

January 25, 2022

**CHAIR AND CULTURAL HERITAGE COMMISSIONERS**

City of Long Beach  
California

**RECOMMENDATION:**

Approve a Certificate of Appropriateness to add 720 square feet to the ground floor of the existing one-story residence through rear and side additions. The subject property is located at 3726 Lemon Avenue, and is a contributing structure to the California Heights Historic District. (District 7)

**APPLICANT:** Jeanette Architects  
295 Redondo Avenue  
Long Beach, CA 90803  
(Application No. COAC2111-02)

**THE REQUEST**

The applicant is requesting approval of a Certificate of Appropriateness to add 720 square feet to the ground floor of the existing single-story residence through rear and side additions.

**BACKGROUND**

The subject property is located on the east side of Lemon Avenue, between Bixby Road and 37<sup>th</sup> Street. (Attachment A - Location Map), within the R-1-N zone (Single Family Residential, Standard Lots). The subject property is 6,375 square feet in area (50 feet wide by 127.5 feet deep). The subject property is developed with a 1,153-square-foot, single-story, single-family house, which is a contributing structure to the California Heights Historic District, and a detached 330-square-foot garage.

The house is set back approximately 29 feet from the front property line, four feet from the north side property line, approximately 15 feet from the south side property line and approximately 50 feet from the rear property line. The garage is setback 1-foot 5-inches from the side (southern) property line, approximately 85 feet from the front property line and approximately 22 feet from the rear property line. The ribbon driveway features two concrete strips, two feet in width that extend along the southern portion of the lot terminating at the detached garage. The existing house contains a living room, dining room, kitchen, pantry, laundry room, two bedrooms and a bathroom.

Based on building permits, the house and detached garage were constructed in 1927. Several permits were issued after the house was constructed. In 1970, permits were issued to repair



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fire damage to the house. In 1990, building permits were issued for a 412 square foot covered patio attached to the rear of the house.

The existing one-story residence was constructed in the Spanish Colonial Revival architectural style. The home still retains original architectural features of the Spanish Colonial Revival style such as exterior stucco walls, red clay tile roofing material and wood windows. The home features both gable roof system and a flat roof with a parapet totaling 13-feet 8-inches in height. The front portion of the house features a large front facing gable and two side facing gables topped with red clay tiles. The rear portion features a flat roof with a parapet capped with red tile coping.

The front elevation is asymmetrical in design and features a large front facing gable and a stepped back covered entry door. A large chimney flanked by two fixed windows is centered on the front facing gable roof. The south (side) elevation features a large bay window with a tripartite window beneath the small gable roof and a small covered recessed alcove which features red Spanish floor tiles. The alcove is covered with a sloped roof topped with red clay tiles and features a large decorative beam and corbels. A single door and two side-by-side double hung wood sash windows are centered on the back wall of the alcove. (Attachment B – Photographs).

### **ANALYSIS**

The applicant is proposing to add approximately 720 square feet to the ground floor of an existing single-family residence through rear and side additions. The proposed project requires the approval of the CHC because the proposed new construction exceeds 250 square feet of new area. To be granted approval, the project must comply with the Secretary of the Interior's Standards and meet the criteria for granting a Certificate of Appropriateness.

### **PROPOSAL**

The applicant is proposing to add a 720-square-foot, single-story addition to the existing single-story residence. The majority of the addition will be located at the rear of the house and a smaller addition is proposed on the side of the house. The rear addition will consist of 659 square feet of new area. The rear addition will create a new master bedroom, bathroom, walk in closet, enlarge the kitchen and add a new laundry room.

The master bedroom addition is rectangular in shape and will extend 33 feet 8-inches in length along the northern half of the house and will be 17 feet in width. This addition is proposed with two roof styles, flat and pitched. The first five feet of the addition will maintain the same flat roof style of the existing house. The addition's flat roof will be approximately 6-inches taller than the existing flat roof height to provide a visual break between the existing structure which is 13-feet 8-inch tall and the new flat roof. The pitched roof is designed as one large rear facing gable roof system. The roof will be installed with Spanish roofing tiles and will maintain a height of 14-feet 1-inch. The new addition will be set back the required four feet from the side (northern) property line and will maintain 17 feet 4inches from the rear yard property line. The kitchen

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expansion will extend out the existing flat roof with a slightly higher parapet to help differentiate the addition from the existing structure.

The side addition will be achieved by enclosing the existing alcove. This expansion will increase the interior square footage of the dining room. The proposed side addition will measure 4-feet 2-inches by 11-feet 6-inches and total 48 square feet. The roof line of the alcove will be extended out approximately 1-foot 11-inches and three side-by-side double hung wood windows will be centered on the new exterior wall. The new wall will align with the wall of the small gable wall and will be recessed approximately five inches from the wall of the existing rear portion. The addition will feature similar exterior finishes of the existing house such as stucco walls, a combination of double hung, casement windows and awning wood windows, and terracotta roof drains (Attachment C – Plans).

