



Certificate of Appropriateness 38 Temple Avenue

Cultural Heritage Commission
April 28, 2020

VICINITY MAP



BACKGROUND

- Existing structure is two-stories in height
 - 779-square-foot dwelling unit over a two-car garage and accessory storage area.
 - Setback approximately 78 feet from the front property line.
- Built in 1924
- Vernacular interpretation of the Italianate style
- Lot Size: 5,000 S.F.
- Zone: R-2-L (Two-family Residential District, Large Lots)
- Bluff Park Historic District – Non-Contributing Structure

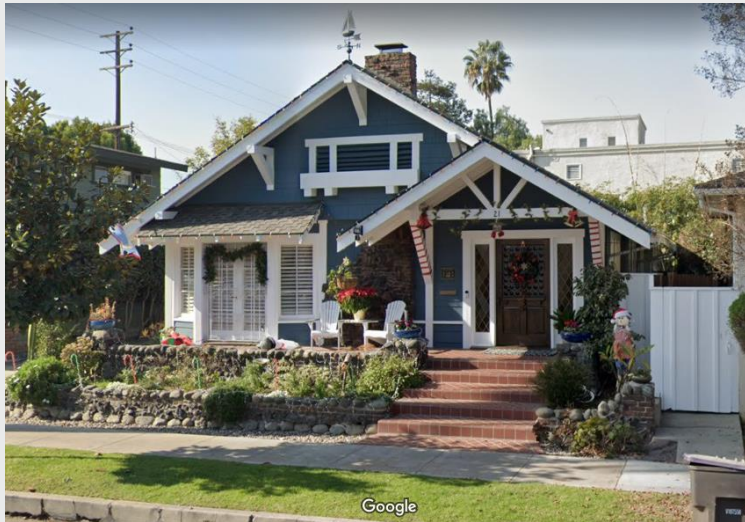
