

June 28, 2022

CHAIR AND CULTURAL HERITAGE COMMISSIONERS

City of Long Beach
California

RECOMMENDATION:

Approve Certificate of Appropriateness to construct a 305 square-foot two-story addition to the rear of a dwelling located at 3335 E. 1st Street, in the R-2-L Zoning District. The existing dwelling is a contributing building within Bluff Park Historic District. (District 2)

APPLICANT: Jeannette Architects
Stefanie Häring, RA
296 Redondo Avenue
Long Beach, CA 90803
(Application No. COAC2202-02)

THE REQUEST

The applicant is requesting approval of a Certificate of Appropriateness to construct a 305 square-foot, two-story addition to the rear of a dwelling located at 3335 E. 1st Street, in the R-2-L Zoning District (Two Family Residential, Large Lots). The existing dwelling is a contributor to the Bluff Park Historic District. (District 2)

BACKGROUND

The subject property is located on the north side of 1st Street, between Coronado and Redondo Avenues (Attachment A - Location Map), within the R-2-L zone. A 20-foot-wide public alley (Dodge Way) borders the property to the north. The property totals 6,375 square feet in area, measuring 55 feet wide by 150 feet deep.

The two-story dwelling was constructed in the Victorian architecture style, in 1908. The 1,701 square foot dwelling is rectangular in shape and features a steep cross-gabled roof. The building exterior incorporates three different styles of wood siding. Horizontal clapboard wood siding is installed on the ground floor exterior walls, rectangular shaped wood shingles are installed on the second-floor exterior walls, and decorative scalloped shaped wood shingles are located below the peak of the gables. The front elevation features a centered entry glazed door and a small window within a front porch. The porch, measuring 13-ft x 6-ft, is defined by three Doric columns, the right half of which has been recently enclosed with glazing (Attachment B- Photographs). Paired double-hung windows, with a balconette, and separated by Doric Pilasters are located within the front gable at the second story,



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The sides and rear elevations feature a combination of 1/1 double-hung sash, tripartite windows, 1/1bay windows. The rear elevation incorporates a recent porch, leading to a doorway framed by two double-hung windows. Paired double-hung sash are located at the second story, within the gable of the roof.

According to building permits, the kitchen and bathroom were remodeled, and windows were replaced in 1998. The original garage was demolished, and a new 648-square foot detached three-car garage with a 78-square foot attached storage room, was constructed at the rear of the lot the following year.

The existing house is setback 25-feet from the front property line, 9'-10 from the west, 18'-11" from the east, and 83-feet from the rear property line. The dwelling maintains a 50-foot setback from the detached garage.

As the building retains its original shape and form, and original exterior material, it is classified as a contributor to the Bluff Park Historic District. No changes are proposed to the front elevation of the dwelling.

ANALYSIS

The proposed project requires approval of the CHC because the proposed project exceeds 250-square feet in size. 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.

PROPOSAL

The proposed 8-foot by 26-foot addition will be located at the rear of the two-story dwelling. The addition will enlarge the kitchen and laundry room on the ground floor, as well as the bedroom on the second floor. The existing south-facing gable roof will be extended approximately eight feet to accommodate the new addition.

The addition will feature similar exterior finish materials found on the existing dwelling. The exterior walls will feature decorative wood siding in the three styles currently on the existing dwelling. A vertical trim board will be installed on the two side elevations to differentiate the original dwelling from the new addition. The new exterior siding material will be slightly smaller in size to further differentiate it from the original.

The ground floor will feature three, new, paired double-hung sash wood windows, a single double-hung wood sash, and a new door. The two, existing double-hung sash windows located on the rear elevation of second floor will be removed and reinstalled along with a fixed wood window, to result in three side-by-side windows centered on the second-floor wall. One existing second floor window located on the west (side) elevation will be replaced with a new window in the same opening. One ground floor window on the east (side) elevation will be replaced with and new window within the same opening.

The front nonoriginal door will be replaced with a glazed 2-panel wood door. A matching door will be installed on the rear elevation. (Attachment C - Plans).

The rear deck will be removed and replaced with smaller 8-foot wraparound deck, to accommodate the proposed addition. The new deck will be constructed using the deck materials from the deck that was removed.

COMPATIBILITY

The Victorian style dwelling features a steep cross-gable roof and three styles of wood siding. The proposed addition will expand the rear gable roof approximately eight feet toward the rear. The addition's roof line will match the existing in both pitch and style.

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 addition will be differentiated from the original through subtle details, such as the exterior siding on the new addition incorporating slightly smaller wood planks, wood shingles and scalloped wood siding than the existing. A vertically mounted trim board will be added to act as a visual break between the existing building and the new addition on both side elevations.

The Bluff Park Historic Ordinance states that "Construction shall conform to the bulk and mass, scale and height of the majority of existing structures on both sides of the street on the block on which the new structure is to be erected...The style of architecture, use of materials and landscape treatment shall not be uncharacteristically different from the predominant style of the immediate surroundings." The addition is small in scale, located at the rear of the existing dwelling, and has been designed to match the finished of the existing dwelling. The existing building is two-stories and modest in size, it is not uncharacteristically different from the architectural styles in the district. Furthermore, the project would reuse two existing windows on the same rear elevation, and new double-hung wood sash windows to match existing.

The Bluff Park Design Guidelines state: "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 size and massing of the addition should be compatible with the historic character of the residence. The addition should be planned and constructed in a way that does not involve removing, obstructing, or damaging any existing historic features." The addition is modest in size, scale and height and will not be visible from the public right-of-way as it is located on rear elevation. Two existing windows on the rear elevation will be reinstalled on the new rear elevation. The addition features similar exterior siding, wood windows, and a gable roof similar to the exterior finishes found on the existing historic building. The addition will not adversely affect the overall character of the district and will reasonably blend into the district and the surrounding neighborhood.

RECOMMENDATION

Staff has analyzed the proposed project and determined that the project with the requested modifications 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 Bluff Park Historic District Ordinance, and the Bluff Park Design Guidelines. With conditions, Staff recommends approval of the Certificate of Appropriateness for the construction of a 305 square-foot first floor and second floor addition to the rear of an existing two-story dwelling located at 3335 E. 1st Street. 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).

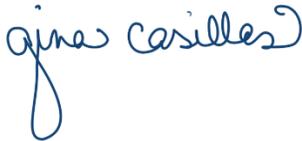
ENVIRONMENTAL REVIEW

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 Categorically 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 961 public notices were distributed on June 8, 2022.

Respectfully submitted,



GINA CASILLAS
PROJECT PLANNER



ALEJANDRO PLASCENCIA
PRESERVATION PLANNER



ANDREA URBAS, AICP
ACTING ADVANCE PLANNING OFFICER



ALISON SPINDLER- RUIZ, AICP
ACTING PLANNING BUREAU MGR

ASR:AU:AP:gc

Attachments: Attachment A – Location Map
Attachment B – Photographs

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Attachment C – Plans

Attachment D – Findings

Attachment E – Conditions of Approval