

**CERTIFICATE OF APPROPRIATENESS**  
**COAC2109-03**  
**FINDINGS AND ANALYSIS**  
**916 Coronado Avenue**

**ANALYSIS:**

The following project proposal has been analyzed for 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 is located at 916 Coronado Avenue, on the east side of Coronado Avenue, between East 10<sup>th</sup> Street and East 8<sup>th</sup> Street, within the R-2-N zone and is developed with a single-story house and a detached three-car garage. Based on City records, the house was constructed in 1922, later expanded in 1951, while the detached garage was built in 1924. The primary structure is a contributing structure within the Rose Park Historic District.

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, 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. No changes are proposed to the primary structure, which is a contributing structure to the district. All work will be conducted pursuant to the Standard #9 of the Guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation which states that "new construction shall not destroy historic materials that characterize the property...new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features...". The proposed first and second floor additions to the non-contributing garage structure to create an ADU will be in the rear half of the lot, screened from view from the street by the primary structure. While the new roofline of the ADU would be higher than the existing one-story structure, there is still a coherent proportion and scale between the two structures. The overall design of the proposed improvements and materials are compatible with the primary structure's minimal traditional-inspired architectural style. The conditions of approval include



requirements that all windows must be of wood material. There would be no changes to the existing primary structure as part of the proposed scope of work.

The proposed garage, addition, and ADU will maintain an overall height of 22-feet-10-inches measured to the top of highest peak of the new roof which is above the height of the existing dwelling at 16-feet-1-inch and are both consistent with other structures found in vicinity of the subject site and the district as a whole. The proposed project would not affect the scale and overall compatibility of the district as the property is adjacent to and in the vicinity of one- to two-story structures all along the Coronado Avenue block. Abutting the project site across the street to the west is a two-story apartment building, as well as two four-story apartment buildings south of the project site.

The existing primary structure maintains the architectural features from its historic style and materials. The design and exterior materials of the proposed project are compatible with the main dwelling's Minimal Traditional architectural style and the overall context of the district. The proposed garage, addition, and ADU will complement the original residence on the property by matching the architectural style, and exterior materials. The size, placement, and height of the addition to the non-contributing accessory structure 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 of the primary structure as a contributing structure.

**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 rear garage, addition, and ADU are 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. The use of the existing structure as a single-family home will remain unchanged with the proposed scope of work.
- Character – The remaining character defining features of the original residence will remain unchanged. The proposed improvements to the accessory structure will be compatible in size, scale and exterior building materials to the existing contributing structure, adjacent properties, and other buildings in the District.

- Changes to Historic Features – The proposed improvements will be made to the noncontributing accessory structure in the rear of the lot and will be differentiated from the existing structure through a difference in roof height.
- Historic Significance – The proposed garage, addition, and ADU structure 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 structure do not detract from the existing primary residence as a contributing structure or as a primary structure.
- Distinctive Features – The proposed improvements 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 not obscure or detract from the existing distinctive features of the contributing building.
- Deteriorated Historic Features – There are no deteriorated historic features addressed as part of this proposal. As shown on plans and consistent with applicable historic design guidelines, all future windows to be installed on the proposed ADU are to be wood windows and siding will be wood. As no such repairs are proposed as part of the subject project, no work to the exterior of the existing primary dwelling is authorized by the subject approval.
- Damage to Historic Materials – The proposed project will not cause damage to the historic features of the existing structure.
- 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 garage, addition, and ADU will not destroy historic materials that characterize the property.
- Form and Integrity – The proposed garage, addition, and ADU will be detached from the primary residence and will not cause damage to the essential form and integrity of the existing structure or the District. The project's style, scale and features are compatible with the contributing structure and one and two-story structures surrounding the subject property.

The proposed garage addition and 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 Historic District. The overall scale, size, and design of the proposed project does not detract from the existing primary residence as a contributing structure or as a primary structure in the Rose Park Historic District and complies with Standard 9 of the Secretary of the Interior's Standards for Rehabilitation.

**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 Rose Park Historic District. The Guidelines for the Rose Park Historic District Guidelines require that projects comply with the Secretary of Interior's Standards for Rehabilitation. In addition, the Design

Guidelines address the design of accessory building, including ADUs. The proposed project would comply with the design guidance, as the garage and ADU are detached from the main residence and located in rear half of the property; it features a design which minimizes visual impacts and is compatible with the architectural style of the main residence and includes features and materials compatible with the contributing structure on the lot. The construction of the proposed garage, addition, and ADU structure would not obscure or damage existing character-defining features or structures on the property. As proposed, improvements will be limited to the construction of the garage, a small addition to the garage, and a second-story ADU. All structural changes proposed would be in the rear of the property. The new addition and ADU represents an increase in building square footage on the site but is setback at the rear half of the lot and the design considers the context of the existing structure and the District. 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 immediate surroundings and is compatible with the guidance for the Rose Park Design Guidelines.