

**CERTIFICATE OF APPROPRIATENESS
COAC2204-01
FINDINGS AND ANALYSIS
2556 East 3rd 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 property is located on the southwest corner of East 3rd Street and Wisconsin Avenue (Exhibit A - Location Map), within the R-2-A zone (Two-Family Residential with Accessory Second Unit). The property is improved with a 1918 one-story, 1,354 square-foot single-family residence and a 252 square-foot garage on a 4,400 square-foot lot. The primary structure is a contributor to the Bluff Heights Historic District (Ordinance C-7937).

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 size, placement, and height of the proposed addition will not adversely impact any remaining historic character and features of the existing structure or properties in the district, or the subject property's status as a contributing structure.

The one-story addition will be constructed to the rear of the dwelling. The design of the proposed improvements and materials are compatible with the existing Craftsman architectural style which incorporate the same exterior cladding finish, an appropriate building height at the rear of the dwelling, a gable roof design with Class 'A' composition shingles, and incorporate double-hung wood windows.

The project is a sensitively designed addition that will not modify any of the original character-defining-features of the historic building. The project will meet the

required development standards applicable in the R-2-A zoning district, including setbacks, height, lot coverage, floor area ratio, and open space as proposed on the plans.

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 one-story addition to the rear of the residence is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The existing use is a single-family residence that consists of a one-story structure. The proposed one-story addition will not alter the residential use.
- Character – The remaining character-defining-features of the original primary residence will remain unchanged. As proposed, the addition is compatible with the architectural design of the dwelling and the Bluff Heights Historic District.
- Changes to Historic Features – The proposed improvements will be made in the rear of the dwelling.
- Historic Significance – The proposed improvements will not change the historic significance of the property or impact the integrity of the district.
- Distinctive Features – The proposed improvements will not change the distinctive features of the existing building or property. The proposed height of the addition will be lower than existing residence maintaining the original envelope of the significant structure and will be incorporated into the design of the original residence.
- Deteriorated Historic Features – No deterioration has been observed. Existing building conditions do not display deteriorated historic features. Any future deterioration will be addressed through appropriate Historic city review.
- Damage to Historic Materials – With the exception of the proposed 34 square foot demolition of a non-original floor area to accommodate the addition, the proposed project will not cause damage to the historic features of the existing structure. Based on recent street survey, the building is in fair condition and well maintained.
- Archeological Resources – No major excavations or grading is proposed.
- Historic Materials that Characterize the Property – The proposed addition will not destroy historic materials that characterize the property.

- Form and Integrity – The proposed addition will not cause damage to the essential form and integrity of the existing structure or the District, and is consistent with surrounding one and two-story structures in the vicinity.

Overall, the proposed scope of work will be consistent and meet Standard No. 9 of the Secretary of the Interior's Standards for Rehabilitation where the project involves a minor demolition, while maintaining the existing historic materials, features, and spatial relationships that characterize the building and property. The addition will incorporate compatible materials but also be visually distinguishable including through use of different siding width and a scaled design that distinguishes the new addition from the original building footprint and envelope.

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 Bluff Heights Historic District. The Ordinance for the Bluff Heights Historic District Guidelines requires that projects comply with the Secretary of Interior's Standards for Rehabilitation. The Guidelines state that adding a single-story addition to the rear of the residence is acceptable, provided that the addition is "sensitively designed and is not highly visible from the public right-of-way, should be compatible with the historic character of the residence, should not envelop or be larger overall than the existing building, and should not be wider than the existing footprint or taller than the existing roofline." As proposed, improvements will be limited to a one-story addition at the rear of the residence. Although visible from the street along Wisconsin Avenue, the proposed addition at the rear of the property and setback 11 feet from the street property line and will be partially concealed from public view by an existing perimeter wood fence.

The one-story addition to the rear of the dwelling preserves the essential form and character of the building in massing, scale and architectural feature. The proposed style of architecture, use of materials, paint colors and exterior finishes are not uncharacteristically different from the predominant style of the existing residence and of the Bluff Heights Historic District.