

**CERTIFICATE OF APPROPRIATENESS  
COAC2001-01  
FINDINGS AND ANALYSIS  
38 Temple Avenue**

**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, 38 Temple Avenue, is located within the Bluff Park Historic District, which was established in 1982 (C-5869) and expanded by ordinance in 1990 (C-6835). The property is currently improved with a 779-square-foot dwelling unit over a detached two-car garage with interior accessory storage area. The existing structure features architectural details of the Italianate style and was constructed in 1924, but is not a contributing structure to the historic district (Exhibit D – Study Session Exhibit – June 2018 [Environmental Science Associates, 2018]).

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 applicable City zoning regulations.

**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 and Bluff Park Historic District Design Guidelines. The new primary residence will be detached and located in the front half of the lot. The residence will maintain a 15-foot setback from the front property line with a 5-foot porch projection and maintain a 13-foot-2-inch separation distance from the existing structure at the rear. No modifications or improvements are proposed to the existing rear structure.

The design and exterior materials of the proposed residence represent a modern interpretation of the Colonial Revival architectural style, which is a style that is found in and consistent with the overall context of the district. The new primary dwelling will maintain an overall height of 28-feet-2-inches measured to the top parapet of the faux gable roof. Although the new residence would largely obstruct the rear unit/garage from view at Temple Avenue, the southern side yard setback is 6 feet in width, which would continue to allow visibility of the existing structure

from Temple Avenue at the intersection with Bronze Way (named public alley). The property is adjacent to and in the vicinity of a mix of one- and two-story structures, with a variety of architectural styles along Temple Avenue, including Craftsman, Prairie, and modern infill styles.

The majority of contributing properties in the Bluff Park Historic District are one or two stories in height, therefore, the introduction of a new two-story structure would not interrupt the visual continuity or integrity of the District. In addition, while East Ocean Boulevard and East 1st Street are major street frontages in the District, adjacent properties have primary structures that are oriented to and treat Temple Avenue as the front yard for setback purposes, similar to the proposed residence. Within the block of Temple Avenue between Ocean Boulevard and East 1st Street, four of the eight properties are visually oriented towards Temple Avenue under existing conditions and as such this orientation is consistent with existing development patterns. The front yard setback for the proposed structure is consistent with those similarly situated properties on Temple Avenue. In addition, the abutting property to the north (2800 East 1st Street/46 Temple Avenue) is oriented towards East 1st Street, with a 6.5-foot side yard setback on Temple Avenue. This property features a garage with a 2nd floor unit that is setback and takes access from Temple Avenue. The new setback for the proposed structure would generally align with this structure and provide a sense of visual continuity.

The introduction of a new two-story structure would be consistent with the pattern of the District as a whole. In addition, the existing structure was likely accessory to a non-extant primary structure and the introduction of a new residence would restore the property's visual relationship to the other properties along Temple Avenue. While not designed in the same architectural style as the existing rear structure, the modern interpretation of the Colonial Revival style in the new primary residence will visually complement the rear structure without creating a false sense of history.

The proposed detached primary dwelling will be compatible with the scale and massing of the rear structure on the property. The size, placement, and height of the new primary residence 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 non-contributing structure.

The project will meet the lot coverage, open space, yard, and height requirements applicable in the R-2-L District. The conversion of the existing 2<sup>nd</sup> floor unit over the garage to an ADU would be consistent with the ADU Regulations updated January 1, 2020.

**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 proposed project is a single-family residence and the conversion of an existing dwelling unit to an ADU, retaining residential use of the property, consistent with the property's current use and its zoning. Research indicates that the existing structure was likely accessory to a no longer extant primary structure. The new primary residence would restore a primary use to the property, which would be consistent with the context of the district as a whole. The addition of a primary residential unit to the property would be generally consistent with the two-family residential zoning for the property. Therefore, the primary structure (residential) would continue to be used as it was historically (Secretary of Interior's Standards for Rehabilitation, Standard No. 1).
- **Character** – The Secretary of Interior's Standards for Rehabilitation, Standard No. 2 addresses the historic character of a property. Under this standard, the removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. The addition of a new primary residence and the conversion of the 2<sup>nd</sup> floor unit to an ADU would limit removal of original building features by locating new square footage toward the front of the property. The overall spatial relationship of the structures on site would not be adversely modified as a result of this proposal. The two-story residence would be approximately 15 feet from the front property line and highly visible from the public right-of-way (Temple Avenue). In addition, the existing second-floor unit over the garage would remain unchanged. Therefore, the proposed improvements would be compatible in scale and massing to the existing rear structure, adjacent properties, and other buildings in the District.
- **Changes to Historic Features** – The proposed improvements would limit changes to historic features by limiting alterations to the existing rear structure, with the exception of a condition of approval to restore all non-period appropriate windows and doors. The proposed new construction will incorporate appropriate features and materials on all elevations (Secretary of Interior's Standards for Rehabilitation, Standard No. 3).
- **Historic Significance** – The existing two-story rear dwelling is a non-contributing structure in the Bluff Park Historic District. The design of the new two-story primary residence would be designed in manner and architectural style that is consistent with context of the existing structure and the District as a whole. There are existing two-story, contributing structures

in the Bluff Park Historic District. Abutting properties (north and south) and nearby properties include two-story structures. The new two-story structure would fit within the context of the District and would not affect the integrity of the district in the vicinity of the properties along Temple Avenue (Secretary of Interior's Standards for Rehabilitation, Standard No. 4).

