

**CERTIFICATE OF APPROPRIATENESS  
COAC2201-01  
FINDINGS AND ANALYSIS  
4125 E. 6<sup>TH</sup> STREET**

**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, 4125 E. 6<sup>th</sup> Street, is located within the Belmont Heights Historic District, which was established in 2002 (C-7802). The property is approximately 6,375 square-foot in size, and was developed in 1922 with a one-story, 988-square-foot single-family residence and a 330-square-foot detached one-car garage. The applicant is proposing a new detached 773-square-foot, three-car garage with a 640-square-foot second floor ADU above and 170-square-foot deck area for the ADU. The new garage and ADU structure will be located entirely in the rear half of the lot. The ADU consists of one bedroom, one bathroom and common areas (living room, and kitchen/dining room). The main residence and existing one-car garage are in a Craftsman architectural style. The proposed ADU and garage will be in a contemporary Craftsman architectural style. No interior or exterior work is proposed on the primary structure or existing one-car garage. The existing structures are well preserved and retain most of its original Craftsman architectural features.

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 Standards*. The proposed project consists of a new detached two-story structure with a new proposed 773-square-foot three-car garage on the first floor and a new 640-square-foot ADU above, a 170-square-foot deck located towards the side of the property. The new garage is composed of two standard parking stalls and a compact standard space. The garage will be setback approximately 91'-6" from the front property line to the south, 15'-0" from the side property line to the east, 6-inches from the side property line to the west and from the rear property line to the

north. The standard parking stall area will be 9'-10" and the compact parking stall area will be 6'-10" with both areas complying with the minimum required turning radius from the existing 15-foot wide alley on the rear. The ADU will largely be screened from view from E. 6th Street by the main residence and will be minimally visible from E. 6th street. The proposed ADU consists of one-bedroom, common areas (living room, and kitchen/dining room) and one bathroom (*Attachment B - Plans*). As proposed, the project is in compliance with the Zoning Code requirements, the Belmont Heights Historic District Design Guidelines and Craftsman Style Guide in terms of architectural style, materials, site placement, massing and decorative features.

As proposed, the scale and size of the proposed ADU and garage structure 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 *the Standards*. The height of the primary residence facing E. 6<sup>th</sup> Street is 17'-0", and the proposed two-story project is 5'-6" taller. The rear portion of the property is one-foot lower than the top of the curb dimension on the front of the property and therefore, only 4'-6" of the ADU will be visible from the street.

As designed, the proposed project will have minimal visibility from E. 6th Street and will be compatible with the neighborhood and adjacent one and two-story residences. Additionally, there are other two-story accessory buildings within the neighborhood visible from the street.

Given this context, the proposed project is compatible with the neighborhood. The proposed ADU and garage structure will be consistent and in full compliance with all applicable accessory and ADU regulations (California Government Code Sections 65852.2 and 65852.22), the Belmont Heights Historic District Ordinance C-7802, and the Craftsman Style Guide. The proposed ADU is located on the rear half of the property and will be compatible in architectural style, massing, size and materials, yet distinguishable from the original main residence. As designed, the proposed two-story structure will have minimal visibility when viewed from the street.

- 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 and garage structure is consistent with *the Standards*

- Use – The existing use is a single-family residence with a one-car garage. The existing uses shall remain unchanged with the proposed scope of work and the existing residence shall be maintained as a one-story building with the existing garage. No work is proposed on the main residence nor existing garage.
- Character – The character-defining features of the original residence will remain unchanged, since the proposed ADU, and garage structure will be detached and located on the rear half of the property. The proposed ADU and garage structure is limited to the rear half of the property. No new work is proposed on the existing main residence nor existing. The proposed project is designed to be compatible in size, scale and exterior building materials to the existing residence, adjacent properties, and other buildings in the district.
- Changes to Historic Features – The proposed project is designed in a contemporary Craftsman influenced architectural style, and will be located on the rear half of the property, and due to the roof orientation, height, and materials it will be compatible with the main residence which is designed in a Craftsman architectural style.
- Historic Significance – The proposed project 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 and garage structure does not detract from the existing primary residence as a contributing structure or as a primary structure.
- Distinctive Features – The proposed ADU and garage will not change the distinctive features of the existing contributing building or property. The existing features of the primary residence will remain in-place. The proposed ADU and garage will 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 future windows to be installed on the primary structure shall be historically appropriate windows. Historic features and materials of the existing primary residence that require repairs, such as siding, and window trims shall be repaired as conditioned through a separate Certificate of Appropriateness, if needed.
- Damage to Historic Materials – The proposed ADU and garage will not garage and as conditioned any damage on the existing contributing structures shall be repaired like-for-like, as original.
- Archeological Resources – No resources are known. No major excavations or grading is proposed.

- Historic Materials that Characterize the Property – The proposed ADU and garage structure will not destroy historic materials that characterize the property, since the proposed is on the rear half of the property and detached from the main residence.
- Form and Integrity – The proposed ADU and garage structure will not cause damage to the essential form nor the integrity of the existing main residence and garage or the District. The proposed project is consistent with the existing structures on-site and the surrounding structures along E. 6<sup>th</sup> Street.

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

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

The Belmont Heights Historic District Design Guidelines provide guidance for ADUs and accessory structures and encourage that they be constructed in the rear of properties and designed to minimize their visibility from the street. The Ordinance further states that ADUs and accessory structures 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 ADU and garage has minimal visibility from the street and although it is taller than existing structures on-site, it is compatible with other two-story structures within the neighborhood which are visible from the street. The proposed is also setback at least 91 feet from the front property line and mostly screened from view by the existing high roof pitch of the main residence and would be architecturally compatible with the existing Craftsman architectural style on the lot and be placed entirely on the rear half of the property.

The proposed ADU and garage structure is compatible with the existing residence architectural style, yet does not give a false sense of the property's historical development, in accordance with *the Standards*, 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. The proposed project represents a simplified, contemporary interpretation of the Craftsman architectural style that will provide a cohesive design between the proposed project and the existing structures. As Conditioned,

the exterior cladding of the proposed ADU will be comprised of horizontal wood siding and a portion of the new garage structure will incorporate smooth stucco finish and wood siding to further differentiate new from original. The proposed ADU and garage structure will be consistent and in full compliance with all applicable accessory and ADU regulations (California Government Code Sections 65852.2 and 65852.22), the Belmont Heights Historic District Ordinance C-7802, and the Craftsman Style Guide.