



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

June 8, 2015

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness to add a detached 400 square foot wood-sided two-car garage to the Flossie Lewis House, a designated landmark building, at 628 West 10th Street. The property is also located within the boundaries of the Willmore City/Drake Park Historic District. (District 1)

APPLICANT: Lia Jay
c/o Joseph Rappa
11082 Violet Drive
Garden Grove, CA 92840
(Application No. HP15-172)

DISCUSSION

The subject site is located at 628 West 10th Street on the south side of 10th Street between Maine and Daisy Avenues (Exhibit A – Location Map) and has a zoning designation of PD-10 (Wilmore City Planned Development District), sub-area 1. This sub-area refers to the Two Family Residential District (R-2-N) zoning districts for use and development standards. The property is improved with a two-story Victorian home known as the Flossie Lewis House. Built in 1905 at 1112 Locust Avenue and designated as a landmark in 1993, the building was moved to its present location in 1994.

The applicant is proposing to construct a 400 square foot detached two-car garage. Although construction of a two-car garage was approved when the house was relocated to its current location, the permit for the garage expired on three occasions and was never renewed (183287, 380708 and BRMD 140282 to construct a 484 square foot garage, foundation and basement). The current owners purchased the home in 2014 and began the process to address code and construction issues including the garage.

The wood sided garage will have a hip roof and be accessed off the north/south alley directly east of the site (Exhibit B- Plans and Photographs). This site is 70 feet wide by 55 feet deep with a 15-foot wide alley to the east. The home sits on a raised foundation

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and the elevation of the site is approximately 28 to 32 inches higher than the grade on 10th Street, therefore, the first floor of the home is four to five feet above the grade of the sidewalk. Today the site includes a concrete parking pad for two cars and one wall of the garage. It appears that a garage was started at one time but never completed. There is currently no roof over the parking pad.

The applicant proposes to remove the existing north wall of the garage and construct a new two-car garage in the same location as the existing concrete garage pad. The garage will be 20 feet by 20 feet with eight-foot high walls and a midpoint height of 11 feet 6 inches. The three-inch wood siding will match the home in dimension and color and the applicant is proposing three 24-inch square divided light wood windows on the north elevation. A 2-foot by 12-inch horizontal band is proposed under the eave to mimic the same detail on the home. The eaves will be boxed in with a corbel detail at the corners under the eave. A pedestrian door is proposed on the south elevation and, as proposed, the garage door is a sectional roll-up metal door with a Victorian design. The roof will be dimensional composition shingles in a color similar to the existing roof. Staff has a condition of approval to include a wood or wood composite material for the garage door in order to maintain a consistent architectural style and set of materials.

As a landmark building, all exterior changes, whether or not they require a building permit, require a Certificate of Appropriateness approved by the Cultural Heritage Commission. The applicant is seeking approval of a Certificate of Appropriateness to construct a new two-car garage designed to match this unique Victorian home with cross-bell cast-gambrel roof. 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 Landmark Designation Ordinance for the Flossie Lewis House (Ordinance No. C-7161), staff has analyzed the proposed project and believes the project meets these requirements and those of the City's zoning codes and is recommending approval of the Certificate of Appropriateness subject to the conditions of approval (Exhibit C – Findings and Conditions of Approval).

In addition, a 42-inch high-unpainted metal picket fence has been installed above the existing river rock retaining wall in the front yard setback area. Although the matter was discussed with City staff, a formal Certificate of Appropriateness was not requested nor issued for construction of the fence. A condition of approval has been added to this garage approval for the applicant to obtain a separate Certificate of Appropriateness for the fence. The project will also be required to obtain planning approval through either a Standards Variance or Reasonable Accommodation to allow an over height fence in the required 15-foot front yard setback approximately six feet high instead of not more than three feet high. The enclosed photographs show the fence.

PUBLIC HEARING NOTICE

Public notices were distributed on May 19, 2015 and a notice was mailed to the Willmore City Heritage 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 general maintenance.

