

**CERTIFICATE OF APPROPRIATENESS
COAC2007-02
FINDINGS AND ANALYSIS
26 KENNEBEC AVENUE**

ANALYSIS:

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

The subject site, 26 Kennebec Avenue, is located within the Bluff Park Historic District, which was amended in 1982 (C-6835). The property is currently improved with two structures: a 1,050 square foot, two-story house on the front of the lot and a two-story detached structure with a one-car garage and a secondary dwelling unit in the rear of the lot. The primary dwelling unit is a contributing structure that is designed in a Folk Victorian architectural style and was constructed in 1906.

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 102-square-foot addition will be constructed on the second floor of an existing detached secondary dwelling unit and will be approximately 8-inches in height lower than the highest peak of the roof of current secondary unit. The proposed addition to the secondary dwelling unit will be constructed above the garage and will maintain an approximately 17-foot separation distance from the primary dwelling.

The design and exterior materials of the proposed project are compatible with the structure's Folk Victorian architectural style and the overall context of the district. The second story addition will maintain an overall height of approximately 18-feet to the top of ridge of the new roof. The primary residence will help screen the second story addition from public view along Kennebec Avenue as the addition will be setback 14-feet from the south property line adjacent to the alley. The property is adjacent to and in the vicinity of a mix of one- and two-story structures, that

represent a range of architectural styles along Kennebec Avenue, including Craftsman, Prairie and Folk Victorian style structures.

The proposed second story addition to the detached secondary dwelling unit will match the original residence on the property by matching the architectural style, roof orientation, and exterior materials. The size, placement, and height of the addition will not adversely impact any remaining historic character and features of the existing structure or properties in the district, or the subject property's status as a contributing structure.

The project comply the required floor area ratio, lot coverage, open space, yard, and height requirements applicable in the R-2-L District.

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 remodel of and 102-square-foot second story addition to the detached secondary unit is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The existing use is a residential use consisting of two detached two-story structures. The use of the existing structure as a single-family home will remain unchanged with the proposed scope of work.
- Character – The remaining character-defining features of the original structure will remain unchanged. The proposed addition to the detached secondary dwelling unit and all features will be compatible in size, scale and exterior building materials to the existing structure, adjacent properties, and other buildings in the District.
- Changes to Historic Features – The proposed 102-square-foot addition will be detached from the primary house and be constructed in the rear half of the lot on the second story of the existing secondary dwelling unit. There would be no changes to the primary residence as part of the proposed scope of work. The design of and exterior materials used for the addition will match the existing structure and be compatible with the historic features of the primary structure.
- Historic Significance – The proposed second story addition to the detached secondary dwelling unit will not change the historic significance of the

property or affect the integrity of the district. As proposed, the scale and size of the addition does not detract from the existing primary residence as a contributing structure or as a primary structure.

- **Distinctive Features** – The proposed addition to the detached secondary dwelling unit will not change the distinctive features of the existing contributing building or property. The existing features of the primary residence will remain intact. The addition to the rear, detached structure would be constructed in an appropriate scale, location, and design that would not obscure existing distinctive features of the primary residence.
- **Deteriorated Historic Features** – There are no deteriorated historic features addressed as part of this proposal. As conditioned, all windows to be installed on the addition are to be wood windows. Historic features and materials of the existing primary residence, such as wood siding, windows, and other features found on the Folk Victorian home, remain intact.
- **Damage to Historic Materials** – The addition to the secondary dwelling unit 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 remodel and 102-square-foot addition to the secondary dwelling unit will not destroy historic materials that characterize the property.
- **Form and Integrity** – The proposed addition to the secondary dwelling unit would be detached from and will not cause damage to the essential form nor the integrity of the primary contributing structure on the site or the District. The new construction of the structure has been designed to match the principal structure's and the detached secondary dwelling unit's architectural style and form and does not exceed the height of the principal structure nor the detached secondary dwelling unit.

The addition to the secondary dwelling unit will have a size, scale, and profile that is compatible with the scale of the existing residence and existing secondary dwelling 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 overall scale, size, and design of the addition to the detached secondary dwelling unit does not detract from the existing primary residence as a contributing structure or as a primary structure 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 the Bluff Park Historic District. The District ordinance requires that projects comply with the Secretary of Interior's Standards for Rehabilitation. In addition, the Design Guidelines address the design of second story additions. The proposed project would comply with the design guidance, as the addition will have a lower height than the existing principal structure and the detached secondary unit, and includes features and materials compatible with the contributing structure on the lot. The construction of the second story addition to the detached secondary dwelling unit would not obscure or damage existing character-defining features or structures on the property. The proposed style of architecture, use of materials, and exterior finishes are not uncharacteristically different from the predominant style of the existing residence and of the immediate surroundings. The historic character of the existing primary structure would remain intact with construction of proposed second story addition.