



Cultural Heritage Commission

September 29, 2020

26 Kennebec Avenue
Certificate of Appropriateness
COAC2007-02

26 Kennebec Avenue

Location



- East side of Kennebec Avenue
- E. Ocean Boulevard to the South
- E. 1st Street to the North
- Abutting a 20-foot alley to the South

Background

- Two-story 1,050 S.F. single family dwelling built in 1906
- Detached one car garage with a two-story secondary dwelling unit
- Folk Victorian Architectural Style
- Lot Size: 5,250 S.F.
- Zone: R-2-L (Two-Family Residential District with Large Lots)
- Bluff Park Historic Dist. – Contributing Structure

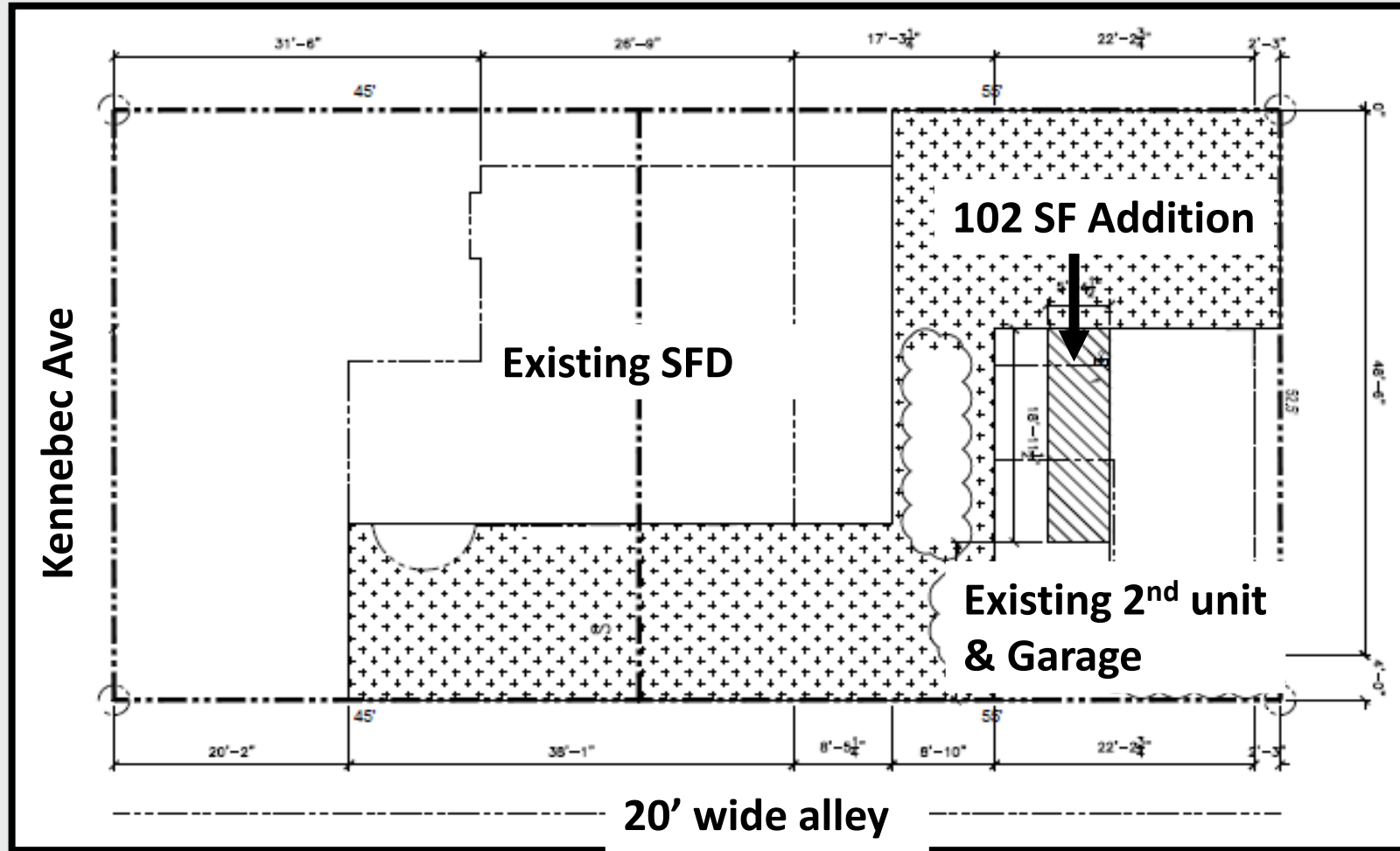
