

**CERTIFICATE OF APPROPRIATENESS
COAC1906-01
FINDINGS AND ANALYSIS
2609 E. 1st Street**

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 E. 1st Street, between Molino Avenue to the east, Lindero Avenue to the west and is adjacent to a 20-foot alley on the north (Exhibit A - Location Map) within the R-2-L zone (Two-Family Residential District with Large Lots). The property is developed with a one-story, 2,005 square-foot single-family residence with a detached 400-square-foot two car garage on an 8,250-square-foot lot built in 1919. The property is a contributing structure in the Bluff Park Historic District. (Ordinance C-7937).

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), staff has analyzed the proposed project and the project 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, architectural 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 guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The three-car garage and studio unit above will be detached and will be located on the rear half of the lot. While the new two-story structure will be higher than the existing residence, the design of the proposed improvements and materials will be compatible with the structures Altered Spanish Colonial Revival architectural style.

The existing structure is altered from its historic style and materials. The size, placement, and height of the proposed accessory structure and studio unit above the garage will not adversely impact any remaining historic character and features of the existing structure that have been altered over time or that of other properties in the district and will not impact the property's status as a contributing structure.

The new detached three-car garage and second floor studio unit, as conditioned will maintain an overall height of 24 feet measured from grade to the top of the flat roof of the new structure and will be visible from E. 1st Street given that the height and massing of the existing primary residence will not completely screen the new second floor studio unit. Both the new garage and studio unit above will be located in rear half of the lot and the second story will have a smaller footprint than the ground-level garage; the second-floor studio unit will be stepped back approximately 4 feet from the ground-floor garage on the east side to meet the setback requirement of the zoning district, while helping to reduce the massing and minimize the visual impact of the second story. Furthermore, the adjacent properties on both the east and west sides of the subject property have two-story structures with cross gable roof systems. The new rear garage and studio unit will help to screen the multifamily property to the rear.

The project will meet the required development standards applicable in the R-2-L zoning district. The property currently conforms to the zoning requirements. The third garage space is required to comply with the parking requirements for the proposed second unit.

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 two-story accessory structure consisting of a three-car garage and a second-story studio unit located to the rear of the primary dwelling on the lot is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The existing use is a single-family residence that consists of a one-story structure. The proposed project is also a residential use, consisting of a three-car garage and studio unit above. The structure will be located to the rear of the existing dwelling and would be consistent with the requirements of the Zoning Code and the Bluff Park Historic District Design Guidelines.
- Character – The remaining character defining features of the original primary residence will remain unchanged. As proposed, the three-car garage and studio unit above is compatible with the existing architectural design of the dwelling and the Bluff Park Historic District Guidelines.
- Changes to Historic Features – The proposed improvements will be made in the rear of the lot and will be separated from the existing residence. With

conditions, staff recommends reducing the structures height to 24-feet maximum.

- **Historic Significance** – The proposed improvements will not change the historic significance of the property or impact the integrity of the district. The existing garage proposed for demolition is located behind the primary structure and is not visible from the street, and is, consequently, not a prominent feature of the site. By maintaining the existing driveway and the general rhythm and pattern of the site's walkways and driveways, the demolition of the existing accessory garage structure will not have an impact on an essential historic feature of the site. Allowing the proposed project enables the development of a second unit on the site, as permitted by the zoning, and accommodates the required parking in a manner that both retains the historic features of the site and minimizes the visual impact of the project.
- **Distinctive Features** – The proposed improvements will not change the distinctive features of the existing building or property. The existing flat roof of the primary dwelling will be incorporated into the design of the proposed project and the height is compatible with that of the surrounding properties. Many of the historic features and materials of the primary residence have been altered or removed, but the proposed project will not impact any remaining historic features.
- **Deteriorated Historic Features** – Currently, there are no deteriorating historic features on this property.
- **Damage to Historic Materials** – The proposed three-car garage and studio unit above will be housing a new detached accessory structure located to the rear of the existing dwelling. Consequently, it will not cause damage to the historic features of the existing structure.
- **Archeological Resources** – Any archeological resources found will be protected and preserved. No resources are known. No major excavations or grading is proposed.
- **Historic Materials that Characterize the Property** – The proposed three-car garage and studio unit above will be located to the rear of the dwelling and will not destroy historic materials that characterize the property.
- **Form and Integrity** – The proposed three-car garage and studio unit above will be located to the rear of the dwelling and will not cause damage to the essential form and integrity of the existing structure or the District. The two-story structure is consistent with surrounding one and two-story structures.

The new three-car garage and second story studio unit has a size, scale, and profile that is larger than the scale of the existing residence but has been designed with consideration of the context of the structures adjacent to the subject site and other properties in the Bluff Park Historic District.

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

The subject property is a contributing property within Bluff Park Historic District. The Ordinance for the Bluff Park Historic District Guidelines requires that projects comply with the Secretary of Interior's Standards for Rehabilitation. No changes are proposed to the existing contributing structure. Demolition on the site is limited to the existing two-car garage. All changes proposed would be in the rear of the property and separated from the existing residence. The new two-story structure represents an increase in the massing over the existing residence but is setback at the rear half of the lot and the design considers the context of the adjacent structures. The proposed style of architecture, use of materials, paint colors and exterior finishes are not uncharacteristically different from the predominant style of the existing residence and of the immediate surroundings.

While the new two-story structure will be higher than the existing residence, the design of the proposed improvements and materials will be compatible with the structures Altered Spanish Colonial Revival architectural style. Staff recommends reducing the structures height to 24 feet maximum to create a single plane in the roofline consistent with the existing, primary structure on the lot.