- Distinctive Features – The proposed improvements would not change the height or features of the existing rear (non-contributing) structure (Secretary of Interior's Standards for Rehabilitation, Standard No. 5). The existing roof and building details would remain in place. The new residence will provide compatible massing in the design of the new two-story structure as the building will include a flat roof deck and a faux gable roof consistent with the Colonial Revival style.
- Deteriorated Historic Features – There are no deteriorated historic features addressed as part of this proposal. A condition of approval would be included to restore or replace the non-period appropriate windows and doors on the existing rear structure (Secretary of Interior's Standards for Rehabilitation, Standard No. 6).
- Damage to Historic Materials – The new addition would not include chemical or physical treatments that would cause damage to historic materials (Secretary of Interior's Standards for Rehabilitation, Standard No. 7).
- Archeological Resources – Any archeological resources found will be protected and preserved. No resources are known (Secretary of Interior's Standards for Rehabilitation, Standard No. 8).
- Historic Materials that Characterize the Property – The Secretary of Interior's Standards for Rehabilitation, Standard No. 9 addresses the destruction of historic materials that characterize the property and differentiation of new and old work. While not a contributing structure, the original materials of the rear structure would remain with construction of the proposed primary residence. The modifications to the existing rear structure would be limited to window restorations to make it more compatible with the district. The spatial relationship of the historic property would be modified with the proposed project, but there is evidence that a primary structure was previously located on the lot. The new two-story structure would be setback in accordance with zoning requirements and consistent with the context of the adjacent properties in the District.

The proposed structure is complementary to the existing residence's Italianate architectural style. The improvements would not give a false sense of the property's historical development. The Secretary of Interior's Standards for Rehabilitation, Standard No. 9 states that "new work shall be differentiated from the old and shall be compatible with the massing, size,

scale and architectural features...” The new primary dwelling is a modern interpretation of the Colonial Revival style and has been designed to complement the context of the District but has also been designed with features such as a deep porch, roof deck, and rear patios that differentiate the project from the original rear structure. The proposed project will provide a cohesive design between the new residence and the existing structure.

- **Form and Integrity** – The new structure would not be structurally integrated into the existing dwelling and accessory structure. The Secretary of Interior’s Standards for Rehabilitation, Standard No. 2 addresses that additions or new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. The new primary residence would be detached from the existing structure, and therefore, would allow for its removal without impairment of the essential form and integrity of the existing structure at the rear. As noted above, while, the new structure is visible from the public right-of-way, the design, massing, and orientation to Temple Avenue would be generally consistent with existing development patterns and compatible with the surrounding context of the Bluff Park Historic District. The introduction of the new structure would not interrupt the form or integrity of the District.

The new primary residence will have a size, scale, and profile that is compatible with the scale of the existing structure and has been designed with consideration of the context of the structures adjacent to the subject site and other properties in the Bluff Park Historic District. The overall scale, size, and design of the detached primary residence does not detract from the existing rear structure as it is a non-contributor in the Bluff Park Historic District and it is likely that a primary structure once occupied the front half of the lot.

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

While the subject property is not a contributing property within the Bluff Park Historic District, the District ordinance requires that projects within the district comply with the Secretary of Interior’s Standards for Rehabilitation. In addition, the Design Guidelines address the design of infill development. The proposed project would comply with the design guidance, as the new primary residence would feature building components inspired by the Colonial Revival architectural style, which is a style found within the District.

The new structure incorporates several architectural features of the Colonial Revival style that integrates the proposed structure with the overall District, while also deviating from the prescribed design standards to avoid creating a false sense of history. The structure would feature horizontally oriented siding at the front elevation (hardie plank siding in smooth finish), stucco at the side and rear elevations (smooth finish), hung windows with shutters, gabled roof, and column

porch elements. In a modern interpretation of the Colonial Revival style, the residence will feature an offset entry with a 5-foot-deep open porch that spans the entire front of the elevation. Simple wood columns are proposed in contrast to the typical Tuscan columns that support the shallow porch or pediment typical of this architectural style. The roof is designed with a faux gable in a mansard style roof with composition shingles to visibly conceal the proposed 675-square-foot roof deck. This design would be consistent with the Bluff Park Historic District Design Guidelines, in that the building is infill construction and would not remove historic building components, the roof deck is on a flat roof that is two-stories in height, and the roof deck would be completely screened from the public right-of-way. In addition, the residence includes a 5-foot-wide front porch and a 378-square foot 2nd floor patio at the rear with stairs leading to the roof deck. The new porch areas will include wood railing consistent with the Colonial Revival Style Guide.

The scale and massing of the structure would be compatible with the existing two-story structure at the rear and other two-story structures that are predominate throughout the District.