EXISTING SITE CONDITIONS



EXISTING CONDITIONS - EAST SIDE OF TEMPLE AVENUE



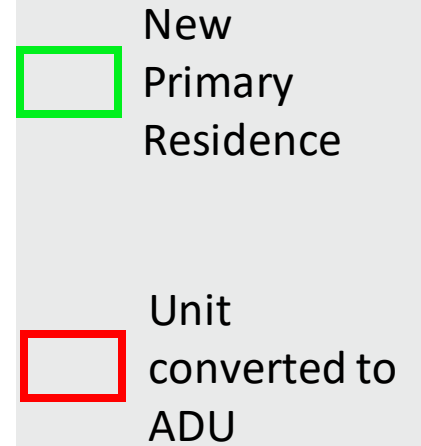
EXISTING CONDITIONS - WEST SIDE OF TEMPLE AVENUE



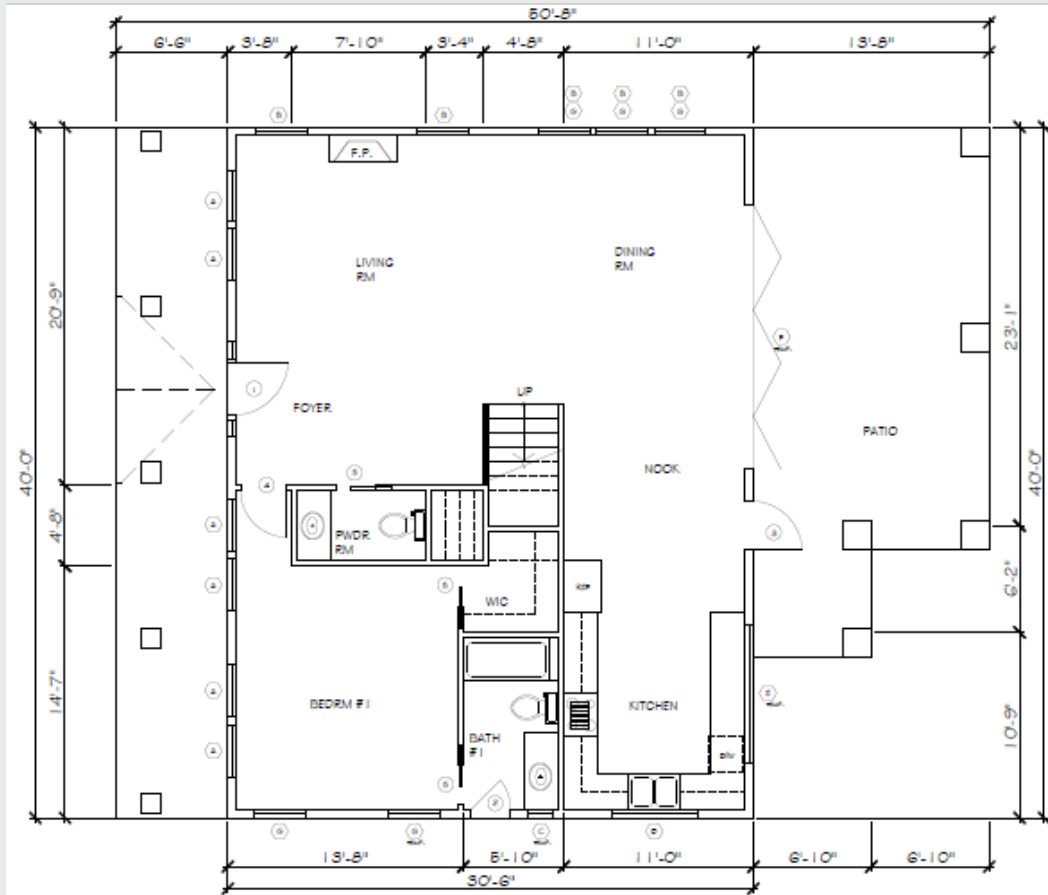
PROJECT SCOPE

- Construct a new two-story, 2,400-square-foot single-family residence (primary residence)
- Convert existing 779-square-foot dwelling unit over an existing two-car garage to an Accessory Dwelling Unit (ADU)

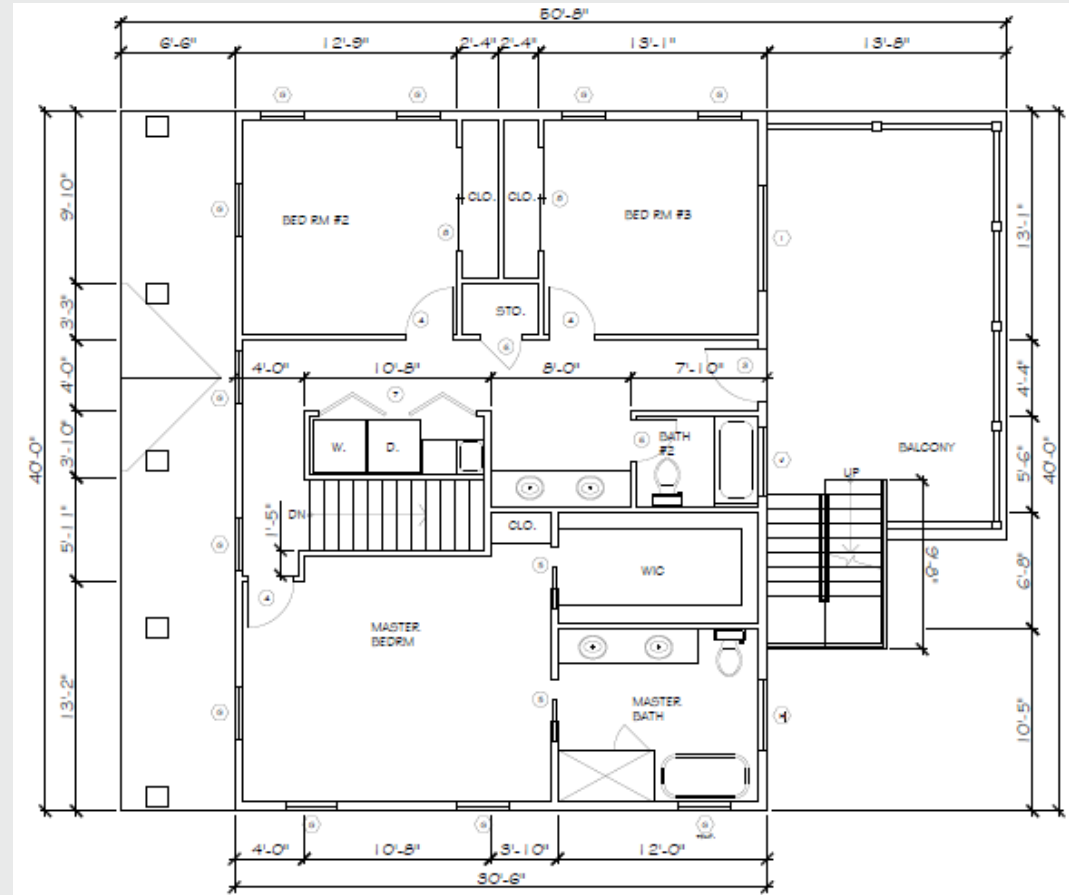
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PROPOSED FLOOR PLAN

