

CERTIFICATE OF APPROPRIATENESS
COAC2204-04
FINDINGS AND ANALYSIS
2725 E. Ocean Boulevard

ANALYSIS:

In compliance with Section 2.63.080 of the City of Long Beach Municipal Code (Cultural Heritage Commission), the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards)*:

The subject property is located on the north side of Ocean Boulevard, between Molino Avenue and Temple Avenue (Attachment A – Location Map), within the R-2-L zone (Two Family District with Large Lots). The site totals 11,000 square feet of area (measuring 55-feet wide by 200-feet deep) and is bounded by Ocean Boulevard to the south and a 20-foot wide alley (Bronce Way) to the north. The rectangular-shaped lot is improved with a two-story 3,396 -square foot two-story single-family dwelling constructed in 1938, and a detached garage, located at the rear of the lot. The property is a Contributor to the Bluff Park Historic District.

The project will demolish a detached garage located at the rear of the lot and replace it with a new 4,115-square foot detached two-story building containing a dwelling and a four-car garage. The ground floor totals 2,303 square foot of building area which includes 1,203 square feet of habitable/living area and 1,100-square feet of non-habitable/garage space. The second-floor totals 1,812 square feet of habitable/living area. In compliance with Section 2.63.080 of the City of Long Beach Municipal Code (Cultural Heritage Commission), the Standards, staff has analyzed the proposed project and determined that it meets these requirements and those of the City's zoning codes.

FINDINGS: (from Section 2.63.080(D) of the Long Beach Municipal Code)

- 1. (It) will not adversely affect any significant historical, cultural, , or aesthetic feature of the Landmark or subject property within the Landmark District and that issuance of the Certificate of Appropriateness is consistent with the spirit and intent of this chapter.**

The proposed project, as Conditioned, will not adversely affect any significant historical, cultural, architectural, or aesthetic features of the subject property. All work will be conducted pursuant to the Standards. The subject property totals 11,000 square feet in area, measuring 55-feet wide by 200feet in depth. The property was developed with a two-story 3,396 -square foot two-story single-family dwelling constructed in 1938, and a detached garage, located at the rear of the lot. No changes are proposed to the primary contributing dwelling.

The proposed project will demolish the garage structure in its entirety. This structure was modified in 1999, and it is believed to have been significantly altered from its original form. The new 4,115 square foot building will be situated on the western side property boundary line, setback approximately 64-feet from the

primary dwelling, and four (4) feet from the eastern side and rear property boundary lines. The ground floor of the building totals 2,303 square feet of area, including 1,203 square feet of habitable/living area and 1,100 square feet of non-habitable/garage space. The second floor will total of 1,812 square feet of habitable/living area. The new building is designed in a contemporary architectural style. It is rectangular in shape and features white c smooth stucco walls, a hip roof with clay roof tiles, a flat roof system with parapet walls, wood windows and doors, wrought iron guardrails and garage doors in a mahogany wood stain.

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 form the predominant style of the immediate surroundings.” The existing dwelling is two-stories in height and is similar in size and shape to the primary dwelling, it is not uncharacteristically different from the architectural styles in the district on a whole. The new two-story building-containing a dwelling and four-car garage is located at the rear of the lot and is sufficiently screened from view by the existing dwelling from Ocean Boulevard. The new building is designed in a contemporary architectural style and features white colored smooth stucco walls, a hip roof with clay roof tiles, a flat roof system with parapet walls, wood windows and doors, wrought iron guardrails and garage doors in a mahogany wood stain.

The Bluff Park Design Guidelines states: “new construction is expected to reasonable “blend in” with its surroundings, when feasible, but not required to exactly match the contributing buildings. In, fact matching an existing design to closely is discouraged, in order to prevent the new building from being mistaken for an original historical building in the further; however, the new construction should generally take cues from the contributing building to fit into the district more harmoniously. The contributing residences within...are varied in style, but they are primarily two stories in height...consider including features like a gabled, pitched, or flat roof with a parapet, wood or stucco cladding, traditional decorative features, prominent porches, rectangular windows and door openings...conforming to the prevailing height and setback in the district, especially that of the contributing properties immediately adjacent to the proposed new construction.” The new building features is designed in a contemporary architectural style. It is rectangular in shape and features white colored smooth stucco walls, a hip roof with clay roof tiles, a flat roof system with parapet walls, wood windows and doors, wrought iron guardrails and garage doors in a mahogany wood stain which is similar to the contributing building on the lot and the buildings in the district on a whole. The new building will not adversely affect the overall character of the district and will reasonably blend into the district and to the surrounding neighborhood.

- 2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Marshal and/or Building Official.**

There are no active code enforcement cases or dangerous conditions at this site. Thus, this finding is not applicable.

3. (It) will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preservation, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

The proposed project is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The proposed project will not change to the use of the property. The property will remain a residential use.
- Character – The historic character of the property will be maintained. The proposed project will remove an apparent non-original garage structure and will replace it with a new building. The original contributing structure, the primary dwelling, which is located at the front of the lot, will remain undisturbed. The new structure was designed in a simple contemporary architecture style and the shape and form of the building, and the exterior materials used in the design are consistent with the buildings found throughout the historic district. The proposed project will not modify the existing contributing structure, thus no historic materials or features that characterize the property will be removed.
- Changes to Historic Features – The new building as proposed, is designed in a simple contemporary architectural style.
- The proposed removal of an assumed non-original garage structure is not considered a significant change-over-time.
- Deteriorated Historic Features – The assumed nonoriginal structure's construction is outside of the District's period of significance, it incorporates no distinctive features, finishes, construction techniques or examples of craftsmanship. As such, its demolition will not destroy historic features.
- Damage to Historic Materials – Not applicable.
- Archeological Resources – No known significant archeological resources will be affected by this project, as the site has already been disturbed through construction of the existing garage structure.
- Historic Materials that Characterize the Property – Historic materials that characterize the property will not be destroyed by this project, which involves the construction of a new building.
- Form and Integrity – The new building is set back approximately 42-feet away from the primary dwelling which will maintain the essential form and integrity of the primary historic structure.

In accordance with 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 two-story building is designed in a contemporary architectural style and features white colored smooth stucco walls, a hip roof with clay roof tiles, a flat roof system with parapet walls, wood windows and doors, wrought iron guardrails and garage

doors in a mahogany wood stain. The Secretary of Interior's Standards for Rehabilitation, Standard No. 10 states that "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired." The new building is located 64-feet away from the primary contributing dwelling and could be removed in the future to restore the site to original, consistent with Standard No. 9.

4. (It) will comply with the Design Guidelines for Landmark Districts, for a property located within a Landmark District.

The Design Guidelines for the Bluff Park Historic District require that project complies with the Secretary of Interior's Standards for Rehabilitation and that new construction in the district 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, the use of materials and the landscape treatment shall not be uncharacteristically different from the predominant style for the immediate surroundings. New structures shall not be painted or otherwise finished on the exterior in colors and architectural details which would be out of character with the general architecture style of the predominant on the block on which the new structure is to be located." The new building is designed in a contemporary architectural style. It is rectangular in shape, two stories in height and features white colored smooth stucco walls, a hip roof with clay roof tiles, a flat roof system with parapet walls, wood windows and doors, wrought iron guardrails and garage doors in a mahogany wood stain. The new building is of similar height and shape of the existing dwelling, and it features similar exterior finishes such as stucco walls, rectangular shaped windows, and hip roof with clay tiles and a flat roof with a parapet. The new building will not adversely affect the overall character of the district and will reasonably blend into the district and to the surrounding neighborhood.