26 Kennebec Avenue

Existing Conditions



26 Kennebec Avenue

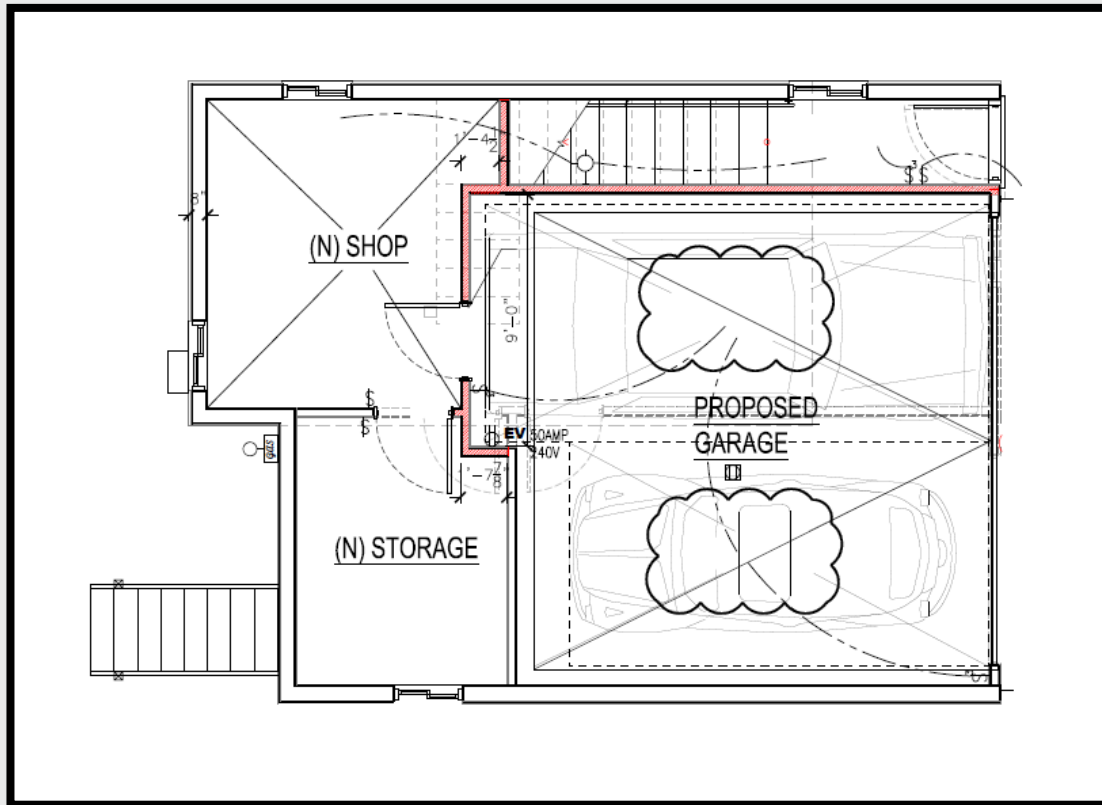
Proposed Project



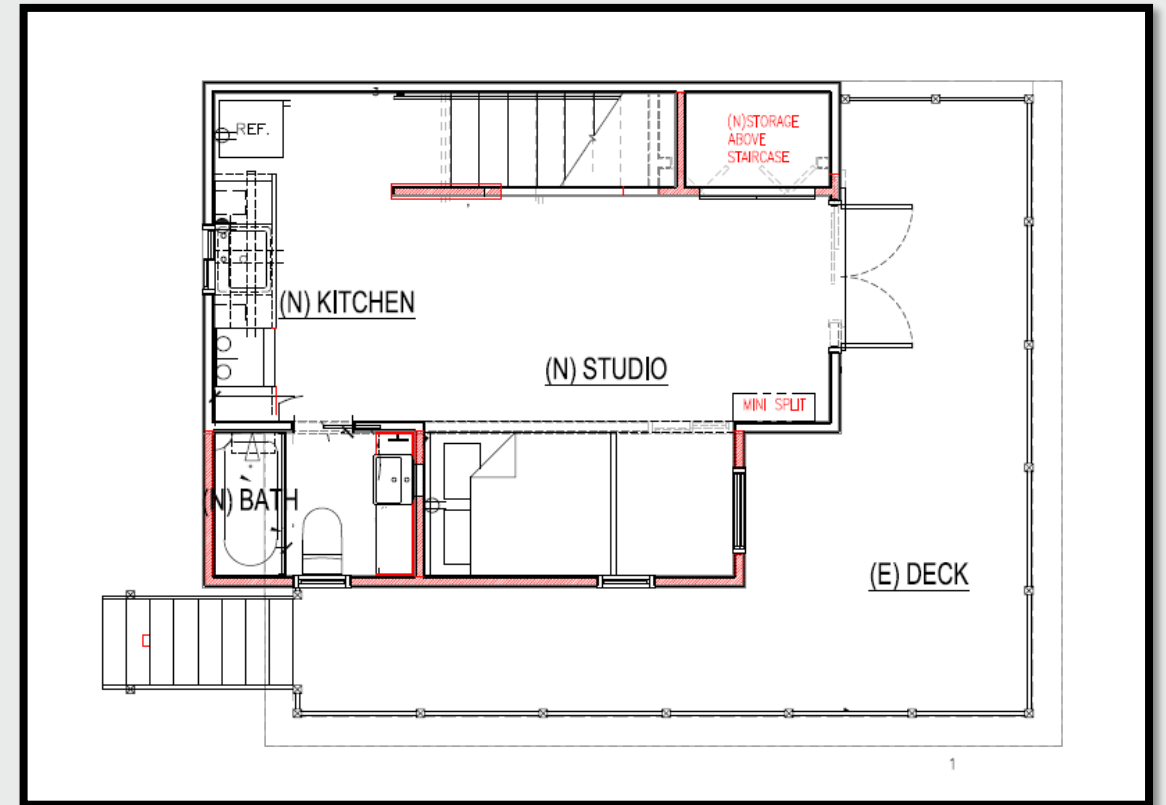
- 1st floor remodel
- New 2 car garage
- Accessory space
- 102 SF addition to the second floor

26 Kennebec Avenue

Proposed Floor Plans



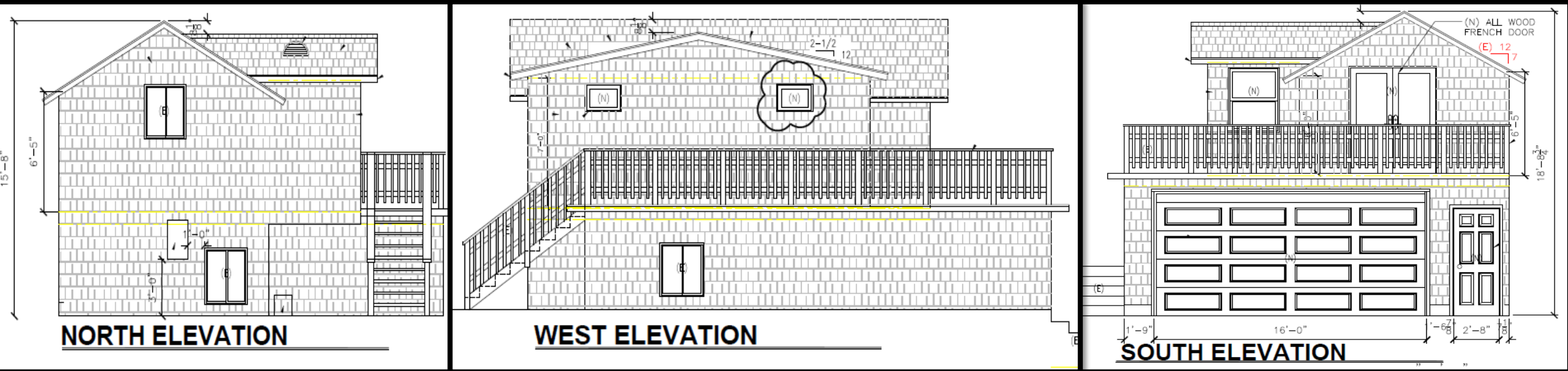
Proposed 1st Floor



Proposed 2nd Floor

26 Kennebec Avenue

Proposed Elevations



**As proposed, the
proposed project
is:**

1. In compliance with the Zoning Code;
2. Bluff Park Historic District Design Guidelines;
3. Secretary of Interior's Standards;
4. Ordinance No. C – 6835 –Bluff Park Historic District;
5. Folk Victorian Style Guide;
6. Certificate of Appropriateness Findings.

26 Kennebec Avenue

With conditions, Staff recommends approval of the Certificate of Appropriateness request to remodel the first floor of an existing detached, two-story secondary dwelling unit to accommodate a two-car garage with storage area and add 102-square-feet to the second floor on a property located at 26 Kennebec Avenue in the Two-Family Residential District with Large Lots (R-2-L) Zoning District within the Bluff Park Historic District. (District 3)



Thank you

Sergio Gutierrez

Sergio.Gutierrez@longbeach.gov

562-570-5934