



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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November 10, 2014

## CULTURAL HERITAGE COMMISSION

City of Long Beach  
California

### RECOMMENDATION:

Approve a Certificate of Appropriateness request to remodel a two-story Craftsman home and detached garage by adding six square feet to the rear elevation, relocate and alter exterior window and door locations and materials on the side and rear elevations, repaint the home, replace the white vinyl windows on the front elevation with brown fiberglass clad wood windows, expand the garage and relocate vehicular access to the alley, re-roof the garage and replace the fence along the alley in the Bluff Park Historic District (District 3).

APPLICANT: Mike & Teresa Mortensen  
c/o Nori Fukuda  
15435 Yukon Avenue  
Lawndale, CA 90260  
(Application No. HP 14-355)

### DISCUSSION

The subject site, 2505 East 1<sup>st</sup> Street, is located on the north side of 1<sup>st</sup> Street between Lindero Avenue and Molino Avenue in the Bluff Park Historic District (Exhibit A - Location Map). The site has a zoning designation of R-2-L (Two-family Residential District with large lots). The parcel is 8,250 square feet and improved with a two-story Craftsman home and detached garage with an accessory structure above constructed in 1914. A one-story 48 square foot (4 foot by 12 foot) addition was added to the west elevation of the home in 1959. The Bluff Park Historic District was adopted in 1982 (C-5869). The property is identified as a contributing structure.

The existing residence is a shingled Craftsman home in near original condition with the exception of the white vinyl windows on the front elevation, stucco over the chimney and minor alterations to the garage. There are no approved Certificates of Appropriateness applications on file. Upon close inspection the residence is in need of general maintenance and the garage and accessory structure are in extremely poor condition with many improvements required. The current owners purchased the property in June 2014. The new owners are proposing both interior and exterior alterations to the residence, garage and accessory structure.

The project includes a proposed change in the window material from the existing white vinyl sash windows on the front elevation to Milgard Essence brown fiberglass clad wood windows. A change in window material generally requires Commission approval. In addition, the remodel will result in existing window/door locations being closed and/or

relocated and new openings created. The new windows proposed are also Milgard Essence brown fiberglass clad wood windows. This will result in two types of window materials on the home; wood and fiberglass clad wood. Staff is seeking direction from the Commission on the change in window material and allowing two types of window materials on a residence.

The proposed remodel also includes changing and/or remodeling the front door, repainting the house from a dark brown to an olive body color with a dark brown trim and windows, a very small one-story addition of six feet at the rear of the home for a larger dining room, removing the stucco from the chimney to restore the brick fireplace, removing the non-original slump stone block planters in the front yard, repairing the dry rotted front trellis, installing a new roof over the garage, expanding the garage by approximately 100 square feet, relocating the garage door from the south (front) to the north (rear) alley side and repairing the exterior stairs to the accessory structure above the garage in the rear portion of the lot (Exhibit B- Plans and Photographs).

The applicant has submitted plans to remodel the home, garage and accessory structure, which are in need of repair and maintenance. The conditions of approval require the original garage door to be preserved and attached to the wall of the south garage elevation, the stairs to the accessory structure to be revised, and the bathing facilities and kitchen in the accessory structure to be removed. Building records only show one unit at this location. A half bath can be installed in the accessory structure. Staff supports the proposed changes subject to the conditions of approval. Direction is needed on the change of window material from wood to brown fiberglass clad wood windows in lieu of painted wood.

Based on the plans and proposed conditions of approval, staff has analyzed the proposed project and believes that the one story addition and exterior alterations are 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 Bluff Park Historic District (Ordinance No. C-5869), staff recommends approval of the proposed project.

### **PUBLIC HEARING NOTICE**

Public notices are not required for the proposed improvements. As a courtesy, a Notice of Public Hearing was posted on the site and the Bluff Park Neighborhood Association was notified. No responses were received as of the date of preparation of this report.

### **ENVIRONMENTAL REVIEW**

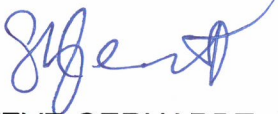
In accordance with Section 15302 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is exempt as an alteration to an existing structure, subject to the requested Certificate of Appropriateness.

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Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Steve Gerhardt", with a stylized flourish at the end.

STEVE GERHARDT, AICP  
PLANNING OFFICER

Sg: lf

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



**Subject Property:**  
2505 E 1st St  
Application No. HP14-355  
Council District 3  
Zoning Code : R-2-L