

**CERTIFICATE OF APPROPRIATENESS**  
**COAC2202-01**  
**FINDINGS AND ANALYSIS**  
**3325 E. 4<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, 3325 E. 4<sup>th</sup> Street, is located within the Rose Park South Historic District, which was established in 2001 (C-7759). The property is approximately 4,725 square-feet in size, and was developed in 1908 with a one-story, 1,084-square-foot single-family residence, with a 336-square-foot detached one-car garage. An attached 126-square-foot storage area was added to the garage in 1999.

The applicant is proposing a new detached one-story 800-square-foot ADU, by converting the existing garage (demolishing 23-square-feet), and storage area, and adding 361-square feet. The proposed ADU will be located entirely in the rear half of the lot, and will consist of two (2) bedrooms, two (2) bathrooms and common areas (living room, and kitchen/dining room). The existing historic main residence and garage are designed in a Transitional architectural style. The proposed ADU will be in a contemporary Folk Victorian architectural style, consistent with the site.

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 has determined that 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 project consists of a new detached one-story 800-square-foot ADU, by converting the existing one-car garage (demolishing 23-square-feet,) and storage area, and adding 361-square feet on the rear half of the property. The existing garage structure will retain the nonconforming setbacks of 11 inches from the side property line to the west and 2'-6" setback from the rear property line to the north. The new ADU square-footage will be setback approximately 69'-6" from the front property line to the south, 5'-4" from the rear property line to the north, 17'-5" from the side

property line to the east, and approximately 5'-7" from the side property line to the west. The proposed ADU is a contemporary interpretation of the Folk Victorian style, and the design and exterior materials of the proposed project are compatible with the main residence's Transitional architectural style, and the context of the historic district.

As proposed, the scale and size of the proposed ADU does not detract from the existing historic main residence as a contributing structure, nor as a primary structure, and preserves the historic integrity of the existing residence and the surrounding area, in compliance with the *Secretary of Interior Standards*. The height of the primary residence facing E. 4<sup>th</sup> Street is 17'-10" to the peak of the roof, and the proposed ADU is 13 inches lower in height at 16'-9". The proposed ADU is located on the rear half of the property and will be compatible in massing, size and materials original main residence, yet is distinguishable from the historic building.

As designed, the proposed project will have minimal visibility from E. 4th Street, and will be compatible with the neighborhood and adjacent properties. There are several single- and two-story residences nearby. Additionally, there are multiple two- and three-story apartment buildings within the neighborhood constructed outside of the period of significance which spans from 1905 - 1953. Given this context, the proposed project is compatible with the neighborhood.

The proposed ADU will be consistent and in full compliance with all applicable ADU regulations (California Government Code Sections 65852.2 and 65852.22), the Rose Park South Historic District Ordinance C-7759, and the Folk Victorian Style Guide.

**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 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 structure.
- Character – The character-defining features of the original residence will remain unchanged, since the proposed ADU will be detached and located

on the rear half of the property. No new work is proposed on the existing main residence, leaving the existing historic building intact. The proposed project is designed to be compatible in size, scale and exterior building materials to the existing historic residence, adjacent properties, and other buildings within the district.

- Changes to Historic Features – The proposed ADU is designed in a contemporary Folk Victorian style; will be located on the rear half of the property; and due to the roof orientation, height, and materials will be compatible with the Transitional architectural style of the main residence.
- Historic Significance – The proposed ADU will not change the historic significance of the property, nor 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 nor 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 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 existing primary dwelling.
- Deteriorated Historic Features – There are no deteriorated historic features addressed as part of this proposal. As Conditioned, all proposed future windows for the primary structure shall be of historically appropriate windows. Historic features and materials of the existing primary residence requiring 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 will not cause damage to the historic features on the existing historic residence, and as Conditioned any damage to it shall be repaired like-for-like, as original.
- Archeological Resources – Any archeological resources uncovered during the scope of this project 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 is detached from the existing historic residence.
- Form and Integrity – The proposed ADU structure will not cause damage to the essential form nor the integrity of the existing main residence or the District. As proposed, this project is consistent with the existing building on-site and adjacent structures along E. 4<sup>th</sup> Street.

The proposed ADU 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 Rose Park South 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 Rose Park South Historic District.

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

The Rose Park South Historic District Design Guidelines provide direction for ADUs and accessory structures, encouraging their construction in the rear of properties, and minimizing 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 be subordinate to the massing of the primary structure. As proposed and Conditioned, the proposed ADU is minimal visibility from the street, has lower roof height, is smaller than the main residence, and is architecturally compatible with the main residence, in materials which include wood siding, composition roof shingles, and wood windows.

The proposed ADU is compatible with the existing residence 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 stipulates that "new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features..." The proposed ADU has been designed to complement the architectural style of the primary residence. It is shorter in height, and is both distinct and compatible with the original architecture. The proposed project represents a simplified, contemporary interpretation of the Folk Victorian architectural style resulting in a cohesive design between the proposed ADU and the existing main residence. The proposed ADU will be consistent, and in full compliance with the City's residential development standards for the R-3-T (Multi-family Residential, Townhouse) zoning district, the Rose Park South Historic District Ordinance C-7759, and the Folk Victorian Style Guide.