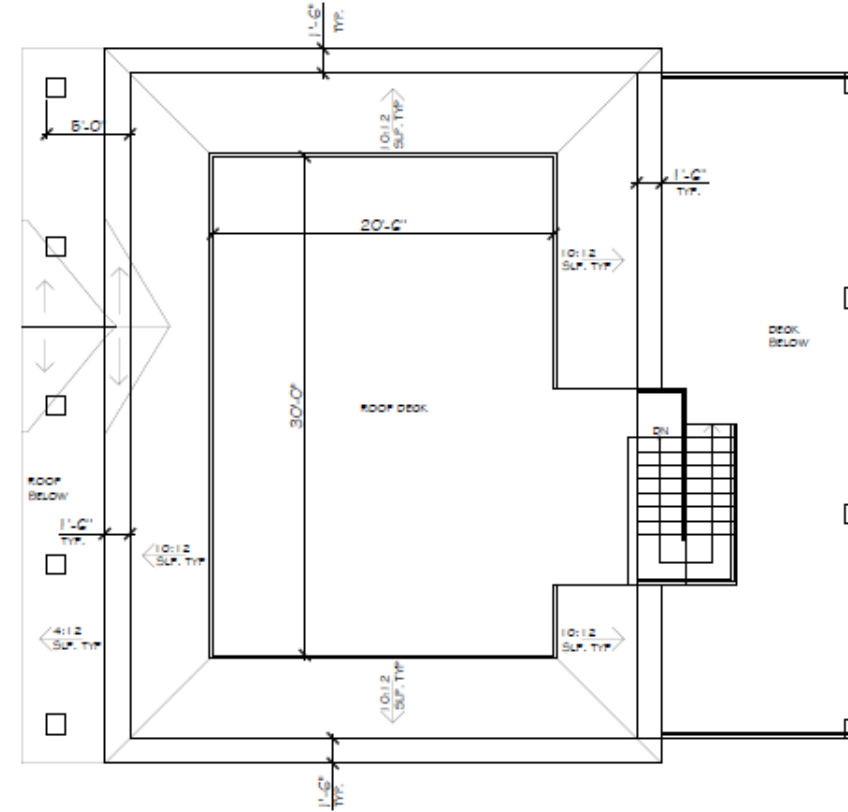


① FIRST FLOOR PLAN
1,220 SQ. FT. SC. 1/4" = 1'-0"



② SECOND FLOOR PLAN
1,150 SQ. FT. SC. 1/4" = 1'-0"

