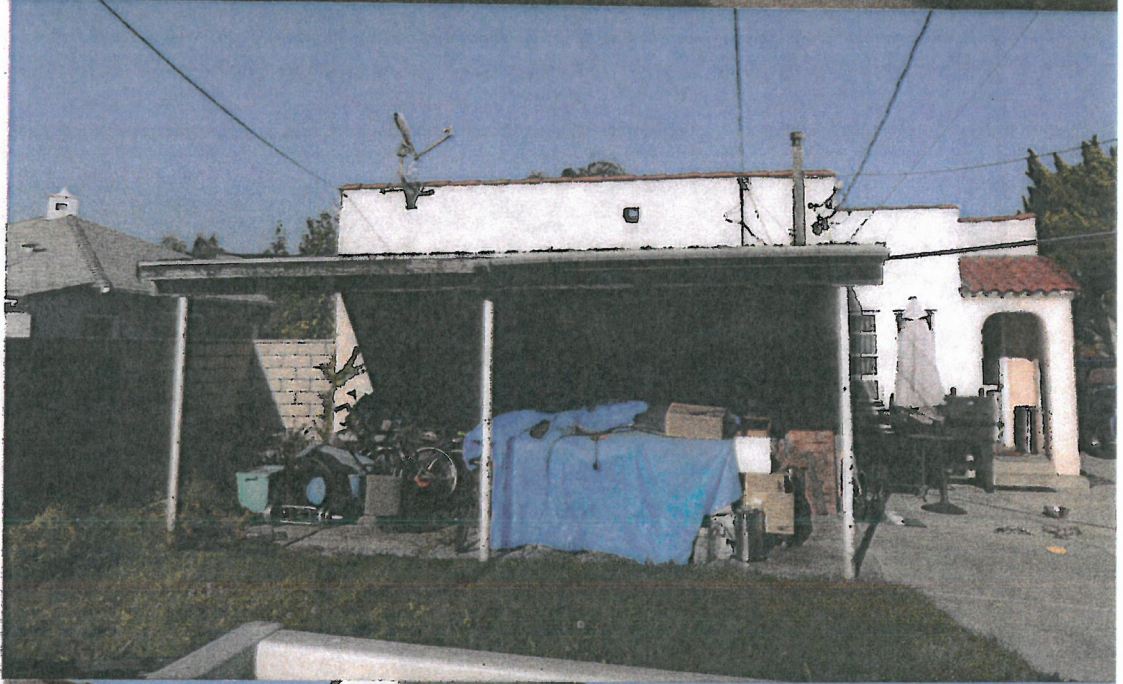
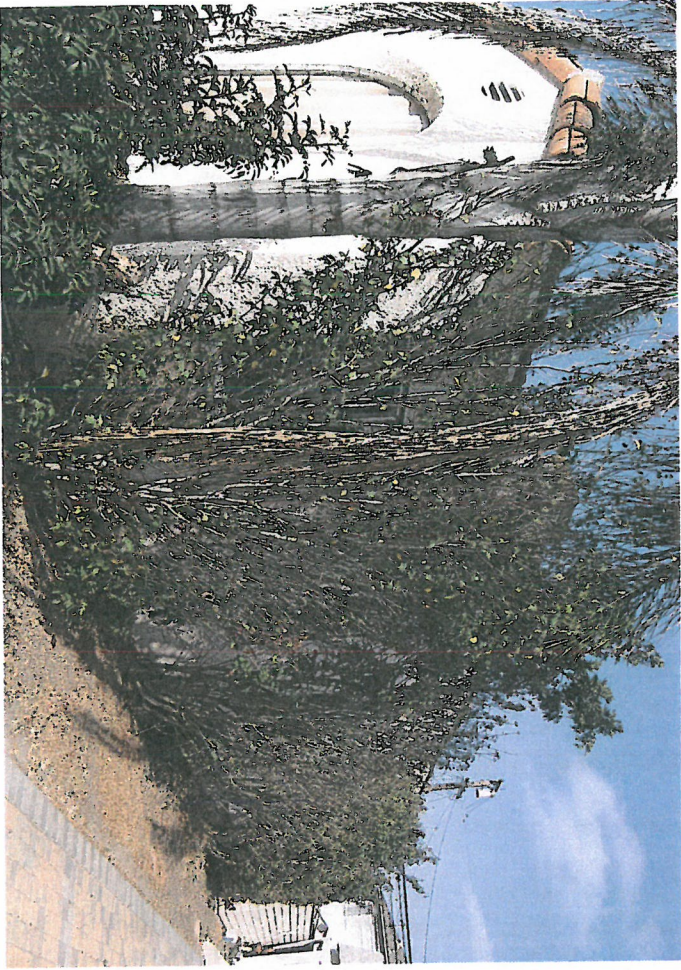


Exhibit B









**CERTIFICATE OF APPROPRIATENESS
HP15-229
FINDINGS AND ANALYSIS
3515 Walnut Avenue
California Heights 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 California Heights Historic District Ordinance (C-6704) (C-7702). Staff has analyzed the proposed project and determined that 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 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 400 square-foot addition located to the rear of the existing residence 74 feet from the front property line is setback sufficiently enough from the public right-of-way to allow the historic character and features of the contributing structure to remain prominent. The materials of the new residence are compatible with the existing Spanish Eclectic residence in terms of finish, roofing materials and window details. No changes are proposed to the front elevation of the home.

- 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 one-story addition is consistent with the architectural period of the existing 1929 residence. The proposed addition incorporates similar architectural details, features and proportions as the existing structure and is compatible with that structure.

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

The proposed project as conditioned is designed to complement the architectural style of the existing residence and the adjacent structures in the California Heights Historic District. The use of appropriate material and design is compatible with the surrounding homes, which were mostly constructed during the 1930's. This project is compatible with adjacent properties on all sides as well as the majority of homes in the district.

- 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, materials, and details for the proposed one-story addition are similar to and compatible with the adjacent 1930's structures. The proposed family room is located at the rear of the home and not visible from the front property line.

- 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 a one-story 400 square-foot addition to an existing one-story single family home is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The use of this structure as a single-family home 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 one-story addition to the home 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 that Characterize the Property – The addition will not destroy histrionic materials that characterize the property.
- Form and Integrity – The addition will not cause damage to the essential from and integrity of the structure.

The new work shall be differentiated from the old by a change in the roof height from 12 feet to 10 feet 6 inches. The proposed addition would not adversely change or alter the character defining features of the home. The 400 square foot family room located at the rear of the one-story home is consistent with the architectural style of the existing structure and surrounding neighborhood. The addition is subordinate to the existing residence and will not destroy any historic fabric or features of the historic property.

CONDITIONS OF APPROVAL

Address: 3515 Walnut Avenue

Application No.: HP15-229

Hearing Date: July 13, 2015

1. This approval is for a 400 square foot addition to an existing one-story home. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted on June 11, 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.

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 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. Any exterior conduit shall be painted to match the building.
10. The windows in the addition may be colored vinyl to match the existing windows provided the new windows are located within a wood frame with projecting wood sill to match the existing condition.
11. The proposed window on the north elevation in the bathroom shall be a size similar to the existing closet window on that elevation of 12 inches wide and 18 inches high. The window may be a fixed or casement style window.
12. The stucco texture and finish shall match the existing home to the satisfaction of the Director of Development Services.
13. The water heater on the south elevation shall be located within a stucco doghouse enclosure to the satisfaction of the Director of Development Services.
14. The exterior door on the south elevation of the family room shall be a wood or wood composite material period appropriate door to the satisfaction of the Director of Development Services.