



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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September 9, 2019

## CHAIR AND CULTURAL HERITAGE COMMISSIONERS

City of Long Beach  
California

### RECOMMENDATION:

Approve a Certificate of Appropriateness request to construct a 395 square-foot one-story addition to the rear of an existing 1,172 square-foot, one-story single-family residence and interior remodel of the existing residence. This property is located at 3836 East Wilton Street and is a contributing structure in the Wilton Street Historic District. (District 4)

APPLICANT: Jon Udoff  
181-1/2 Roycroft Avenue  
Long Beach, CA 90803  
(Application No. HP 18-538)

### THE REQUEST

The applicant is requesting approval of a Certificate of Appropriateness to construct a one-story rear addition totaling 395 square feet. The addition consists of a new 41 square-foot laundry room offset from but generally located along the east elevation of the structure and a new 354 square-foot master bedroom generally flush with and located to the rear of the existing building. The project also involves the remodeling the interior of the existing 1,172 square-foot, one-story single-family residence.

### BACKGROUND

The subject property is located on Wilton Street, between Grand Avenue to the west and Termino Avenue to the east (Exhibit A - Location Map) within the R-2-N zone (Two-Family Residential, with Standard Lots). The property is developed with a one-story, 1,172 square-foot single-family residence with a detached one-car garage on a 5,460 square-foot lot built in 1924. Based on City's records, the primary residence that was originally constructed was an 884 square-foot, one-story residence with a detached one-car garage. In 1965 a porte-cochere was added to the side of the property and in 1966 a 288 square-foot addition was added to the rear of the building.

The existing residence and detached one-car garage are in a Spanish Colonial Revival architectural style. The exterior cladding of the dwelling consists of a light brown dashed

smooth stucco finish. The front of the building is designed with a shed roof, front porch, wing wall, and a flat roof on the rear of the residence and garage. Most of the existing windows on the residence are single hung original wood windows. The existing residence is well preserved and retains most of its original Spanish Colonial Revival architectural features, but all the existing windows and doors require major repairs. The existing one-car garage in the rear of the property also requires major repairs. Said garage has major wood deterioration and the existing door has fallen and is entirely detached from the garage.

### Project Description

The proposed addition to the rear of the remodeled structure will be behind, and thus screened by the existing residence and will not be visible from the street. The proposed addition will also include interior improvements and the removal of four windows. Three of those windows are not original to the building because they are located on the portion of the building that comprises the 1966 addition and are not visible from the street. The addition and exterior modifications will be entirely on the portions of the building that are not a part of the original structure.

The existing one-story home consists of common areas (living room, dining room, den, and kitchen) office room, one bedroom, one bathroom, and a one-car garage. The applicant is proposing a new laundry room and two new bedrooms which includes a master bedroom with a new bathroom, and walk-in closet.

The height of the existing house is 13'-6" and the proposed addition to the rear is 13' in height. The proposed addition is 6" lower than the existing roof line to delineate the new addition from the existing building.

### ANALYSIS

The proposed project requires approval of the Cultural Heritage Commission (CHC) because the size of the 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 a one-story, 395 square-foot combined addition at the rear of the existing primary residence. Approximately 288 square feet of the existing interior floor plan will be remodeled to connect to the proposed rear addition (Exhibit B-Plans).

The Design Guidelines for the Wilton Street 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 project will maintain an appropriate scale with the context of the Wilton Street Historic District and context of the block which consists of primarily one-story structures, with many being Spanish Colonial Revival architectural style homes along Wilton Street. The overall height of the existing primary residence is 13'6" measured to the top of the existing roof. The highest point of the new rear addition would be 13' in height. A 6" difference in roof height from the existing roof is proposed to differentiate the new construction from the existing structure in compliance with Standard No. 9. Similarly, the width of the rear addition is set in more than 4 feet from the width of the original structure as can be seen from the street with its massing being oriented to the western property line, flush with the 1966 addition. This design results in an addition that is completely tucked behind the existing house and will not therefore be visible when viewed from Wilton Street.

