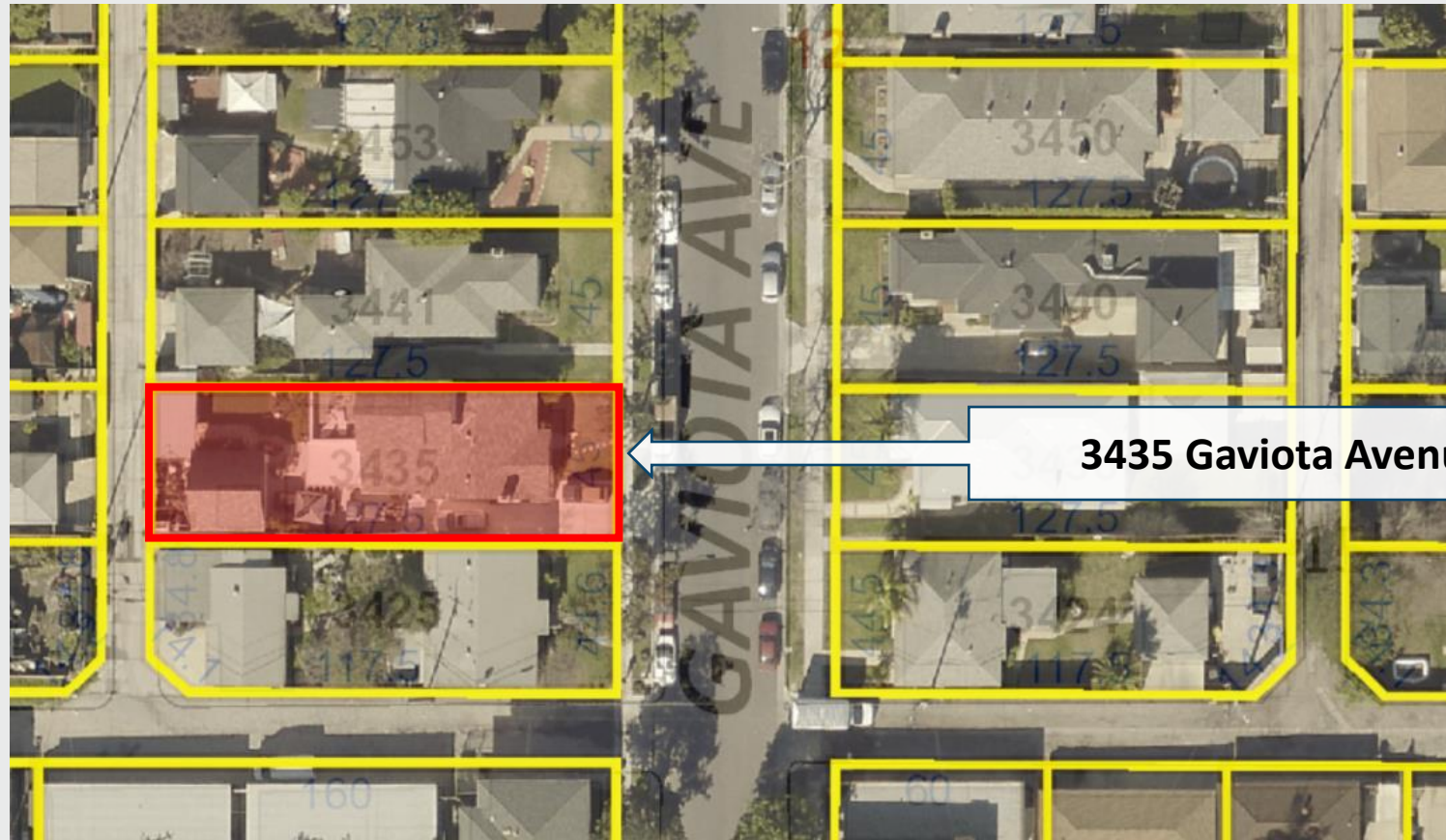




Certificate of Appropriateness 3435 Gaviota Avenue

Cultural Heritage Commission
January 25, 2022

VICINITY MAP



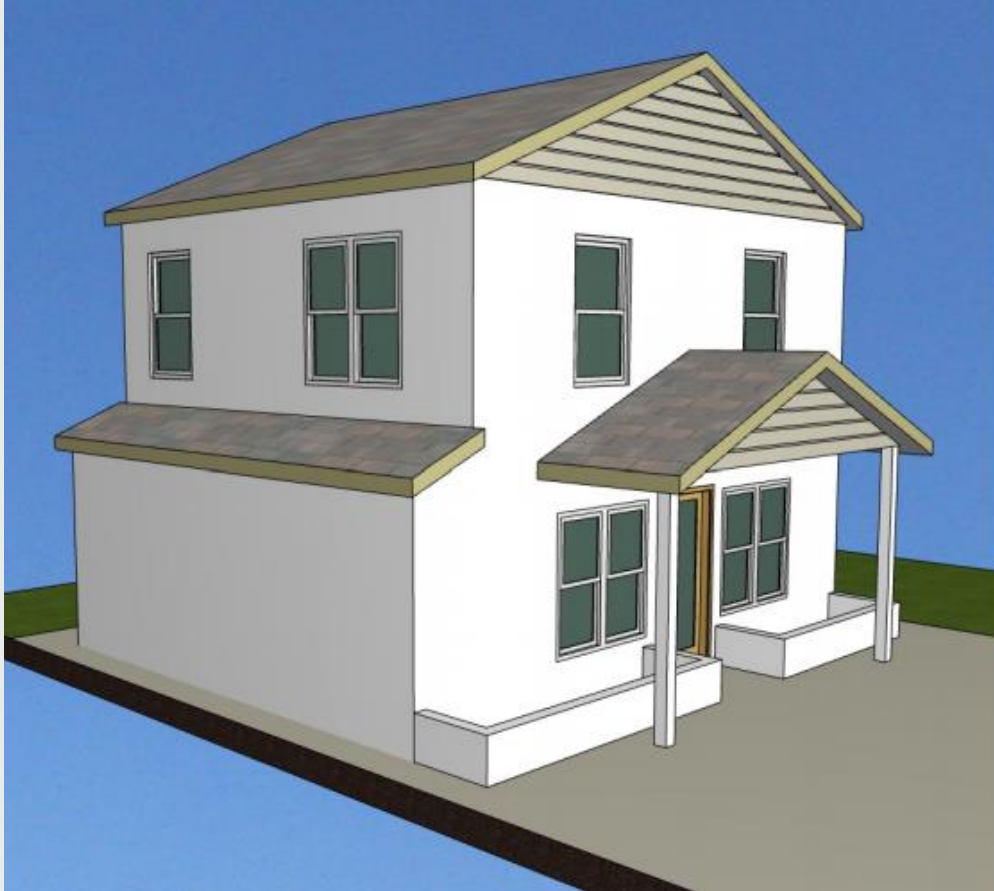
BACKGROUND

- Lot Size: 5,737.5 square feet (45-feet [width] by 127.5-feet [depth])
- Zone: R-1-N (Single-Family Residential District, Standard Lot)
- California Heights Historic District
- Construction History
 - 1938 – Primary Structure constructed
 - 1966 – Construction of a one-story addition (349 square feet) to the rear of the structure.
 - 2001 – Construction of new one-story and two-story additions, demolition and replacement of the detached garage, and addition of a new covered porch.

