

**CERTIFICATE OF APPROPRIATENESS
COAC 1901-01
FINDINGS AND ANALYSIS
29 KENNEBEC AVENUE**

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 project site is located within the Bluff Park Historic District, which was adopted in 1982 and amended under Ordinance number C-6835 (adopted in 1990). The project proposes to construct a new two-story residential building consisting of three dwelling units, each with a two-car garage located on the northern portion of the subject site (Lot 1). The proposed project will consist of three dwelling units (townhouse style), ranging in size from 1,570 to 1,600 square feet. The project meets these requirements and those of the City's Zoning Code, subject to conditions.

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 building has been carefully designed to provide buffering from adjacent properties and structures. The project will provide 15'-0" wide uniform setbacks along both street frontages, Kennebec Avenue and 1st Street and large (20'-0" wide) setbacks along both, west and south property lines, consistent with existing patterns of development for the block in which the subject site is located and the broader historic district.

The new two-story, three-unit residential building is compatible with the existing building scale and massing of the neighborhood as the historic district is developed with predominantly two-story buildings. The proposed building is designed in the Mediterranean architectural style. The building features a simple rectangular shaped building capped entirely with a second floor. The new building incorporates architectural features found within the district. The size, placement, and height of the two-story building will not adversely impact the adjacent properties or properties located in the district. No changes to the existing two-story duplex or the detached garage is proposed under this application.

- 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, three-unit residential building is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The site is currently development with multifamily residential uses and the use will not change with the proposed project.
- Character – The new building will incorporate similar character defining features found within Bluff Park. The conditions of approval will require that new windows be high quality and all windows will be required to be recessed. The proposed building is compatible in size, scale and exterior building materials to the adjacent properties and other buildings in the district. While the subdivision resulted in a reorientation of the front yard, the proposed project has been designed so that two of the three units take their primary pedestrian access from 1st Street, consistent with other properties on the block and the historic orientation of the site. Similarly, the proposed design maintains the site's historic vehicular access from Kennebec Avenue. The building was designed to create dual street frontages to respond to the prominent corner location of the site.
- Changes to Historic Features – This is a new development on a vacant portion of the lot.
- Historic Significance – The new two-story, three-unit residential building will not change the historic significance of the property or impact the integrity of the district. The site is currently vacant and the new building has been designed to complement the architecture and development patterns of the neighboring properties and the district at large. The existing two-story duplex and detached garage will remain.
- Distinctive Features – The new two-story, three-unit residential building will feature smooth stucco exteriors, high-quality windows and a red clay tile roof, similar to character defining features of structures found within the district.
- Deteriorated Historic Features – This is a portion of the lot which is vacant. No building currently exists.
- Damage to Historic Materials – This is a portion of the lot which is vacant. No building currently exists.
- 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 – This portion of the lot is currently vacant. The proposed project will not destroy existing historic

materials that characterize the property. The existing two-story duplex and detached garage will remain.

- Form and Integrity – The new two-story, three-unit residential building will not cause damage to the essential form and integrity of the District. The two-story building is consistent in massing and size with the adjacent two-story buildings and the two-story buildings found within the district.

In accordance with the Secretary of the Interior's Standards for Rehabilitation, Standard No. 9 states the new construction will not destroy historic materials, features, and spatial relationships that characterize the property or the district as a whole. As proposed, the new two-story, three-unit residential building meets all current zoning regulations, subject to conditions, the Bluff Park Historic District Ordinance and the Bluff Park Historic District Design Guidelines. The siting of the building on the lot maintains the historic orientation of the block (with the units "fronting" on 1st Street and maintaining the vehicular access on Kennebec Avenue) and creates ample buffers between the new building and the neighboring adjacent buildings.

Standard No. 9. also states that "new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features..." The new building will have a size, scale, and profile that is compatible with the scale of the surrounding buildings and 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. The new building will be distinguished by new contemporary materials that are differentiated from but complementary to the 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 the Bluff Park Historic District. The Design Guidelines for the Bluff Park Historic District require that projects comply with the Secretary of Interior's Standards for Rehabilitation. The Design Guidelines specify that "new construction should be generally compatible with the existing contributing buildings in size, scale, setbacks, height massing, design, materials and architectural style to protect the overall character of the historic district...New construction is expected to reasonably blend in...The contributing residences within the Bluff Park Historic District are varied in style, but they are primarily two stories in height. New construction should include features like a gabled, pitched or flat roof with a parapet, wood or stucco cladding, tradition decorative features, prominent porches, rectangular windows and door openings and conform to the prevailing height and setback in the district, especially that of the contributing properties immediately adjacent to the proposed new construction." The new two-story building has been designed similar in height to the adjacent properties and the properties located along 1st Street. The new building will "blend in" and be compatible in size, mass and scale to the existing buildings within the district. The new building features stucco walls, rectangular shaped windows and clay roof tiles. The building has been conditioned to

incorporate specific design features such as recessed windows and to work with staff to develop a more cohesive design for the project's windows and doors during the plan check process.