Several architectural features are incorporated into the building design to integrate the proposed addition with the existing architectural style of the building. Those architectural treatments include wood windows, wood doors, new parapet, fine smooth stucco finish, and a flat roof to complement the existing roof.

The original building has a variety of remaining wood windows that will be repaired and refurbished as part of this application. New wood windows will be installed throughout the addition. In areas of the 1966 addition, some smaller awning windows will be replaced with single hung wood windows that are consistent in size with the other windows in the building. French doors will be added to the rear of the addition connecting the master bedroom to the rear yard of the property. The French doors will include glass panels, and not be visible from Wilton Street.

The project also involves repair of the existing detached one-car garage which is currently in a deteriorated state. The garage door has completely fallen off the structure and there appears to be extensive wood rot. The garage and garage door shall be repaired with materials to match the period of the structure, subject to conditions of approval and in accordance with Secretary of Interior's Standard No. 6, "deteriorated historic features shall be repaired rather than replaced. When the severity of the deterioration requires replacement, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials."

The proposed addition will be consistent and in full compliance with the City's residential development standards for the R-2-N (Two-Family Residential, with Standard Lots) zoning district, the Historic District Design Guidelines for Wilton Street Historic District and the Spanish Colonial Revival Style Guide. The addition is located in the rear of the 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 along Wilton Street.

### Compatibility with Neighborhood

The scale and orientation of the rear addition has been designed to complement the existing scale and massing established by the current structures on the property. The project is located between one-story homes on each side and is designed to be compatible with the character of the existing homes in the neighborhood. The addition is proposed in the rear of the existing residence and is visually integrated with the existing house. The proposed roof style, pitch, and materials will match the existing house. Furthermore, the addition will match the existing home in color and building materials and will incorporate similar architectural features, including the use of similar exterior materials and colors; the pitch of the roof; and wood windows. The addition will be visually integrated into the existing home and not negatively impact the appearance and character of the neighborhood.

The proposed addition and exterior modifications are generally compatible with the existing residence's architectural style yet does not create a false sense of history. 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 new rear addition has been designed to complement the design of the existing structure and will include historic style, materials, and treatments that complement and yet is adequately differentiated from the existing structure, in accordance with the Secretary of Interior Standards. The difference in roof height and the location of the massing of the addition to be oriented toward the west property line and flush with the 1966 addition allows for the architectural differentiation between existing and proposed, while also providing a cohesive design between the new addition and the existing structure.

### 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 Wilton Street Historic District Ordinance. With conditions, Staff supports approval of the Certificate of Appropriateness for construction of a 395 square-foot, one-story addition on the rear of the property and interior remodel of the existing 1,172 square-foot, one-story single-family residence. 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 to the context of the District. Staff recommends approval of the Certificate of Appropriateness, subject to the conditions of approval (Exhibit D – Findings and Conditions of Approval).

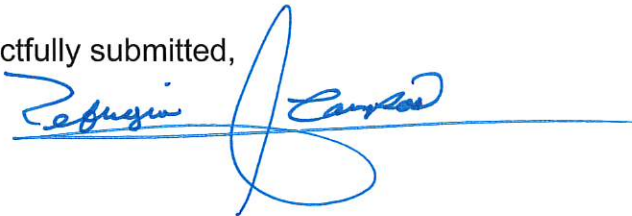
**ENVIRONMENTAL REVIEW**

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 15301(e) (additions to existing structures) of the CEQA Guidelines. No further environmental review is required.

**PUBLIC HEARING NOTICE**

Public notices were distributed on August 21, 2019. As of this date, no letters were received in response to this project.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Refugio Torres Campos", with a long horizontal line extending to the right.

REFUGIO TORRES CAMPOS  
PROJECT PLANNER

A handwritten signature in blue ink, appearing to read "Alejandro Plascencia", with a long horizontal line extending to the right.

ALEJANDRO PLASCENCIA  
PRESERVATION PLANNER

A handwritten signature in blue ink, appearing to read "Patricia A. Diefenderfer", with a long horizontal line extending to the right.

PATRICIA A. DIEFENDERFER, AICP  
ADVANCE PLANNING OFFICER

PD: AP: RTC

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