While the existing rear structure is in the Italianate architectural style, it is a non-contributing structure to the District. The construction of the detached primary residence would not remove or damage any remaining character-defining features on the existing building. The proposed style of architecture, use of materials, and exterior finishes are not uncharacteristically different from the predominant style of the immediate surroundings. The original character of the existing structure would remain intact and will be classified as a detached ADU with the proposed construction of the new primary residence.

**CERTIFICATE OF APPROPRIATENESS  
COAC2001-01  
CONDITIONS OF APPROVAL  
38 Temple Avenue**

1. This approval is for the construction of a new two-story, 2,400-square-foot single-family residence (primary residence) in conjunction with the conversion of an existing 779-square-foot dwelling unit over an existing two-car garage to an Accessory Dwelling Unit (ADU) at a property located at 38 Temple Avenue. The existing two-story structure at the rear of the site is not a contributing structure within the Bluff Park Historic District.
2. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau submitted in April 2020, as amended by the conditions of approval. These plans are on file in this office, except as amended herein.
3. The project must be completed per the plans approved by the Cultural Heritage Commission, including all conditions listed herein. Any subsequent changes to the project must be approved by the Cultural Heritage Commission or by Planning Bureau staff before implementation. Upon completion of the project, a staff inspection must be requested by the Applicant to ensure that the proposed project has been constructed in accordance with approved plans and in compliance with all conditions before occupancy hold can be released.
4. There is a ten calendar-day appeal period that will lapse at 4:30 p.m., ten calendar days after the action by the Cultural Heritage Commission is made. Appeal of the Commission's action will not be accepted after this time. A separate fee will apply to appeal an action taken by the Cultural Heritage Commission.
5. This Certificate of Appropriateness shall be in full force and effect from and after the date of the rendering of the decision by the Cultural Heritage Commission. Pursuant to the Cultural Heritage Commission Ordinance Section 2.63.080(I), this approval shall expire within two years if the authorized work has not commenced. Should the applicant be unable to comply with this restriction, an extension may be granted pursuant to Section 2.63.080(I) for an additional 12 months maximum. The applicant must request such an extension prior to expiration of this Certificate of Appropriateness. After that time, the applicant will be required to return to the Cultural Heritage Commission for approval. In addition, this Certificate of Appropriateness shall expire if the authorized work is suspended for a 180-day period after being commenced.
6. All required building permits shall be obtained by the applicant, as needed. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.

7. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
8. The overall height of the roof of the proposed dwelling shall be lowered to the greatest extent feasible, subject to all building and safety requirements. The pitch of the gable shall be reviewed and approved by Planning Bureau staff prior to the issuance of a building permit.
9. Front yard fencing shall not be installed along the Temple Avenue frontage or within the required front yard setback.
10. The front walkway and planters shall align with the entry columns at the front porch. The width of this walkway shall not increase beyond the dimensions shown on plans submitted to the Planning Bureau.
11. The front walkway shall consist of Portland cement concrete.
12. All perimeter fencing shall consist of vertically oriented wood plank fencing.
13. All utility apparatuses shall be fully screened from view from adjacent public rights-of-way. Such apparatuses include but are not limited to rain barrels, air conditioning units, utility meters and electrical panels. The applicant shall work with Planning Bureau staff on the final design of utility screening and /or enclosures.
14. All windows on the primary dwelling shall to be constructed of wood or wood-clad materials. To ensure the proposed window is of high quality and non-reflective materials, the window manufacturer specifications and samples shall be submitted to the Planning Bureau staff prior to the issuance of building permits. A Certificate of Appropriateness and building permits are to be secured prior to changing any windows on the existing structure. Vinyl windows are not permitted as a building material.
15. The applicant shall conduct an assessment of the existing windows and doors on the rear structure and replace any non-period-appropriate windows and doors with historically appropriate windows/doors in order to bring the existing structure into conformance with the historic district guidelines. All non-period appropriate windows and doors in the existing rear structure shall be replaced with period appropriate windows/doors prior to the issuance of a certificate of occupancy for the new primary residence.
16. The proposed primary residence and the existing two-story structure at the rear shall be painted with a compatible color palette, in accordance with the Bluff Park Historic District Guidelines and the Colonial Revival Style Guide. The applicant shall obtain a certificate of appropriateness to paint the exterior of both the proposed ADU and existing rear structure prior to plan check approval. No



certificate of occupancy for the proposed project may be issued until a certificate of appropriateness for paint is approved by the Planning Bureau.

17. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
18. Any proposed changes to the plans approved by the Cultural Heritage Commission and staff will need to be reviewed and approved by the Director of Development Services or their designee prior to implementation. Significant changes to the project's design will require review and approval by the Cultural Heritage Commission before permits are issued by the Department of Development Services.
19. A building inspection must be completed by Planning Bureau staff to verify compliance with the plans approved by Cultural Heritage Commission, prior to issuance of a Certificate of Occupancy from the Building Bureau.
20. All proposed landscaping shall be subject to Chapter 21.42 of the Zoning Code.
21. A roof sample and specifications shall be submitted to the Planning Bureau staff prior to the issuance of building permits.
22. As a condition of any City approval, the applicant shall defend, indemnify and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.