

CERTIFICATE OF APPROPRIATENESS
COAC2012-04
FINDINGS AND ANALYSIS
365 CORONADO AVENUE

ANALYSIS:

In compliance with Section 2.63.080 of the City of Long Beach Municipal Code (Cultural Heritage Commission) and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards):

The subject site, 365 Coronado Avenue, is located within the Bluff Heights Historic District, which was adopted in 2004 (C-7937). The property is currently developed with a 1,408-square-foot, single-story house and a detached, 288-square-foot garage. The primary dwelling is a contributing structure that is designed in the Craftsman architectural style and was constructed in 1921.

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, a 535-square-foot, single story addition attached to the rear of the primary house and a new detached, 800-square-foot Accessory Dwelling Unit (ADU) located at the rear of the lot and 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. Both the rear addition and the ADU have been carefully designed to not impact the streetscape along Coronado Avenue or adversely affect significant historical or aesthetic features of the primary structure. The proposed addition is placed behind the house and is not visible from the public right of way. The overall height of the existing residence is 15 feet 11 inches measured to the highest roof peak. The rear addition will be 14 feet 3 inches in height which is lower than the existing house. The addition is attached to the rear of the existing dwelling and will not modify the original shape or form of the original dwelling. Thus, the rear addition will not detract from the existing residence's classification as a contributing structure. The proposed ADU is located at the rear half of the lot and is situated behind the existing garage and the primary house. The overall height of the existing residence is 15 feet 11 inches and the overall height of the ADU is 13 feet, which is lower

than the primary residence. The placement and height of the ADU, likewise, ensures it is not visible from the public right of way.

The existing primary structure features Craftsman architectural elements such as two different widths of horizontal shiplap wood planks separated by a trim board, the majority of original wood windows and a gable roof system. The design and exterior materials of the rear addition and a ADU are compatible with the existing dwelling's Craftsman architectural style and the overall context of the district. The rear addition and the ADU will both feature similar Craftsman architectural elements such as exterior wood siding, double hung, sash wood windows, oversized roof overhangs, decorative roof vents and composite roof material.

Therefore, the size, placement, and height of the rear addition and the ADU 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 project complies with the required floor area ratio, lot coverage, open space, yard, and height requirements applicable in the R-2-A District.

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 535-square-foot rear addition and the 800-square-foot ADU are consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The existing use is a residential use consisting of two detached one-story structures, a single-family residence and a detached garage. The use of the existing structure will remain unchanged with the proposed scope of work.
- Character – The remaining character-defining features of the original structure will remain unchanged. The addition to the rear of the primary structure and the ADU will be compatible in size, scale and exterior building materials to the existing structure, adjacent properties, and other buildings in the District.
- Changes to Historic Features – The addition will be attached to the rear of the primary dwelling and will not modify the shape or form of the existing structure. As a restoration effort, the two non-original windows located on

the primary dwelling will be restored to original wood windows. The proposed ADU will be detached and located in the rear half of the lot behind the primary house and garage. The design of and exterior materials used for the rear addition and the ADU will match the existing structure and be compatible with the historic features of the primary structure.

- **Historic Significance** – The primary home is a contributing structure within the Bluff Heights Historic District. The single-story dwelling was designed in the Craftsman architectural style. The proposed one-story addition attached to the rear of the dwelling will not change the historic significance of the structure or affect the integrity of the district. As proposed, the scale and size of the rear addition does not detract from the existing primary dwelling as a contributing structure or as a primary structure. The ADU will be detached and located in the rear half of the lot behind the primary dwelling and garage. The size and scale of the ADU will not detract from the existing primary dwelling as a contributing structure.
- **Distinctive Features** – The rear addition will not change the distinctive features of the existing contributing building or property. The existing features of the primary dwelling will remain intact. The rear addition would be constructed in an appropriate scale, location, and design that would not obscure existing distinctive features of the primary dwelling.
- **Deteriorated Historic Features** – There are no deteriorated historic features addressed as part of this proposal. As conditioned, all new windows to be installed on the addition are to be wood windows and the two non-original windows located on the primary dwelling will be restored to original wood windows. Historic features and materials of the existing primary dwelling, such as wood siding, windows, and other features found on the Craftsman style dwelling will remain intact.
- **Damage to Historic Materials** – The rear addition and the detached ADU will not cause damage to the historic features of the existing structure. Historic features and materials of the existing primary dwelling, such as wood siding, windows, and other features found on the Craftsman style structure, will remain intact.
- **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 rear addition to the primary dwelling and the detached ADU will not destroy historic materials that characterize the property.
- **Form and Integrity** – The rear addition will not cause damage to the essential form nor the integrity of the primary contributing structure on the

site or the District. The addition has been carefully designed to match the dwelling's architectural style and form and does not exceed the height of the dwelling. The detached ADU, likewise, will not cause damage to the essential form nor the integrity of the primary contributing structure. The ADU will match the architectural style of the primary dwelling in form and shape and it will not exceed the height of the primary structure. The rear addition and the ADU will have a size, scale, and profile that is compatible with the scale of the existing primary dwelling and has been designed with consideration of the context of the structures adjacent to the subject site and other properties in the Bluff Heights Historic District.

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 Bluff Heights Historic District. The District ordinance requires that the project will comply with the Secretary of Interior's Standards for Rehabilitation. In addition, the Bluff Heights Historic District Design Guidelines address the design of additions and new construction. The proposed project would comply with the design guidance, as both the addition and detached ADU will have a lower height than the existing principal structure and includes features and materials compatible with the contributing structure on the lot. The construction of the rear addition to the primary dwelling unit and the detached ADU would not obscure or damage existing character-defining features or structures on the property. The proposed style of architecture, use of materials, and exterior finishes are not uncharacteristically different from the predominant style of the existing residence and of the immediate surroundings. The historic character of the existing primary structure would remain intact with construction of the rear addition and proposed ADU.