

July 27, 2021

**CHAIR AND CULTURAL HERITAGE COMMISSIONERS**

City of Long Beach  
California

**RECOMMENDATION:**

To approve a Certificate of Appropriateness for the demolition of a non-period wing wall at the driveway and existing 327-square-foot two-car garage, and construction of a one-story detached, 859-square-foot structure consisting of a 562-square-foot two-car garage and 297-square-foot pool house at the rear half of the property. The property is located at 3544 Gundry Avenue. No changes are proposed to the existing primary structure, located in the front of the lot, which is a contributing structure in the California Heights Historic District. (District 7)

**APPLICANT:** Steven Urubek  
3544 Gundry Avenue  
Long Beach, CA 90807  
(Application No. COAC2012-02)

**THE REQUEST**

The applicant is requesting approval of a Certificate of Appropriateness to demolish a non-period wing wall at the driveway and existing 327-square-foot two-car garage, and construct a new one-story, detached, 859-square-foot structure consisting of a 562-square-foot two-car garage and 297-square-foot pool house at the rear half of the property. No new square-footage or improvements are proposed on the primary residence fronting Gundry Avenue.

**BACKGROUND**

The subject property is located on Gundry Avenue, between E. 36<sup>th</sup> Street to the north and E. Wardlow Road to the south (Attachment A - Vicinity Map) within the R-1-N zone (Single-family Residential, Standard Lots). The property is developed with a single-family residence. The primary residence fronting Gundry Avenue is a one-story, 1,077 square-foot single-family structure with a detached 327-square-foot two-car garage on a 6,380 square-foot lot. Building permit records show that both structures were built in 1929.



The existing residential building is in a Spanish Colonial Revival architectural style and is a contributing structure in the California Heights Historic District. The exterior cladding of the main dwelling consists of a white dashed stucco finish, double-hung and fixed wood windows, dual pitch gable roof, mission clay tile coping, clay tile vents and a front porch facing Gundry Avenue. The existing residence is well-preserved and retains most of its original Spanish Colonial Revival architectural style features. The existing garage is a simple rectangular, front facing structure with a flat roof and white dashed stucco cladding.

The applicant is proposing to demolish the existing two-car garage due to structural and foundation issues; the garage currently has insufficient foundation and footings and has wood damage from water and dry rot. The applicant proposes to construct a new one-story, detached, 859-square-foot accessory structure consisting of a 562-square-foot two-car garage and a 297-square-foot pool house at the rear half of the property. The proposed project scope also includes the demolition of a non-historic pool equipment structure on the rear of the property and demolition of an existing wing wall which is not original, and which obstructs access to the proposed garage from Gundry Avenue. There is an existing alley on the rear of the property, but the new garage will maintain access from the front of the property facing Gundry Avenue.

## **ANALYSIS**

The proposed project requires the approval of the Cultural Heritage Commission (CHC) because the size of the new one-story structure exceeds 250 square-feet. To be granted approval, the project must comply with the Secretary of the Interior's Standards and meet the criteria for a Certificate of Appropriateness.

The proposed new one-story, 859-square-foot accessory structure includes both a new two-car garage and a new pool house. The proposed structure will be detached from the main residence fronting Gundry Avenue. The garage/pool house accessory structure will be located along the side property line to the south, be set back 34'4" from the side property line to the north, 5" from the rear property line to the east and will be located 79'4" from the front property line to the west on the rear half of the lot. The garage portion of the structure will maintain visibility from the street just as the original garage and the new pool house will be entirely screened behind the garage portion of the structure. The proposed garage/pool house structure is in a simple rectangular shape, 18'0" in width and approximately 47'10" in length. The proposed accessory structure includes a 2-car garage, a half restroom with a toilet and sink, and a pool house room (Attachment B - Plans).

The proposed garage location maintains the same access from Gundry Avenue as the original garage. The existing wing wall to be demolished on the driveway is not original to the property and will be replaced with a new 6'6" wood gate that would allow access to the proposed garage. Originally, the property did not have a wing wall and access to the garage would not have been obstructed. Demolishing the existing wing wall would allow access to the garage as originally intended. Staff is recommending a Condition of Approval to remove the existing non-original

red tile driveway, and to install a historically appropriate, new ribbon driveway from the front property line to the front of the garage.

The proposed structure is compatible with the existing residence's architectural style, yet does not give a false sense of the property's historical development, in accordance with Secretary of Interior's Standards for Rehabilitation, Standard No. 9, which states that "new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features..." The new garage and pool house structure have been designed to complement and match the architectural style of the primary residence, but it is detached from the main dwelling and differentiated by a height difference from the original primary residence. The proposed project represents a simplified, contemporary interpretation of the Spanish Colonial Revival architectural style that will provide a cohesive design between the new garage/pool house and the existing main dwelling.

The new garage will feature a new roof over the garage in a 1:12 roof pitch and the roof over the pool house area will be flat. There will be tile coping around the perimeter of the entire structure. The garage/pool house structure will also include three shed roofs over the entry doors, with Spanish clay tiles and a low roof pitch of 3:12 for all three shed roofs. The proposed roof for the structure will complement the predominant roof style established for the primary residence. The height of the primary residence facing Gundry Avenue is 13'-11" to the peak of the roof and the height of the proposed garage and pool house structure is 13'-4" to the highest peak of the roof. The proposed structure will match the existing pitch, style and roof orientation of the primary residence.

