

March 31, 2020

CHAIR AND CULTURAL HERITAGE COMMISSIONERS  
City of Long Beach  
California

**RECOMMENDATION:**

A Certificate of Appropriateness to construct a 854 square-foot one-story addition and interior remodel to an existing 484 square-foot one-story single-family structure on the rear of the property and demolition and reconstruction of a 286 square-foot detached one-car garage. This property is located at the rear of 1032 Maine Avenue and it is developed with two separate single-family buildings, and is a contributing structure in the Drake Park/Willmore City Historic District. (District 1)

APPLICANT:       Jeremy Ngo  
                      2900 E. 56<sup>th</sup> Way  
                      Long Beach, CA 90805  
                      (Application No. COAC1906-02)

**THE REQUEST**

The applicant is requesting approval of a Certificate of Appropriateness to construct a one-story rear addition totaling 854 square feet to the rear residential building. The addition consists of a new 367 square-foot living room, bathroom, and bedroom on the east elevation of the structure; and, a new 487 square-foot addition for a new kitchen, dining room, and bathroom located on the west elevation. The project also involves remodeling the interior of the original 484 square-foot structure and reconstruction of the existing detached 286 square-foot one-car garage. No new square-footage or improvements are proposed on the front residential building fronting Maine Avenue.

**BACKGROUND**

The subject property is located on Maine Avenue, between W. 11<sup>th</sup> Street to the north and W. 10<sup>th</sup> Street to the south (Exhibit A - Location Map) within the PD-10 Subarea 1 zone (Two-Family Residential, with Standard Lots). The property is developed with two individual detached single-family residential buildings. The front building is a one-story, 854 square-foot single-family residence with a detached two-car garage, built in 1955, and moved from its original location on 2300 California Avenue in 1973. Said front building is not a contributing structure to the historic district. The rear building on the property is a one-story, 484 square-foot single-family residence with a detached one-car garage, built in 1923 on a 7,500 square-foot lot. The original rear building is a contributing structure and is not visible from the street with the front entry facing the side property line to the south and the rear of the building adjacent to the side



property line to the north. The existing rear building is limited on where the additions can be placed due to the existing orientation and placement of the building. However, by placing the additions in the proposed location the entire front and rear walls of the original building can be repaired and maintained (Exhibit B- Plans).

The existing front building is in a late Minimal Traditional architectural style while the rear building is in a post war Craftsman architectural style. The exterior cladding of the front building fronting Maine Avenue consists of a yellow dashed textured stucco finish and hipped roof. The exterior of the rear building consists of wood siding painted light pink and designed with a gabled roof in composition shingles. The rear building also has a front porch entry which has been modified throughout the years. Most of the existing windows on the structure are double hung original wood windows. The existing buildings retain many of their original architectural features. However, the front porch at the rear building and windows require major repairs (Exhibit C- Photographs).

The project is located at the rear of the property behind the existing front building and detached two-car garage and between one-story homes on each side of the property. The existing one-story rear building consists of common areas (living room, dining room, and kitchen) one bedroom, one bathroom, and a detached one-car garage. The applicant is proposing a total of 3 bedrooms, living room, dining room, kitchen, two bathrooms, and a reconstructed one-car garage.

## **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, 854 square-foot combined addition to the existing rear building. Approximately 484 square feet of the existing interior floor plan will be remodeled to connect to the proposed rear additions.

Ordinance No. C-7538 for the Drake Park/Willmore City Historic District provides guidance for rear additions. The ordinance states that adding a single-story addition to the rear of the residence is acceptable provided the addition is not highly visible from the public right-of-way. The ordinance further states that additions, should not be taller than the existing structure, and that rear additions should be architecturally compatible with the historic building design. The project will maintain an appropriate scale with the context of the Drake Park/Willmore City Historic District and context of the block which consists of a mix of one-story and two-story structures, with a variety of architectural styles ranging from Minimal Traditional, Craftsman, and Spanish colonial revival architectural homes along Maine Avenue. The overall height of the existing rear building is 13'1" measured to the top of the existing roof. The highest point of the new rear additions would match the height of 13'1" in height. Following staff recommendation, the applicant included a different material on the additions by incorporating shingle wood siding. However, upon review it was determined that a wider clapboard wood siding than the existing would be more appropriate and as such it has been conditioned that horizontal clapboard siding be used on the additions. A 1'3" difference in roof height from the

front building which is 14'4" is also proposed to properly screen the additions from view from the street in compliance with Standard No. 9. The additions will be inset 1'0" from the original building from the side property line to the north and 2'9" from the side property line to the south to delineate the existing from new. The new additions are designed to be compatible with the character of the existing building and completely behind the front residential building and detached two-car garage.

Several architectural features are incorporated into the building design to integrate the proposed additions with the existing architectural style of the rear building. Those architectural treatments include wood windows, wood doors, horizontal clapboard siding, materials, new wood porch, roof pitch and a gable roof to complement the existing roof. The original rear building has eight wood windows that will be removed and replaced with 10 new double-hung wood windows and two-wood slider windows on the restrooms that are consistent in size and style with the existing windows. The proposed new porch is consistent with the Craftsman Style Guide and would be consistent with the historic district, development standards of the Long Beach Municipal Code and Drake Park/Willmore Historic District Ordinance.

The project also involves rebuilding the existing detached one-car garage which is currently in a deteriorated state due to extensive wood rot. The entire existing one-car garage shall be rebuilt 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 additions 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 Drake Park/Willmore Historic District Ordinance C-7538 and the Craftsman Style Guide. The addition is located in the rear of the building and will be compatible in massing, size, and building materials and will incorporate similar architectural features, including roof pitch and wood windows.

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 additions 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 location of the massing of the addition will be oriented toward the side property line to the north and will be inset and offset accordingly to allow for architectural differentiation between existing and proposed, while also providing a cohesive design between the new addition and existing structure and not negatively impact the appearance and character of the neighborhood.

### **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 Drake Park/Willmore Historic District Ordinance. With conditions, Staff supports approval of the Certificate of Appropriateness for construction of a 854 square-foot one-story addition, interior remodel to an existing 484 square-foot one-story single-family structure on the rear of the property, and demolition and reconstruction of a 286 square-foot one-car garage. 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**

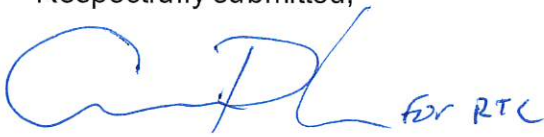
This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the City has determined the project to be Categorically Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15301(e) (additions to existing structures) of the CEQA Guidelines. No further environmental review is required.

### **PUBLIC HEARING NOTICE**

Public notices were distributed on March 17, 2020. As of this date, no letters were received in response to this project.

CHAIR AND CULTURAL HERITAGE COMMISSIONERS  
MARCH 31, 2020  
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Respectfully submitted,

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REFUGIO TORRES CAMPOS  
PROJECT PLANNER

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ALEJANDRO PLASCENCIA  
PRESERVATION PLANNER

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CHRISTOPHER KOONTZ, AICP  
PLANNING BUREAU MANAGER

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PATRICIA A. DIEFENDERFER, AICP  
ADVANCE PLANNING OFFICER

CK: PD: AP: RTC

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