



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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February 13, 2017

CHAIR AND CULTURAL HERITAGE COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness for the construction of a 328 square-foot addition to the rear of an existing single-family dwelling located at 3650 Cerritos Avenue. The property is a contributing structure located within the boundaries of the California Heights Historic District. (District 7)

APPLICANT: Zohreh Moosavi
3650 Cerritos Avenue
Long Beach, CA 90807
(Application No. HP16-611)

THE REQUEST

The applicant requests approval of a Certificate of Appropriateness to allow the construction of a 328-square-foot addition to the rear of an existing single-family dwelling located at 3650 Cerritos Avenue. This home is a contributing structure within the California Heights Historic District (Ordinance C-7702).

BACKGROUND

The subject site is located on the east side of Cerritos Avenue between 36th and 37th Streets (Exhibit A – Location Map), within the R-1-N zone. The site is developed with a 1,239-square-foot single-story, single-family residence and a detached two-car garage measuring 50 feet wide by 127.5 feet deep. Built in 1924, the home and garage were constructed in the California Bungalow architectural style. This home is a contributing structure within the California Heights Historic District (Ordinance C-7702).

The subject home still retains many character defining features of the California Bungalow architectural style, such as a low sloping gable roof with exposed beams and rafter tails, wood clad exterior, a wide front porch, and wood windows. The existing garage, located adjacent to the residence, features a front-facing gable roof, wood clad exterior and a carriage style door (Exhibit B – Plans & Photographs). Vehicular access to the garage is taken from Cerritos Avenue.

Two additions modified this residence. In 1951, the first addition extended the rear of the house by six-feet, adding 114-square-feet. In 1956, the second addition extended the side of the house by five-feet, adding 60-square-feet (5'-0" x 12'-0") to the south west corner of the house adjacent to the driveway. Both additions featured rooflines, wood exterior siding, and wood windows that matched the original features of the house.

ANALYSIS

The applicant is proposing to construct a 328-square-foot addition to the rear of the house. The addition will provide one additional bedroom and bathroom to what is currently a three bedroom, one-bathroom home. The addition will extend the existing north facing building wall by 24-feet 3-inches and will create another gable roofline to the rear of the house. The new addition will mimic the home's architectural style and will feature a gable roof with exposed rafters, wood exterior siding, new wood windows, and new wood doors.

The existing two-car garage is located along the south property line adjacent to the residence. The garage is accessed from Cerritos Avenue via a ribbon style driveway which extends along the south property line. No modifications are proposed to the garage.

The plans illustrate that four new windows and three doors are proposed as part of this project. A 24" wide by 56" tall sash window is proposed on the north elevation and two side by side (24" wide by 54" tall) sash windows are proposed on the rear elevation. The existing garden window on the rear elevation will be replaced with a 48" wide by 42" tall vertical sliding window. Two sets of French doors (a single and a double door system) are proposed on the interior side elevation of the new addition. The existing aluminum sliding glass door on the south elevation will be replaced with a wood framed sliding glass door. As shown on the window schedule, all of the new doors and windows will be wood framed. The home retains many of the original wood windows and exterior doors. All new windows and doors will match the existing on the house in terms of trims and sills.

A site inspection revealed that one window on the north elevation was replaced with a vinyl window without the benefit of a permit. A condition has been imposed requiring this window to be replaced with a wood-framed sash window to match the existing windows on the residence (Condition #11). These changes are consistent with the Secretary of Interior's Standards to maintain historic building features and to remove inappropriate alterations. During a site inspection, it was noticed that the exterior siding on the house and garage require repair. A condition has been added to require repairs to the house and garage exterior (Condition #10).

The Secretary of Interior's Standards for Rehabilitation Standard No. 9 states the new addition will not destroy historic materials, features, and spatial relationships that characterize the property. There are no alterations proposed to the character-defining features on the existing residence aside from the rear wall of the building which is not an original exterior wall. Furthermore, Standard No. 9 states that it's important that the new addition be visually distinguished from the historic building and that 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.” The addition incorporates a score line break on the north elevation and the smaller gable roofline creates a narrower wall width (13-feet 6-inches) in comparison to the existing structure (19-feet 0-inches) which will clearly distinguish the old from the new. The one-story addition will also maintain a reasonable scale in size and mass in the context of the neighborhood which consists of both one and two-story structures. Lastly, the addition will incorporate consistent materials and elements compatible with the California Bungalow style.

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 California Heights Historic District Ordinance. With conditions, Staff supports approval of the Certificate of Appropriateness for the 328-square-foot, one-story addition. 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 C – Findings and Conditions of Approval).

PUBLIC HEARING NOTICE

Public notices were distributed on January 23, 2017 and a notice was mailed to the California Heights Heritage Association. No responses were received as of the date of preparing this report.

ENVIRONMENTAL REVIEW

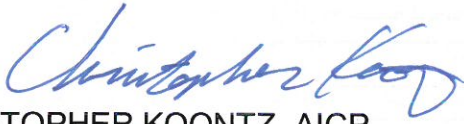
In accordance with the 15301(e) Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for construction of small additions to single family residences.

CULTURAL HERITAGE COMMISSION

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Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Christopher Koontz".

CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER

A handwritten signature in black ink, appearing to read "Linda F. Tatum".

LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

LFT:CK:gc

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