

**CERTIFICATE OF APPROPRIATENESS
COAC 2010-01
FINDINGS AND ANALYSIS
3215 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 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 demolish an existing non-contributing garage located at the rear of the property and construct a new detached two-story structure, consisting of a 986-square foot four-car garage with storage and laundry area on the ground floor, a 998-square foot Accessory Dwelling Unit (ADU) located on the second floor, and a 624-square foot roof deck. 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 proposed four-car garage and accessory dwelling unit will replace a non-contributing garage/storage structure located at the rear of the lot. The new two-story structure will be located in the same location as the existing garage and will maintain approximately 102 feet distance from the primary contributing dwelling located on the front of the lot along Ocean Boulevard. The new garages are proposed with a zero setback along the (west) side yard, a four-foot setback along the (east) side yard and two-feet setback along the rear property line. The new dwelling unit located above the garages will maintain the code required four-foot setbacks along the (west and east) side yards and a one-foot setback along the rear property line. The new building is located along the rear property line directly behind the primary home and is not visible from Ocean Boulevard.

The new building is compatible with the existing building scale and massing of the neighborhood as the historic district is developed with predominantly two-story buildings and with dwelling units located on the second floor above garages. The proposed building is designed in the contemporary architectural style. The building features a simple rectangular shaped building with a second floor that is almost

entirely the same dimensions as the structure's ground floor footprint. 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 residential structure are 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 accessory structure is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The site is currently developed with a single-family residential use and the use will not change. The zoning code allows two residential units by right. The project will replace a non-conforming garage with code-compliant, four-car garage and a ADU located on the second floor above the new garages.
- Character – Two-story structures are found in the vicinity of the subject site and throughout the Bluff Park Historic District. The new two-story structure will not change the character of the neighborhood or the district and will be located at the rear of the property, screened from view from the street by the primary structure. The new building will incorporate similar features found in contributing structures located in Bluff Park such as wood windows, stucco exteriors and concrete roof tiles. The conditions of approval will require that new windows be high quality wood windows and all windows will be required to be recessed. The proposed building is compatible in size, scale and exterior building materials with the adjacent properties and other buildings in the district.
- Changes to Historic Features – No changes are proposed to the 1922/1924 two-story Neo-Georgian residential dwelling which is a contributing resource for the district. The new four-car garage and accessory dwelling unit structure will be detached and be located approximately 102 feet from the primary structure.
- Historic Significance – The new two-story structure will not change the historic significance of the property or impact the integrity of the district. The new structure has been designed to complement the architecture style of the contributing residential dwelling and is consistent with the development pattern of the neighboring properties of the district at large. The existing two-story residence will remain.

- Distinctive Features – The new two-story building will feature smooth stucco exteriors, high-quality wood windows and a cement tile roof, similar to character defining features of structures found within the district. There are no changes proposed to the primary, contributing structure, so those distinctive features will not be impacted.
- Deteriorated Historic Features – No deteriorated historic features are found on the lot.
- Damage to Historic Materials – No historic materials are damaged or will be damaged as a result of the construction of the new building. There are no changes proposed to the primary, contributing structure, so historic materials on the primary structure will not be impacted.
- 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 contributing resource, the two-story main residential dwelling on the lot, is square in shape and features wood windows, a hip roof system with green colored roof tiles and red colored brick veneer exterior cladding. The proposed project will not destroy existing historic materials that characterize the property. The existing two-story dwelling will remain untouched.
- Form and Integrity – The new two-story 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 other 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. The primary house is the historic resource on the lot. No changes are proposed to this structure. As proposed, subject to conditions, the four-car garage and accessory dwelling unit meets all current zoning regulations, the Bluff Park Historic District Ordinance and the Bluff Park Historic District Design Guidelines. The new structure will replace a non-conforming garage with a conforming, four-car garage and an ADU located above.

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 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, 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 structures on nearby properties located along Ocean Boulevard. The new building is compatible with the other existing two-story structures located similarly along the alley. 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 concrete roof tiles. The building has additionally been conditioned to incorporate specific design features such as recessed windows.