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

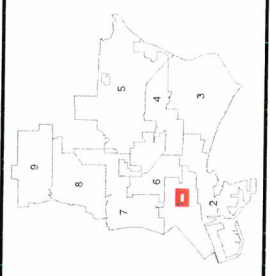
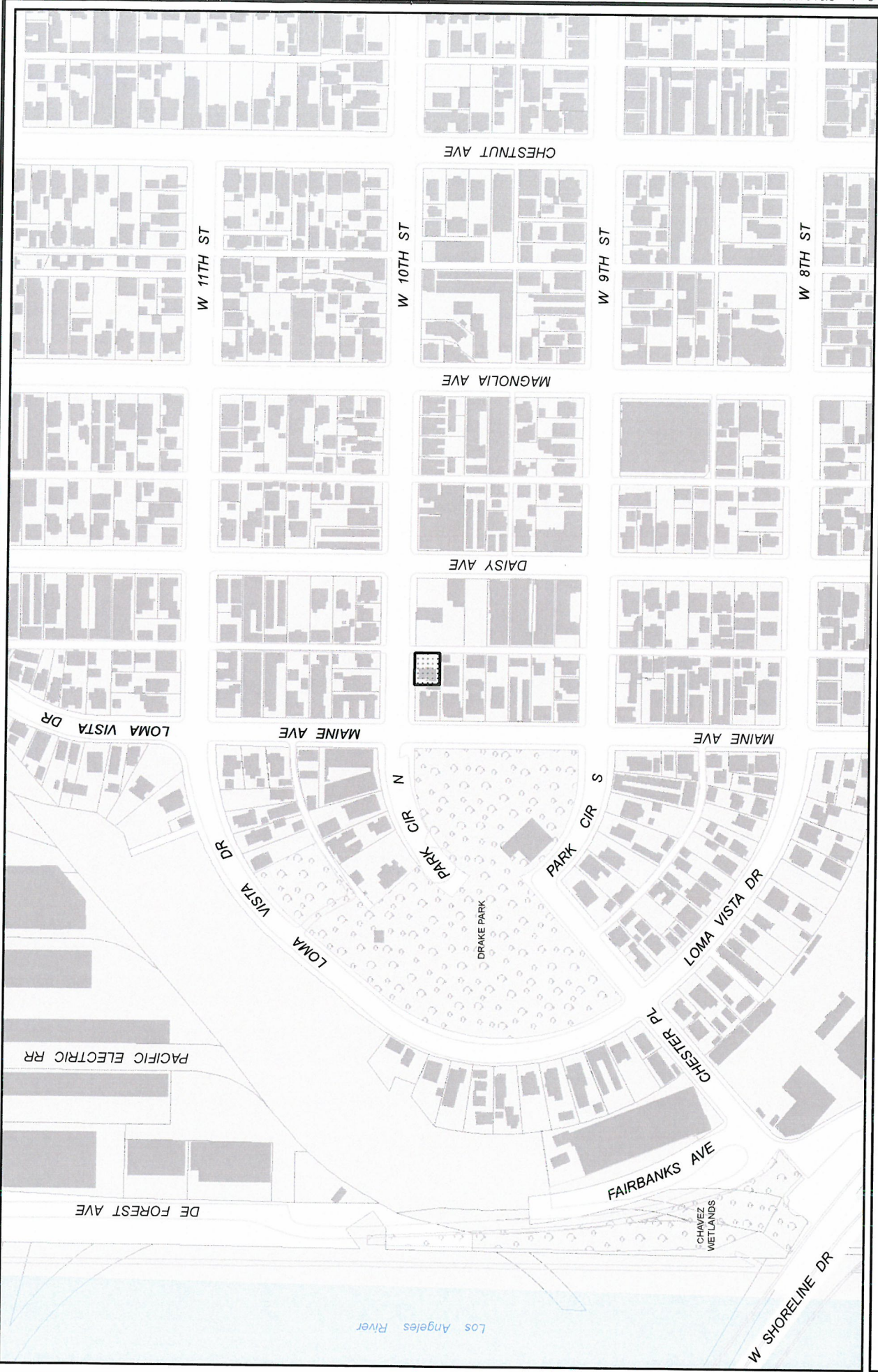


Exhibit A



Subject Property:

628 W 10th St
 Application No. HP15-172
 Council District 1
 Zoning Code : PD-10 SubArea 1

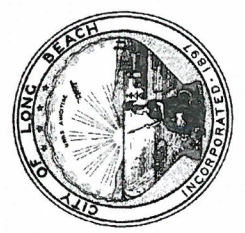


Exhibit B



Exhibit B

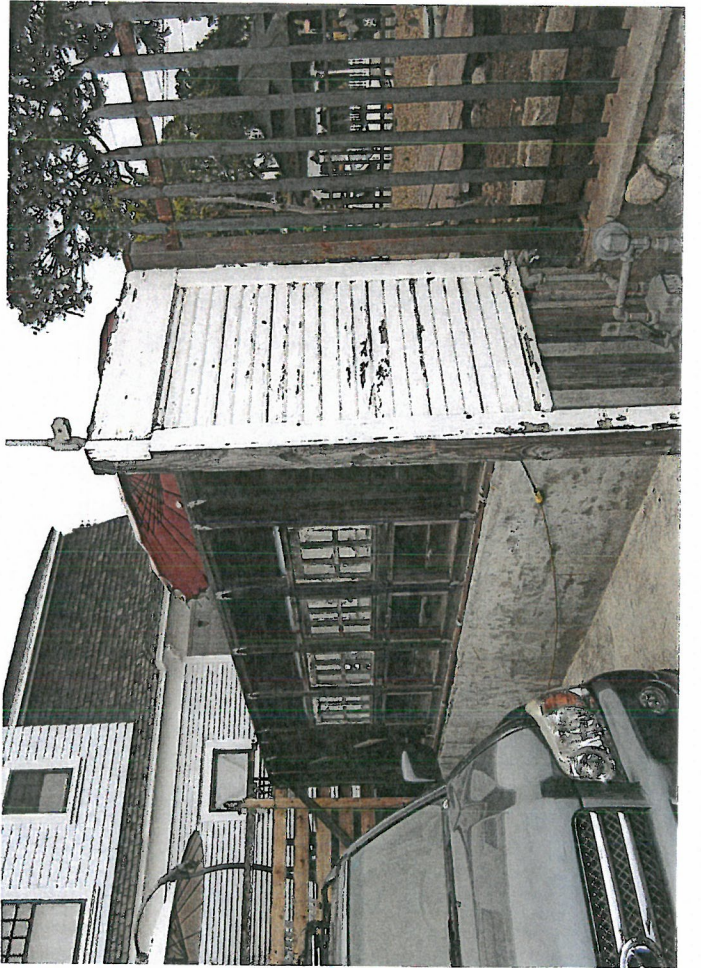
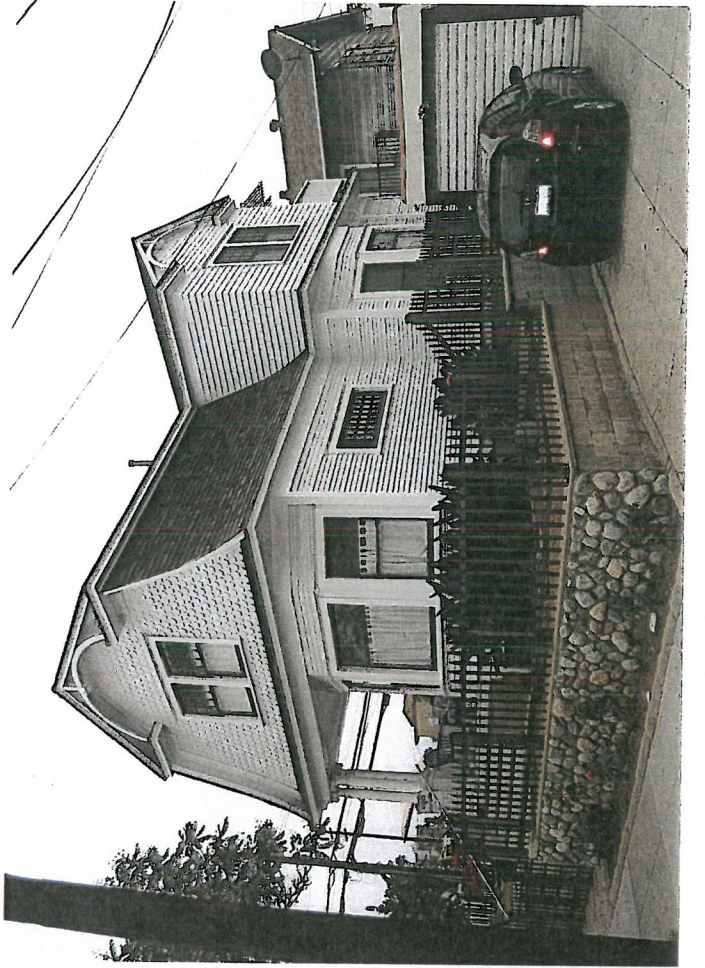


