



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

411 West Ocean Boulevard, 3rd Floor • Long Beach, CA 90802 • (562) 570-6194

August 12, 2019

CHAIR AND CULTURAL HERITAGE COMMISSION  
City of Long Beach  
California

## RECOMMENDATION:

Approve a Certificate of Appropriateness request to construct a one-story 497 square-foot addition to the rear of an existing one-story 1,025 square-foot single-family dwelling. The property is located at 3605 Walnut Avenue and is a contributing structure in the California Heights Historic District. (District 7)

APPLICANT: Steve Cannone  
3605 Walnut Avenue  
Long Beach, CA 90807  
(Application No. COAC1905-02)

## THE REQUEST

The applicant is requesting the approval of a Certificate of Appropriateness to construct a one-story, 497 square-foot addition to the rear of an existing one-story, 1,025 square-foot, single-family dwelling.

## BACKGROUND

The subject property is located on the west side of Walnut Avenue, between East 37<sup>th</sup> Street to the north, East 36<sup>th</sup> Street to the south and is adjacent to a 15-foot alley on the west (Exhibit A - Location Map) within the R-1-N zone (Single Family Residential District with Standard Lots). The property is developed with a one-story, 1,025 square-foot single-family residence and a 537 square-foot detached two car-garage, on a 6,380 square-foot lot built in 1940. The property is a contributing structure in the California Heights Historic District.

The existing residence is designed in a Minimal Traditional architectural style. The existing exterior cladding on the dwelling consists of a stucco finish. The existing dwelling is designed with a cross-gable roof and has brown colored composition shingles. The dwelling has a porch along the front (east) elevation, a chimney and bay windows on the south (side) elevation. These existing features are common architectural features found in the Minimal Traditional architectural style and should be retained.

All of the existing windows on the residence are not original and consist of a fiberglass

casement windows, fixed double hung windows along the street facing elevation, and double hung windows of different sizes throughout the dwelling. A Certificate of Appropriateness was issued in 2012, for the approval to replace 15 existing aluminum windows (previously replaced from original wood windows) with Milgard Ultra Fiberglass windows (Exhibit B – Certificate of Appropriateness HP12-008). A building permit was issued and pulled in 2012, however a final inspection was never completed. Staff analyzed the previous Certificate of Appropriateness and worked with the applicant to finalize this building permit. Since the fiberglass windows were permitted by the City and the applicant obtained the required approvals and permits to install the windows, the applicant is not being required to change them to wood windows at this time, as has been required more recently of similar projects. Otherwise, the residence retains most of the original features of the Minimal Traditional architectural style and is well-preserved (Exhibit C- Photographs).

### **ANALYSIS**

The proposed project requires approval of the Cultural Heritage Commission due to the size of the addition exceeding 250 square-feet in size. In order 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 project will maintain an appropriate scale within the context of the California Heights Historic District and of the block, which consists of primarily one-story structures and a mixture of architectural styles along Walnut Avenue. The proposed 497 square-foot, one-story addition to the rear of the primary dwelling will result in the demolition of a portion of the existing rear wall to provide a new laundry and a new master bedroom with a master bathroom, a walk-in closet and a porch.

The proposed one-story addition will be consistent and in full compliance with the City's residential development standards for the R-1-N zoning district, Secretary of Interior's Standards, the California Heights Historic District Design Guidelines and the Minimal Traditional Style Guide.

The Design Guidelines for the California Heights Historic District provides guidance for rear additions. The guidelines state that adding a single-story addition to the rear of the 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 the size and massing of the addition should be compatible with the historic character of the residence, should not be taller than the existing roofline, and the rear addition should be architecturally compatible with the historic building design. The overall height of the existing primary residence is approximately 15-feet measured from the existing grade to the top of the roof pitch and will not change. As proposed, the rear addition will not be visible from the public right-of-way, as the addition will be setback 56-feet from the front property line, and will not be wider than the existing footprint of the house; will use compatible exterior materials, such as a smooth stucco cladding finish, to match the primary dwelling. The addition will also incorporate wood doors, double-hung wood

windows and brown composition shingles. Furthermore, the addition will not envelop or be designed to be taller than the existing roofline as the rear addition will be designed to match the existing 15-foot high gable roof at the rear of the dwelling (Exhibit D – Plans).

A certificate of appropriateness and building permit were issued in 2012, to replace aluminum windows with fiberglass windows. Staff reviewed both permit records and determined that the inspection process was nearly complete with only final inspection pending. Since permits were issued and the building inspection was completed, it was determined that the windows could remain. As a result of staff's decision on the existing windows, the property owners understand that future window replacement shall consist of full wood windows.

In accordance with the Secretary of the 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. As proposed, the new one-story addition meets all current zoning regulations, the Minimal Traditional Style Guide, and the California Heights Historic District Design Guidelines (Exhibit E – Findings). Also, the one-story addition will not destroy historic materials, features or the dwelling's historic character, for the reason that the addition is proposed to be located in the rear, will not be visible from the street, and is designed to be the same height as the existing single family dwelling.

Standard No. 9. also states that "new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features..." While the proposed one-story, 497 square-foot addition to the rear of the dwelling is not an original feature to the 1940's building, the addition will incorporate consistent materials and elements compatible with primary dwelling to maintain the character of the original Minimal Traditional architectural style. To differentiate between the old and the new as required by the Secretary of the Interior's Standards for Rehabilitation, the north wall has been setback one (1) foot further in from the original building footprint to create the construction separation to prevent replicating the traditional Minimal Traditional architectural style that would give the new structure a sense of false history. Furthermore, the proposed one-story rear addition is compatible in design, height, scale, massing and the overall context of the California Heights Historic District.

### **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 City of Long Beach Municipal Code, the Secretary of the Interiors' Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, and the California Heights Historic District Design Guidelines.

With conditions, staff supports approval of the Certificate of Appropriateness request to construct a one-story, 497 square-foot addition to the rear of an existing one-story 1,025-square-foot single-family dwelling. All the findings can be made in the affirmative for the proposed improvements, as these improvements are compatible in overall scale,

Certificate of Appropriateness, subject to the conditions of approval (Exhibit F - Conditions of Approval).

**ENVIRONMENTAL REVIEW**

In accordance with Section 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.

**PUBLIC HEARING NOTICE**

Public notices were distributed on July 24, 2019. As of this date, no letters were received in response to this project.

Respectfully submitted,

  
SERGIO GUTIERREZ  
PROJECT PLANNER

  
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PRESERVATION PLANNER

  
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PLANNING BUREAU MANAGER

CK:AP:PD:sg

Attachments: Exhibit A - Location Map ✓  
Exhibit B - Certificate of Appropriateness HP12-008  
Exhibit C - Photographs  
Exhibit D - Plans  
Exhibit E - Findings  
Exhibit F - Conditions of Approval