Additionally, several modifications are proposed to the existing windows on the house. These modifications include replacing three double hung wood windows with casement windows and installing a new casement window in a new opening on the north elevation and removing a non-original aluminum window and closing the opening on the south elevation.

### COMPATIBILITY

The addition has been designed with features and similar exterior finishes found on the existing Spanish Colonial Revival house. The new addition was also designed to be compatible with the California Heights Historic District Ordinance and the California Heights Design Guidelines and to complement the neighborhood at large. The larger portion of the addition will be located at the rear of the existing house, not visible from the public right-of-way. The addition on the side of the house is small in nature and although it is more visible than the rear addition, it will be screened behind a new fence and does not detract from the overall form of the contributing structure. The addition in general will not negatively impact the appearance or character of the neighborhood.

The California Heights Historic Ordinance states that for new construction “the style of architecture, massing and use of materials shall not be uncharacteristically different from the existing styles of the district”. The one-story addition is compatible with the existing neighborhood development patterns found within California Heights in which architecturally compatible additions have been completed over time and more recent additions have been completed in accordance with the Guidelines:

The California Heights Design Guidelines specify that:

“side additions are considered in instances where the site conditions allow for the side addition to not be highly visible from the street...Constructing an addition to the rear of a residence is acceptable for all properties provided that it is sensitively designed and is not highly visible from the public right of way...the addition should not envelop or be larger overall than the existing building, and should be no wider than the existing footprint. Single-story rear addition roof lines should not be taller than the existing

rooflines of the residence...Additions should always add to the existing footprint or the building [and] new construction should never involve removal of a portion of the original residence...A rear addition should be designed to be compatible with the historic building, but avoid duplicating the original building materials and detailing so that the addition is not mistaken for an original part of the residence in the future.”

Consistent with the above, the addition has been sensitively designed to address concerns of bulk and mass and is not highly visible from the public right-of-way. The side addition is small in nature and will be screened from view by the new gate and fence located across the driveway. The alcove features a simple door and windows which do not detract from the existing bay window pop-out feature which is a character-defining feature that will be retained with the project. The rear addition is located entirely behind the house. The new flat roof in the addition will be 6 inches higher than the existing flat roof to distinguish the existing house and addition in accordance Secretary of the Interior’s Standard #9. The height difference is intended to meet Standard 9 to identify where the original house ends and new addition begins. The change in roofline occurs in a part of the building where it will be minimally visible from the street.. The addition as proposed is broken into three separate areas which generally minimizes the bulk and mass of the addition, particularly in comparison to a single larger addition. The bedroom addition is 17 feet wide, which is less than half the total width of the existing house which addresses bulk and mass concerns. The height of the new addition is not significantly higher than the height of the existing house. The project will not demolish the existing house. The new addition has been carefully designed to be able to distinguish it from the existing house with a four-inch taller parapet height and the larger addition will feature a gable roof system with similar roofing tiles. The proposed project is compatible with the existing residence’s scale, mass and architectural style and the district as a whole.

The new addition features stucco walls, new double hung and casement wood windows, and terracotta roof drains. The design of the new addition is compatible with the existing developments within the neighborhood and the district in general. The addition has been conditioned to incorporate specific design features such as high-quality wood windows and all of the new windows will feature wood trims and sills.

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...” In compliance with Standard No. 9, the proposed one-story addition features similar exterior features such as the existing house but is also differentiated by the different roof system and slightly higher parapet height. Moreover, the bulk of the new addition will be located at the rear of the lot and will be properly screened from view from Lemon Avenue.

## **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, the California Heights

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Historic District Ordinance and the California Heights Design Guidelines. With conditions, Staff recommends approval of the Certificate of Appropriateness for the addition of 720 square feet of new living area on the rear and side of an existing single-story residence. All the findings can be made in the affirmative for the proposed improvements, as these improvements are compatible in overall scale, massing, proportions and materials to the architectural style of the existing structure on the property and with the context of the District (Attachment D – Findings). Staff recommends approval of the Certificate of Appropriateness, subject to the conditions of approval (Attachment E – Conditions of Approval).

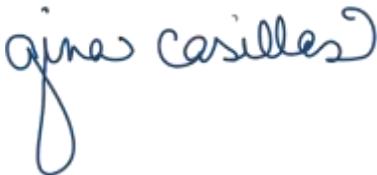
**ENVIRONMENTAL REVIEW**

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 Categorical Exempt from the provisions of CEQA pursuant to the provisions of Article 19 Section 15303 (a) (new construction or conversion of small structures) of the CEQA Guidelines. No further environmental review is required.

**PUBLIC HEARING NOTICE**

A total of 416 public notices were distributed on January 11, 2022. As of this date, one letter was received in response to this project.

Respectfully submitted,



GINA CASILLAS  
PROJECT PLANNER



ALEJANDRO PLASCENCIA  
PRESERVATION PLANNER



ALISON SPINDLER- RUIZ, AICP  
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PLANNING BUREAU MANAGER

PD:ASR: AP:gc

Attachments: Attachment A – Location Map  
Attachment B – Photographs  
Attachment C – Plans  
Attachment D – Findings  
Attachment E – Conditions of Approval