The proposed garage structure includes one (1) double-hung wood window and the proposed pool house includes two (2) double-hung wood windows and two (2) fixed wood windows. As proposed, and consistent with applicable, historic district guidelines, all windows in the proposed structure shall be historically appropriate wood windows and shall have wood trim to match the existing window trim on the primary residence. Several other architectural features are incorporated into the new garage and pool house design to integrate the proposed structure with the architectural style of the existing residence, including smooth stucco finish, roof pitch, gable roof, Spanish tile roof, clay tile coping, roof orientation, and a wood garage door to match the original garage style.

The primary dwelling is currently painted in a white color with blue trims facing Gundry Avenue (Attachment C - Photographs). In order to ensure compatibility among all the structures on the lot as well as compatibility of the proposed structure with the Secretary of Interior Standards and the California Heights Historic District Design Guidelines, the owner will be required to obtain a Certificate of Appropriateness to paint the new garage/pool house structure as well as the existing primary dwelling; the structures will be required to be painted in colors that are appropriate for the Spanish Colonial Revival architectural style, prior to the final inspection.

The proposed garage and pool house are in the rear half of the property and will be compatible with yet distinguishable from the original main dwelling. The proposed project complies with all zoning code requirements, including open space, lot coverage, setback requirements and

parking turning radii. As proposed, the project is in compliance with the Code requirements and the California Heights Historic District Design Guidelines and Spanish Colonial Revival Style Guide. Therefore, the proposed project is consistent and in full compliance with the City's residential development standards for the R-1-N (Single-Family Residential, Standard Lot) zoning district, the California Heights Historic District Ordinance C-6704 and C-7702 and the Spanish Colonial Revival Style Guide.

#### Compatibility with Neighborhood

The California Heights Historic District Design Guidelines and ordinance provide guidance for accessory structures and encourage that they be constructed in the rear of a property and designed to minimize visibility from the public right-of-way. The ordinance further states that accessory structures should be architecturally compatible with the historic building design. As proposed, the project is in the rear of the property and will maintain an appropriate scale within the context of the California Heights Historic District and context of the block which consists of a mix of one- and two-story structures, consisting of a variety of architectural styles ranging from Craftsman, Minimal Traditional and Spanish Colonial Revival. Numerous other contributing residences on Gundry Avenue within the vicinity take direct access to their garage buildings from Gundry Avenue. Additionally, most garages on Gundry Avenue are visible from the street. As proposed, the scale and size of the proposed garage and pool house do not detract from the existing main dwelling as a contributing structure or as a primary structure, and it preserves the historic integrity of the primary structure and the surrounding area, in compliance with Secretary of Interior Standards.

As designed, the proposed project minimizes the massing that can be seen from the street due to the width and orientation of the proposed accessory structure, which is similar to those of the existing garage. As a result, the visibility from the street is similar to the view that exists today (if it was unobstructed by the non-historic wing wall). Additionally, the structure's location and orientation match the site planning and orientation of other lots on Gundry and in the vicinity, in which garages are commonly partially visible from the street due to their alignment with the driveways. As such it will be compatible with the neighborhood and adjacent properties within the vicinity as there are a number of properties on the block and in the vicinity that contain similar accessory structures. The proposed project is located in a context in which many lots have multiple structures and in which there are a variety of architectural styles and building scales. Given this context, the proposed project is compatible with the neighborhood.

#### 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 2.63.080 (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 California Heights Historic District Ordinance and Design Guidelines. Staff recommends approval of the Certificate of Appropriateness, subject to the conditions of approval (Attachment D - Conditions of Approval), for the demolition of an existing wing wall and existing 327-square-foot, two-car

garage and construction of a one-story, detached, 859-square-foot structure consisting of a 562-square-foot two-car garage and 297-square-foot pool house at the rear half of the property. All the findings (Attachment E - Findings) can be made in the affirmative for the proposed improvements, as these improvements are compatible in overall scale, massing, proportions, and materials to the architectural style of the existing structure on the property and with the context of the District.

### **ENVIRONMENTAL REVIEW**

This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorically Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15303 (a) (new construction or conversion of small structures) of the CEQA Guidelines. No further environmental review is required.

### **PUBLIC HEARING NOTICE**

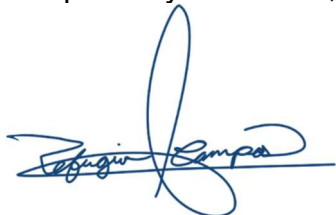
On July 13, 2021, 446 public notices were mailed. As of this date, no letters were received in response to this project.

CHAIR AND CULTURAL HERITAGE COMMISSION

JULY 27, 2021

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Respectfully submitted,



REFUGIO TORRES CAMPOS  
PRESERVATION PLANNER



ALEJANDRO PLASCENCIA  
PROJECT PLANNER



ALISON SPINDLER-RUIZ, AICP  
ADVANCE PLANNING OFFICER



PATRICIA A. DIEFENDERFER, AICP  
PLANNING BUREAU MANAGER

PD; AS-R; AP; rtc

Attachments:

- Attachment A - Vicinity Map
- Attachment B - Plans
- Attachment C - Photographs
- Attachment D - Conditions of Approval
- Attachment E - Findings