Exhibit B

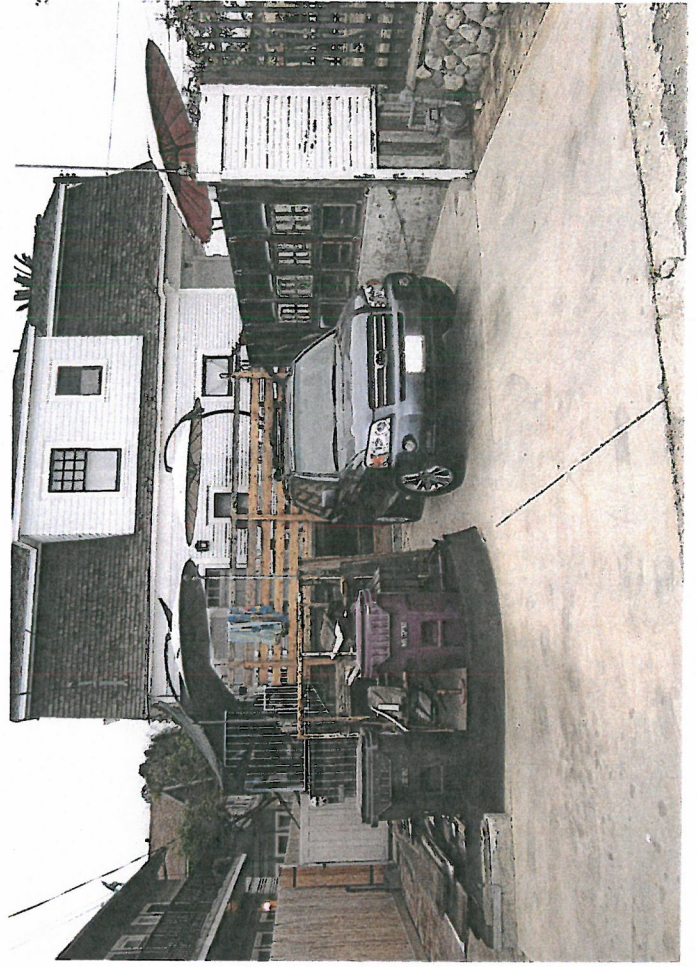




Exhibit B

Exhibit B



**CERTIFICATE OF APPROPRIATENESS
HP15-172
FINDINGS AND ANALYSIS
628 West 10th Street
Flossie Lewis House**

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 the Flossie Lewis House, located at 628 West 10th Street. The building was designated a Long Beach Landmark by the City Council in 1993, via Ordinance No. C-7161. The proposed two-car garage will provide enclosed parking spaces for the owners, which would have been a part of the original development and was not finished when the house was moved to this location.

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 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 garage will be setback 30 feet from the front property line and will be partially below grade due to the elevation of the lot. The design and materials of the garage will be compatible with the residence with matching paint colors. No changes are proposed to the home.

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

Although there are no active code enforcement cases at this site, there are expired building permits to reconstruct the garage. The north garage wall has been exposed to the elements for at least 10 years and is likely in poor condition.

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

The proposed two-car garage is consistent with the architectural period of the home. The materials and design of the garage are sensitive to the architecture of the home and will be compatible with the existing residence.

- 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 landmark since its architectural style will not be altered. The proposed change for the addition of a detached garage will provide enclosed parking for the owner's without impacting the residence.

- 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 detached garage uses materials, colors and decorative features similar to those found on the home. The low profile garage with eight-foot high walls is consistent with the Victorian home. No changes are proposed to the historic 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 proposed restoration project is consistent with the Secretary of the Interior's Standards for Rehabilitation. The proposed project is the construction of a detached two-car garage for a landmark building. When the house was moved approximately 15 years ago the garage was never completed. This approval will allow the completion of a garage designed in an appropriate style to the home.

CONDITIONS OF APPROVAL

Address: 628 West 10th Street

Historic Landmark: Flossie Lewis House

Application No.: HP15-172

Hearing Date: June 8, 2015

1. This approval is for a 400 square foot two-car garage for the Flossie Lewis House, a local landmark. 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.

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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 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 obtain a permit to construct the garage and also to finalize any work required on the basement and foundation of the home as listed in permit BRMD 140282 to the satisfaction of the Director of Development Services.
11. The garage shall be painted to match the house with the same body, trim and accent colors.
12. The garage fascia/eave shall be designed to be consistent with the eave on the home to the satisfaction of the Director of Development Services.
13. The applicant shall obtain a Certificate of Appropriateness for the metal picket fence installed without City approval and obtain approval from the Planning Department to address the fence height. The fence or gate shall not be located over the 15-foot public right-of-way unless approval is obtained from the Department of Public Works. The fence height shall require approval of a Standards Variance or Reasonable Accommodation request.
14. The garage roof shingles shall be a gray/brown color to match the wood shingles on the home as closely as possible.
15. Any exterior light fixtures shall be period appropriate.