

**CERTIFICATE OF APPROPRIATENESS
COAC2107-01
FINDINGS AND ANALYSIS
3754 LEWIS 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 subject site, 3754 Lewis Avenue, is located within the California Heights Historic District, which was established in 1990 (C-6704) and expanded by ordinance on August 29, 2000 (C-7702). The property is currently improved with a one-story, 1,306-square-foot single-family residence which is a contributing structure to the district, as well as a detached 366-square-foot two-car garage. The property was developed in 1935 and consists of a 6,375-square-foot lot. The main residence and two-car garage are in a Tudor Revival architectural style.

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 proposed ADU will be located in the rear half of the lot and will be setback 85'-7" from the front property line to the west, 21'-3" from the rear property line to the east, 4'0" from the side property line to the south, and approximately 17'-3" from the north side property line. The design and exterior materials of the proposed project are compatible with the main residence's Tudor Revival architectural style and the overall context of the historic district.

As proposed, the scale and size of the proposed ADU does not detract from the existing main residence as a contributing structure or as a primary structure, and it preserves the historic integrity of the primary residence and the surrounding area, in compliance with Secretary of Interior Standards. The proposed ADU structure height is 16'-9" to the peak of the roof while the existing garage is 17'-9" to the peak and the main house is 20'-1" in height to the peak of the roof.

As designed, the proposed project will have minimal visibility from Lewis Avenue and will be compatible with the neighborhood and adjacent properties within the vicinity as there are a number of properties on the block that are one-story and two-story residences. Given this context, the proposed project is compatible with the neighborhood. The proposed ADU will be consistent and in full compliance with the City's residential development standards for the R-1-N (Single-Family Residential, Standard Lots) zoning district, the California Heights Historic District Ordinance C-7702, and the Tudor Revival Style Guide. The proposed ADU is located on the rear half of the property and will be compatible in massing and size yet distinguishable from the original main residence and existing garage.

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 ADU is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The existing use is a single-family residence consisting of a one-story structure and detached two-car garage. The use of the existing primary residence as a single-family home will remain unchanged with the proposed scope of work and the existing residence shall be maintained as a one-story structure. The existing two-car garage will also remain a two-car garage and changes to the roof will be minimally visible from Lewis Avenue.
- Character – The character-defining features of the original residence will remain unchanged since the proposed ADU will be located on the rear half of the property. No work is proposed on the existing main residence, leaving the existing historic structure intact. The proposed project is designed to be compatible in size, scale and exterior building materials with the existing residence, adjacent properties, and other buildings in the district.
- Changes to Historic Features – The proposed ADU will be located on the rear half of the property, and, due to the roof pitch, height, materials and matching decorative half timbering design, it will be compatible with the main residence and existing garage which are designed in a Tudor Revival architectural design.
- Historic Significance – The proposed ADU will not change the historic significance of the property or affect the integrity of the district. As proposed,

the scale and size of the proposed ADU does not detract from the existing primary residence as a contributing structure or as a primary structure.

- **Distinctive Features** – The proposed ADU will not change the distinctive features of the existing contributing building or property. The existing features of the primary residence and garage will remain in place. The proposed ADU will be constructed in an appropriate scale, location, and design that would not obscure existing distinctive features of the primary residence and garage.
- **Deteriorated Historic Features** – There are no deteriorated historic features addressed as part of this proposal. As conditioned, all future windows to be installed on the primary structure and existing two-car garage shall be wood windows. Historic features and materials of the existing primary residence that require repairs, such as stucco cladding and window trims, shall be repaired as conditioned through a separate Certificate of Appropriateness if needed.
- **Damage to Historic Materials** – The proposed ADU will not cause damage to the historic features of the main residence and as conditioned any damage on the existing main residence and garage shall be repaired like for like as original.
- **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 ADU will not destroy historic materials that characterize the property since the ADU is proposed on the rear half of the property and detached from the main residence.
- **Form and Integrity** – The proposed ADU will not cause damage to the essential form nor the integrity of the existing main residence or the District. The proposed project is consistent with the existing structures on-site and the surrounding structures along Lewis Avenue.

The proposed ADU will have a size, scale, and profile that is compatible with the architectural style of the existing residence and two-car garage and has been designed with consideration of the context of the properties adjacent to the subject site and other properties within the California Heights Historic District. The overall scale, size, and design of the proposed ADU does not detract from the existing primary residence as a contributing structure or as a primary structure in the California Heights Historic District.

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

The California Heights Historic District Design Guidelines provide guidance for ADUs and encourage that they be constructed in the rear of properties and designed to minimize their visibility from the front of the street. The guidelines further state that ADUs should be architecturally compatible with the primary residence on the site in terms of design, materials and architectural style and have lower massing than the primary structure. As proposed and conditioned, the proposed has minimal visibility from the street and is not larger than the main residence and would be architecturally compatible.

The proposed ADU is compatible with the existing residence and garage architectural style, yet does not give a false sense of the property's historical development, in accordance with Secretary of Interior's Standards for Rehabilitation, Standard No. 9, which states that "new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features..." The new ADU has been designed to complement and match the architectural style of the primary residence and garage, yet it provides a lower roof height than existing structures on-site. The proposed project represents a simplified, contemporary interpretation of the Tudor Revival architectural style that will provide a cohesive design between the proposed addition and the existing original architectural style. As proposed and conditioned, the new ADU will provide a smooth stucco finish to further differentiate new from original. The proposed ADU will be consistent and in full compliance with the City's residential development standards for the R-1-N (Single-Family Residential, Standard Lots) zoning district, the California Heights Historic District Ordinance C-7702, and the Tudor Revival Style Guide.