

November 30, 2021

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

A Certificate of Appropriateness for the construction of a one-story, attached, 480-square-foot addition to the rear of the main residence on the rear half of the property. The property is located at 761 Raymond Avenue, and the primary structure is a contributing structure in the Rose Park Historic District. (District 2)

APPLICANT: Garrett Harmola
 761 Raymond Avenue
 Long Beach, CA 90804
 (Application No. COAC2107-02)

THE REQUEST

The applicant is requesting approval of a Certificate of Appropriateness to construct a one-story, attached, 480-square-foot addition to the rear of the existing single-family residence on the rear half of the property. No additions or modifications are proposed to the existing two-car garage on the property.

BACKGROUND

The subject property is located on Raymond Avenue, between E. 8th Street to the north and E. 7th Street 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 Raymond Avenue is a one-story, 1,136-square-foot single-family structure built in 1920 situated on a 5,850-square-foot lot. Based on permit records it appears the existing two-car garage on the property was expanded from a one-car garage in 1940. The applicant is proposing to construct a new one-story, 480-square-foot rear addition to the primary structure, consisting of a new master bedroom, master bathroom, and laundry room area.



The existing two-car garage and main residence are in a Craftsman architectural style and are contributing structures in the Rose Park Historic District. The exterior cladding of the main residence consists of horizontal wood siding, double-hung and fixed wood windows, cross gable roof, rafter tails, attic vents, wood posts, brick piers and a porch area facing Raymond Avenue. The existing residence is well-preserved and retains most of its original Craftsman architectural style features.

ANALYSIS

The proposed project requires approval of the Cultural Heritage Commission (CHC) because the size of the new one-story addition 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 project consists of an attached, one-story, 480-square-foot addition at the rear of the existing single-family residence with no proposed changes to the existing floor plan. The proposed rear addition will be located in the rear half of the lot and will be setback 37'3" from the rear property line to the west, 4'0" from the side property line to the north, 26'0" from the side property line to the south and 63'3" from the front property line. The addition will be entirely behind the existing primary residence and thus screened from view from the public right-of-way. The proposed addition is a simple rectangular shape, 16 feet in width and 30 feet in length. The proposed addition consists of a master bedroom, master bathroom and laundry room area. (Attachment B- Plans). The proposed project complies with lot coverage, open space, yard and setback requirements. As proposed, the project is in compliance with the Zoning Code requirements and the Rose Park Historic District Design Guidelines and Craftsman Style Guide.

The new roof over the addition would provide a 6:12 roof pitch and feature primarily a half gable roof that although not common, matches the predominant roof style of the primary residence which features a full cross gable roof. The roof material will consist of asphalt composition shingles to match the existing roof. The height of the primary residence facing Raymond Avenue is 18'-8" to the peak of the roof. The height of the proposed addition is 14'-11" to the midpoint of the roof and 18'-8" to the highest peak of the roof. Per the conditions of approval, the new addition area will always be at least 6 inches lower than the existing main residence height to ensure differentiation between the existing and new building area and to fully screen the addition behind the main residence. As proposed and with the conditions of approval, the addition will match the existing roof pitch, style, and orientation of the primary residence.

The proposed addition includes five (5) double-hung wood windows, four (4) fixed wood windows, and two (2) new side doors on the rear of the addition. Two of the proposed fixed windows are located above the proposed side doors on the south elevation of the addition to create more natural lighting. The entire south elevation is designed to be fully screened from view from the street and will remain fully tucked behind the existing residence. The result is a

contemporary design which complements the original Craftsman style and does not detract from the original architecture. As proposed, and consistent with applicable historic district design 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 addition design to integrate the proposed addition with the architectural style of the existing residence, including roof pitch, gable roof, asphalt composition shingles, roof orientation, overhangs, fascia, rafter tails and gable vents. Per the conditions of approval, the applicant will provide horizontal wood siding on the addition. The new siding will be no more than two inches wider than the existing siding to differentiate existing from new.

The primary dwelling is currently painted in a light brown color with white trim facing Raymond Avenue (Attachment C - Photographs), and the owner is proposing to match the existing paint colors on the addition. The proposed paint colors are compatible with the existing structures on the lot and comply with the with the Secretary of Interior Standards and the Rose Park Historic District Design Guidelines. As conditioned the addition shall be painted to match the existing main residence prior to the final inspection.

The Rose Park Historic District Design Guidelines provide guidance for rear additions. The guidelines state that adding a single-story addition to the rear of a residence is acceptable provided that the addition is not highly visible from the public right-of-way, does not envelop or is not larger than the existing building, and is not wider than the existing building footprint. The guidelines further state that to be compatible with the historic character of the residence, the addition should not be taller than the existing roofline, and the rear addition should be architecturally compatible with the historic building design. As proposed and conditioned, the project meets all of the above-mentioned guidance as the addition would not be visible from the street, would not be larger or taller than the existing structure and would be architecturally compatible.

The proposed addition 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 addition has been designed to complement and match the architectural style of the primary residence and to be differentiated by the width of the proposed wood siding on the addition area. Additionally, per the conditions of approval the roof on the proposed addition area shall be at least 6 inches lower than the existing roof height on the main residence. The proposed project represents a simplified, contemporary interpretation of the Craftsman architectural style that will provide a cohesive design between the proposed addition and the existing main residence's original architectural style.

Compatibility with Neighborhood

The project will maintain an appropriate scale with the context of the Rose Park Historic District and context of the block which consists of primarily one-story structures. As proposed, the scale and size of the proposed addition does not detract from the existing main residence as a contributing structure or as a primary structure, and it preserves the historic integrity of the primary residence and the surrounding area, in compliance with Secretary of Interior Standards.

As designed, the proposed project will have no visibility from Raymond Avenue and will be compatible with the neighborhood and adjacent properties within the vicinity as there are a number of properties on the block that are one-story Craftsman structures. Given this context, the proposed project is compatible with the neighborhood. The proposed addition will be consistent and in full compliance with the City's residential development standards for the R-1-N (Single-Family Residential, Standard Lots) zoning district, the Rose Park Historic District Design Guidelines, and the Craftsman Style Guide. The proposed addition is located on the rear of the main building and will be compatible in massing and size yet distinguishable from the original building. As designed, the proposed one-story addition will not have visual impacts when viewed from the front of the street on Raymond Avenue.

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 Rose Park Historic District Ordinance. Staff recommends approval of the Certificate of Appropriateness, subject to the conditions of approval (Attachment D – Conditions of Approval), for the construction of a one-story, attached, 480-square-foot addition to the rear of the existing single-family residence on 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 November 16, 2021, public notices were mailed. As of this date, no letters were received in response to this project.

Respectfully submitted,



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PROJECT PLANNER



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PRESERVATION PLANNER



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PAD:ASR:AP:RTC

Attachments: Attachment A – Vicinity Map
Attachment B – Plans
Attachment C – Photographs
Attachment D – Conditions of Approval
Attachment E – Findings