

October 14, 2019

CHAIR AND CULTURAL HERITAGE COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness request to construct a one-story 175 square-foot addition to the rear of the structure, and a front façade remodel to include: removal of an existing 74 square-foot porte-cochere; remodel of an existing 70 square-foot porch; construction of a new 149 square-foot porte-cochere, and interior remodel of an existing 1,401 square-foot single-family residence. This property is located at 3585 Cerritos Avenue. It is a contributing structure in the California Heights Historic District. (District 7)

APPLICANT: Roger Zelaya
6600 Warner Avenue #137
Huntington Beach, CA 92647
(Application No. COAC1907-03)

THE REQUEST

The applicant is requesting the approval of a Certificate of Appropriateness to construct a one-story 175 square-foot addition to the rear of the structure, and a front façade remodel to include: removal of existing 74 square-foot porte-cochere; remodel of an existing 70 square-foot porch; construction of a new 149 square-foot porte-cochere, and interior remodel of an existing 1,401 square-foot single-family residence.

BACKGROUND

The subject property is located on the north side of Cerritos Avenue, between East 36th Street to the north, East Wardlow Road to the south, and is adjacent to a 15-foot alley on the west within the R-1-N zone (Single Family Residential District with Standard Lots) (Exhibit A - Location Map). The property is developed with a one-story, 1,401 square-foot single-family residence and a 695 square-foot detached two-car garage, and 255 square-foot workshop, on a 6,375 square-foot lot built in 1928.

The existing residence and detached two-car garage are in a Spanish Colonial Revival architectural style. The exterior cladding of the dwelling consists of a light beige dashed stucco finish. The two-car garage on the rear of the property consists of a light pink fine smooth stucco finish. The front of the building along the east elevation is designed with a front gable and shed



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roof, mission clay tile coping, front porch, and two large fixed windows. The rear half of the residence has a flat roof. The existing two-car garage is located in the rear of the lot (Exhibit B – Photographs).

The residence consists of wood fixed windows, double hung windows, slider windows, and casement windows of different sizes throughout the dwelling all the existing windows appear to be original. The existing residence is well preserved and retains most of its original Spanish Colonial Revival architectural features, but all the existing wood windows, doors, stucco, wood corbels, circular tile vents and tile coping along the roof are deteriorated and require major repair. The existing two-car garage in the rear of the property also requires stucco repair. The stucco on said garage is damaged and has cracked in various areas.

Project Description

The proposed addition to the rear of the structure will be on the rear half of the property, and thus screened by the existing residence and will not be visible from the street. The proposed project will involve interior improvements and the removal of two original windows and relocation of one window on the south elevation. Three new wood windows are proposed on the south elevation and two new wood windows on the west elevation to the new addition.

The height of the existing house is 12'3" and the proposed addition to the rear is 11'9" in height. The proposed addition is 6" lower than the existing roof line to delineate the new addition from the existing building.

The existing one-story home consists of common areas (living room, dining room and kitchen) three bedrooms, two bathrooms, and a detached two-car garage. With this project, the applicant is proposing to enlarge the existing master bathroom and one of the bedrooms toward the rear of the structure.

The proposed front façade remodel will include remodeling the existing 70 square-foot porch design (non-original to the structure) and removing the existing 74 square-foot porte-cochere and adding a new 149 square-foot porte-cochere on the side of the property. Permit records for the existing porte-cochere were not found, but staff does not believe it is original to the building based on its design which is atypical for this building's period of construction.

ANALYSIS

The proposed project requires approval of the Cultural Heritage Commission (CHC) primarily because of the proposed front façade remodel. 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, 175 square-foot addition at the rear of the existing primary residence. Approximately 284 square feet of the existing interior floor plan will be remodeled to connect to the proposed rear addition (Exhibit C – Plans).

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 project will maintain an appropriate scale with the context of the California Heights Historic District and the context of the block, which consists primarily of one-story structures, with a number of structures in Spanish Colonial Revival architectural style, Minimal Traditional Style and Craftsman style along Cerritos Avenue. The overall height of the existing primary residence is 12'3" measured to the top of the existing roof. The highest point of the new rear addition would be 11'9" 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 matches and does not exceed the width of the existing structure. This design results in an addition that is not visible when viewed from Cerritos Avenue.

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 clay tile coping along the roof parapet, sloped porte-cochere clay tile roof, circular clay tile vents, wood corbels, 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. Three new windows are proposed on the south elevation and two new windows are proposed on the west elevation. Additionally, one existing wood window will be relocated on the south elevation. New wood windows will be installed throughout the addition. Overall the new windows will be consistent in size with the other windows in the dwelling. A wood panel door will be added to the rear of the addition connecting the master bedroom to the rear yard of the property. The panel door will not be visible from Cerritos Avenue.

The project also involves the repair and remodel of the existing 70 square-foot front porch which is not original to the structure and demolition of the existing 74 square-foot porte-cochere and addition of a new 149 square-foot porte-cochere with a sloped clay tile roof. Additionally, the clay tile vents and stucco need to be repaired, particularly the stucco on the existing two-car garage, which has cracked in various areas. All existing wood windows, wood doors and wood corbels need to be refurbished and 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 which states, "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."

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The proposed addition, front porch remodel and new porte-cochere will be consistent and in full compliance with the City's residential development standards for the R-1-N (Single-Family Residential, with Standard Lots) zoning district, the Historic District Design Guidelines for California Heights 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, front porch remodel and new porte-cochere will not have visual impacts when viewed from the front of the street along Cerritos Avenue.

Compatibility with Neighborhood

The scale and orientation of the rear addition, front porch façade and new porte-cochere have 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 while the front porch remodel and new porte-cochere are proposed in the front and side of the property and are visually integrated with the existing house. The proposed roof style, pitch, and materials will match the existing house. Furthermore, the proposed addition, front porch and porte-cochere 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 proposed project will be visually integrated into the existing structure and not negatively impact the appearance or character of the neighborhood.

The proposed addition, front porch remodel and new porte-cochere and exterior modifications are generally compatible with the existing residence's architectural style yet do 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, front porch remodel and new porte-cochere have been designed to complement the design of the existing structure and will include materials, treatments that are compatible with and complementary to the architectural style of the structure and yet adequately differentiated from the existing structure, in accordance with the Secretary of Interior Standards. The difference in roof height on the addition and the location of the massing of the addition to be oriented toward the rear of the property line 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 Long Beach'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. With conditions, Staff supports approval of the Certificate of Appropriateness for construction of a one-story 175 square-foot addition to the

rear of the structure, and a front façade remodel to include: removal of existing a 74 square-foot porte-cochere; remodel of an existing 70 square-foot porch; construction of a new 149 square-foot porte-cochere, and interior remodel of an existing 1,401 square-foot 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, proportion, materials and color 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).

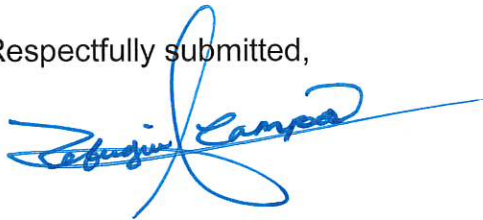
ENVIRONMENTAL REVIEW

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 September 30, 2019. As of this date, no letters were received in response to this project.

Respectfully submitted,



REFUGIO TORRES CAMPOS
PROJECT PLANNER



ALEJANDRO PLASCENCIA
PRESERVATION PLANNER



PATRICIA A. DIEFENDERFER, AICP
ADVANCE PLANNING OFFICER



CHRISTOPHER KOONTZ, AICP
PLANNING BUREAU MANAGER

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Attachments:

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