EXISTING CONDITIONS



PROJECT SCOPE



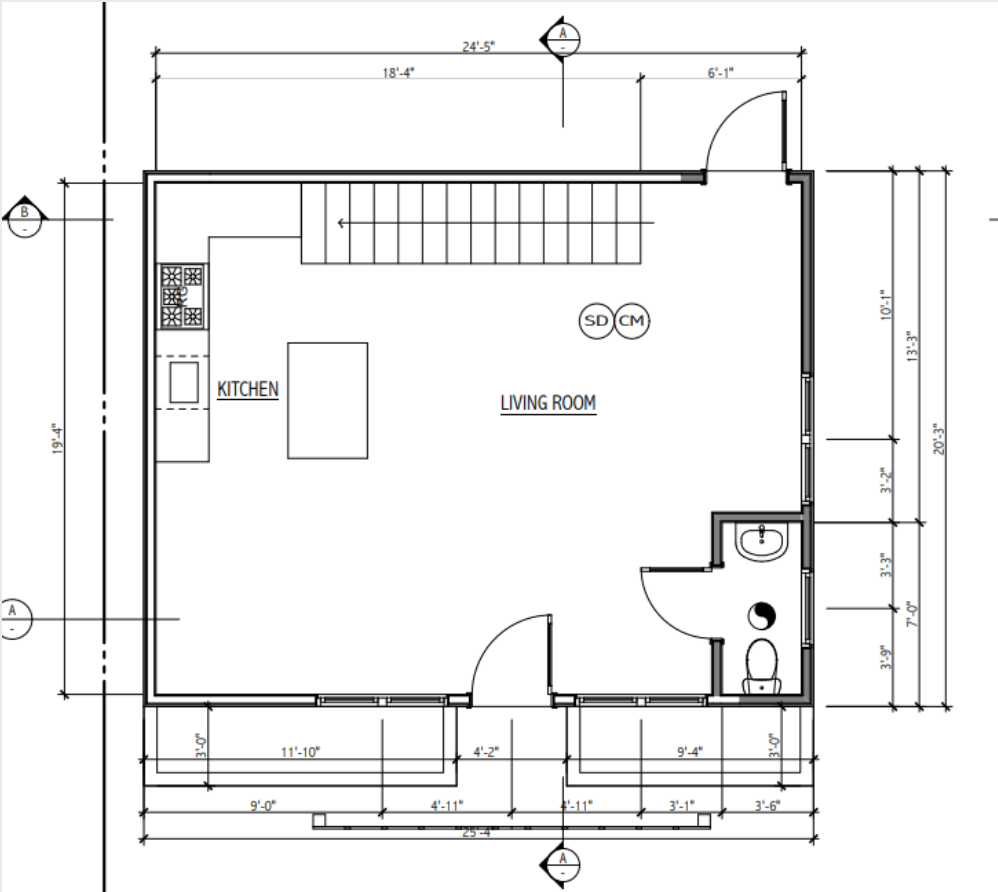
- Convert an existing detached garage (411 square feet) with additions to the first story (101 square feet) and the addition of a second story (461 square feet) to create an Accessory Dwelling Unit (ADU)
- The resulting ADU would be a detached, two-story, 973-square-foot ADU.

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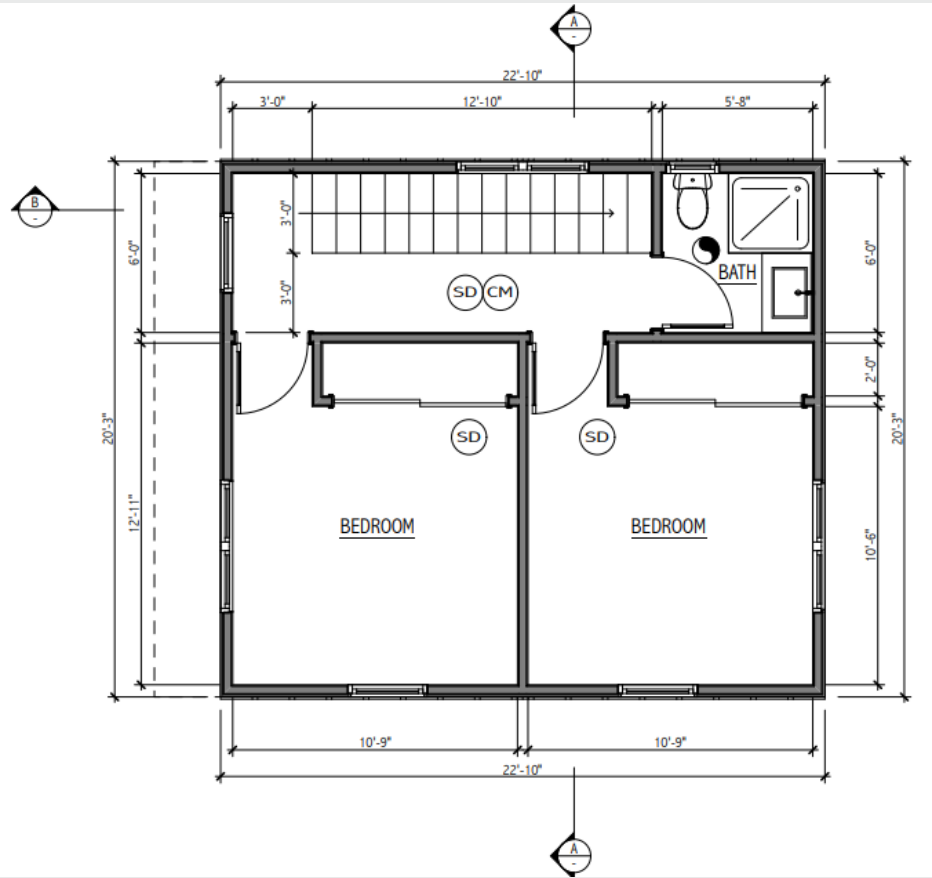
FLOOR PLAN

