



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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September 12, 2016

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness for construction of a 1,044-square-foot one-story addition to an existing single-family residence and construction of a new 438-square-foot two-car garage at 909 Temple Avenue in the Rose Park Historic District. (District 2)

APPLICANT: Norma Vargas
200 N Taylor Avenue
Montebello, CA 90640
(Application No. HP16-236)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness to allow the construction of a 1,044-square-foot addition to the residence and a 438-square-foot detached two-car garage.

BACKGROUND

The subject property is located on the west side of Temple Avenue between 10th Street to the north and 8th Street to the south (Exhibit A – Location Map). The site is located within the R-2-N zone (Two Family Residential District) and is developed with a 917-square-foot, one-story, single-family residence with a detached one-car garage. The residence and garage were constructed in 1909. The building is a contributing structure within the Rose Park Historic District.

The residence is designed in the Transitional architectural style combining the influence of the Victorian era into the Craftsman era. The house has features of a Shingle Victorian architectural style such as combination hip with cross-gable roofs on every elevation, an asymmetrical front façade, irregular roof lines and composition roof shingles. It also has elements of Craftsman architectural style such as the low pitched gables. The building is well preserved and retains all of its original wood windows

(Exhibit B – Plans & Photographs). The new detached two-car garage will be located to the rear southwest corner of the residence and will feature a single-gable roof.

The applicant first approached staff with a proposal for a 1,074-square-foot two-story addition. Staff has since worked with the applicant to scale down the addition to a redesigned 1,044-square-foot one-story proposal. Previously, the applicant proposed a kitchen and living room remodel, four new bedrooms, two new bathrooms and a new laundry room. The redesign incorporates all the same originally proposed improvements without the impacts of the second story (Exhibit C – Original Proposal).

On July 11, 2016, the project was presented to the Cultural Heritage Commission for the consideration. At this meeting the main concern was with regards to the size and design of the winged roof dormers. The Commission moved to appoint a Subcommittee consisting of Commissioner Ivers, Commissioner Roosevelt, and Planning staff to meet with the property owner and designer to reconfigure an appropriate design.

On July 18, 2016, the Subcommittee met with the designer and owner to go over two more additional renderings for the rear addition. The first rendering was for a centered single-gable roof placed slightly higher than the existing roof line of the original residence with the layout of the floor plan to remain unchanged as to what was originally reviewed by the Cultural Heritage Commission (Exhibit D – Redesign #1). The second rendering displayed an off center single-gable roof placed slightly higher than the existing roof line of the original residence which continues the setback lines of the original structure (Exhibit E – Redesign #2). The Subcommittee reviewed the design, scale, and height of the alternatives presented and unanimously supported Redesign #1 with the added conditions of providing a main walkway leading to the residence and additional landscaping intended to soften the appearance of the addition.

ANALYSIS

The proposed one-story addition will be attached to the rear of the building. As designed, the addition will line up with the side of the existing building along the north building wall and match the existing 5 foot 7 inch side yard setback. Along the south building wall the addition will maintain a 9 foot minimum driveway clearance and will be placed where the former attached one-car garage was originally located. The proposed one-story, detached two-car garage will be placed along the rear southwest corner of the lot. The addition and the two-car garage will have no substantial visual impacts given the existing footprint.

The overall height from grade to the top of pitch of the roof of the new addition is proposed at 21 feet 9 inches. The existing residence has a mix of roof pitches consisting of 8"/12" (highest pitch) and 4"/12" (lowest pitch). The new one-story, detached two-car garage will maintain an overall height of 12 feet 8 inches with the roof consisting of a single gable, 4"/12" pitch to match the lowest pitch of the existing residence. This will visually blend the original structure into the addition and maintain the building scale at a reasonable size so that it will not overpower the structure, and remain in character with the neighborhood scale.

The primary window style throughout the existing residence is wood sash double-hung windows. In the new addition, all new proposed windows will be double hung vinyl with window sills to cover the outer perimeter of the window opening. As the applicant has not provided the material of the proposed siding, staff requested wood windows and siding to match the existing historic residence. This requirement is reflected in conditions of approval #11 and #14. The proposed detached two-car garage will not have any windows incorporated with its design.

In order to make the proposed addition consistent with the existing structure, several architectural features are incorporated including the use of vertical and horizontal siding, composition shingles, and rectangular ventilation screens. The materials for the proposed one-story, detached two-car garage will also have vertical siding with color and materials to match the existing addition. The location of the addition at the rear of the building and location of the detached two-car garage at the rear southwest corner of the lot limits the amount of alteration to the original historic building. There are no alterations proposed to the character-defining features on the front façade.

While the new addition is compatible with the existing residence's Transitional architectural style, it's important that the new addition be visually distinguished from the historic building. The addition should not give a false sense of the property's historical development. The Secretary of Interior's Standards for Rehabilitation, Standard No. 9 states that "new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features..." To achieve that standard, staff is adding conditions for exposed wood rafters be installed, bay windows be incorporated for the new bedrooms, symmetry to be explored along the north elevation, siding to be installed vertically and wood materials for the windows, siding, and sills be installed as reflected in conditions of approval #10, #11, #14, and #15. Combined, these conditions will visually distinguish the end of the existing building and the start of the new building addition.

The new addition also incorporates visually interesting modulation by providing surface breaks on the exterior walls and the roof lines while maintaining the combination 8"/12" and 4"/12" roof pitches.

The Subcommittee supported the scale, height, and design of the addition. The revised plan incorporates additional shrubs, raised planter boxes, trees, and a front entry walkway into the previous proposed plan along the south and east elevation to further soften the appearance of the addition. The redesign of the addition along with the added softscape and hardscape measures further reduce the visual impacts for the project when viewed from the right-of-way and is compatible with the existing residence.

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 Rose Park Historic District Ordinance. With conditions, Staff supports approval of the Certificate of Appropriateness for the 1,044-square feet of additional living area and the 438-square foot detached two-car garage. 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 structure 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 F – Findings and Conditions of Approval).

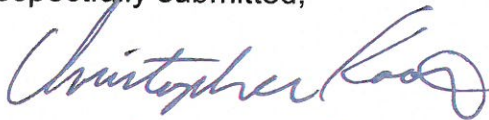
PUBLIC HEARING NOTICE

Public notices were distributed on June 22, 2016 and a notice was mailed to the Rose Park Neighborhood Association. As of this date no letters have been received.

ENVIRONMENTAL REVIEW

In accordance with Section 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:NV

Attachments: Exhibit A – Location Map
 Exhibit B – Plans & Photographs
 Exhibit C – Original Proposal
 Exhibit D – Redesign #1
 Exhibit E – Redesign #2
 Exhibit F – Findings & Conditions of Approval