First Floor



Driveway

Second Floor

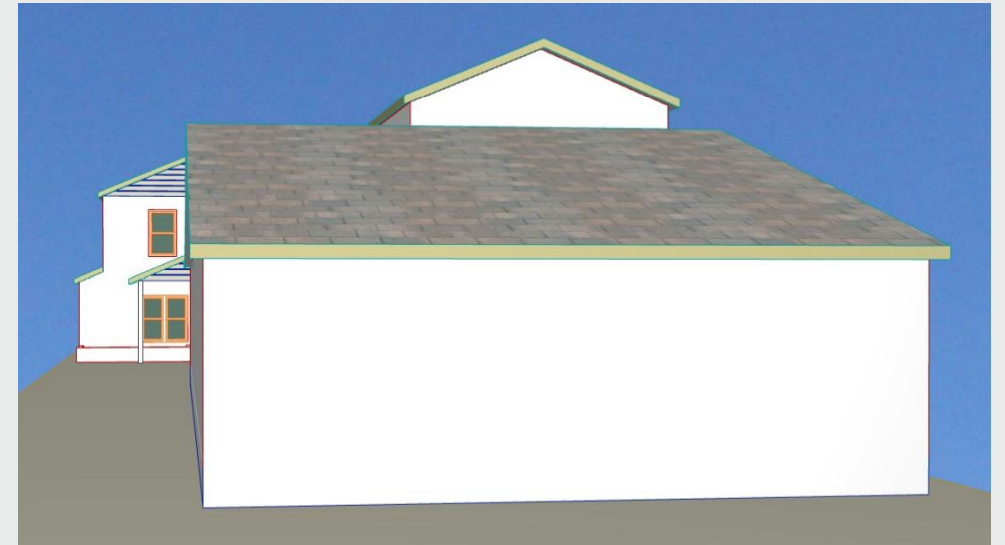
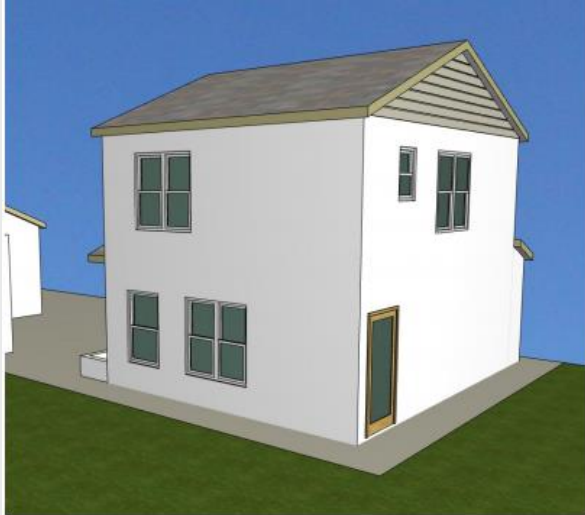


Driveway

ELEVATIONS



3D Views



SPECIAL CONDITIONS

1. Offset porch configuration and the incorporation of a larger grouped or picture window under the covered porch
2. Final window arrangement on the front and side elevations shall be assessed during plan check with the following considerations:
 - Privacy with abutting properties
 - Incorporation of a larger grouped or picture window at the front elevation.
3. Wood windows and wood siding at gable ends

SECRETARY OF INTERIOR'S STANDARDS

In compliance with:

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics...**
2. ...The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. ...Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced...
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used...
8. Significant archeological resources affected by a project shall be protected and preserved...
9. **New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property...**
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

**As conditioned,
the proposed
ADU is:**

In compliance with:

1. Secretary of Interior's Standards;
2. Ordinance (C-6704, C-7702). – California Heights Historic District;
3. California Heights Historic District Design Guidelines
4. Minimal Traditional Design Guidelines
5. Certificate of Appropriateness Findings
6. ADU regulations (California Government Code Sections 65852.2 and 65852.22)

Two comments were received on the project in response to the required noticing. The cited concerns include, but are not limited to:

- Addition of a second story
- Maintenance and owner occupancy
- Parking
- Building Code compliance (eaves, windows)
- Window orientation and placement

RECOMMENDATION

Staff recommends approval, with conditions, of the Certificate of Appropriateness request to convert an existing detached garage (411 square feet) with additions to the first story (101 square feet) and the addition of a second story (461 square feet) to create an Accessory Dwelling Unit (ADU) at a property located at 3435 Gaviota Avenue in the R-1-N Zoning District in the California Heights Historic District. The resulting ADU would be a detached, two-story, 973-square-foot ADU.



Thank you

Maryanne Cronin

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