PROPOSED ROOF PLAN



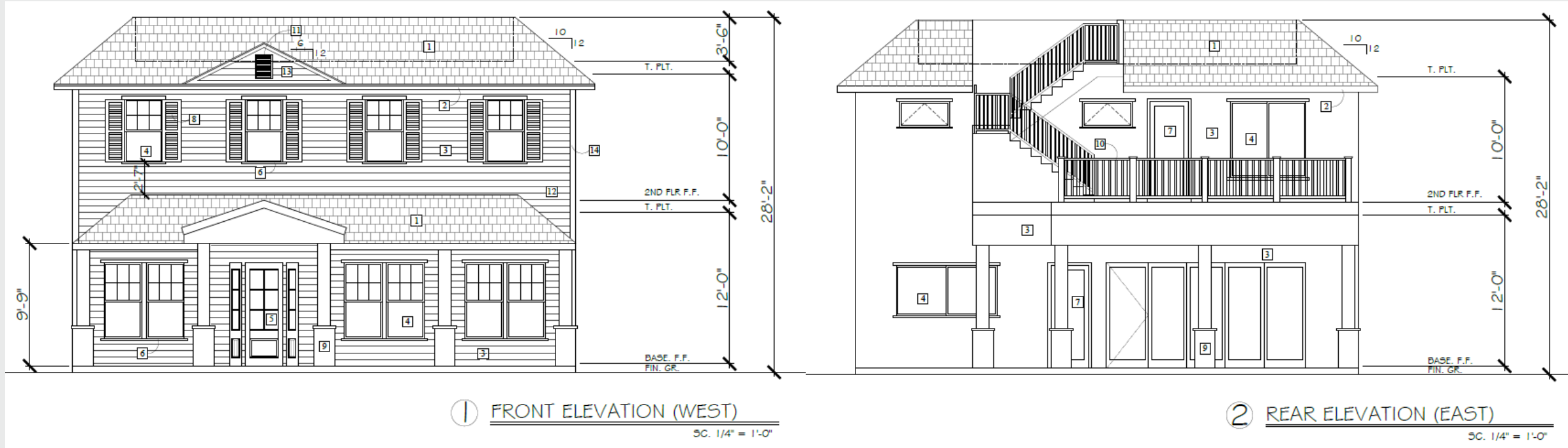
ROOF PLAN

DECK: 678 SQ.FT.

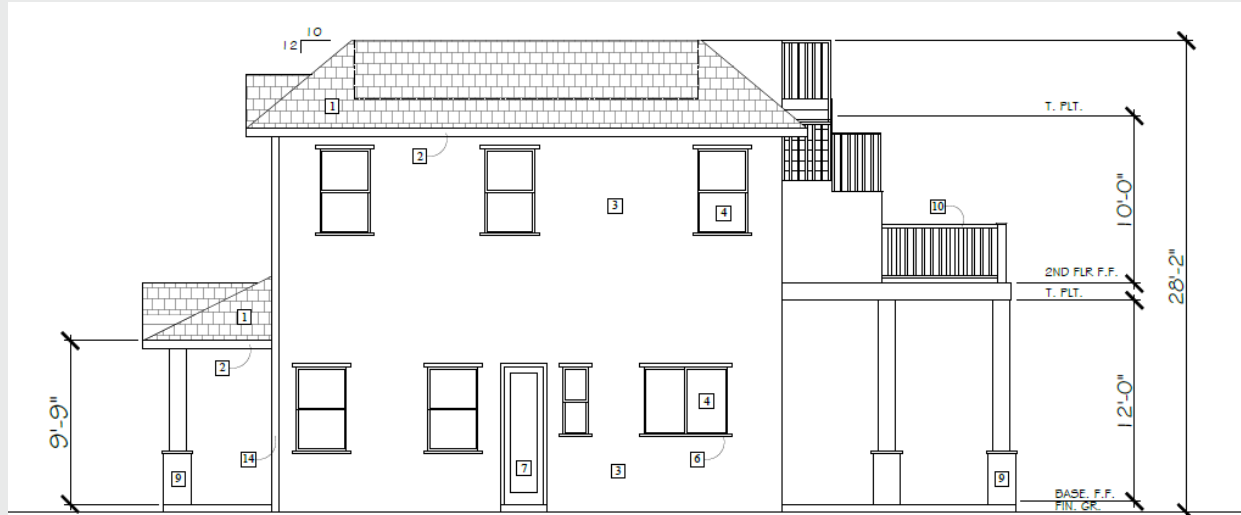
SC. 1/4" = 1'-0"



PROPOSED ELEVATIONS



PROPOSED ELEVATIONS



② RIGHT ELEVATION (SOUTH)

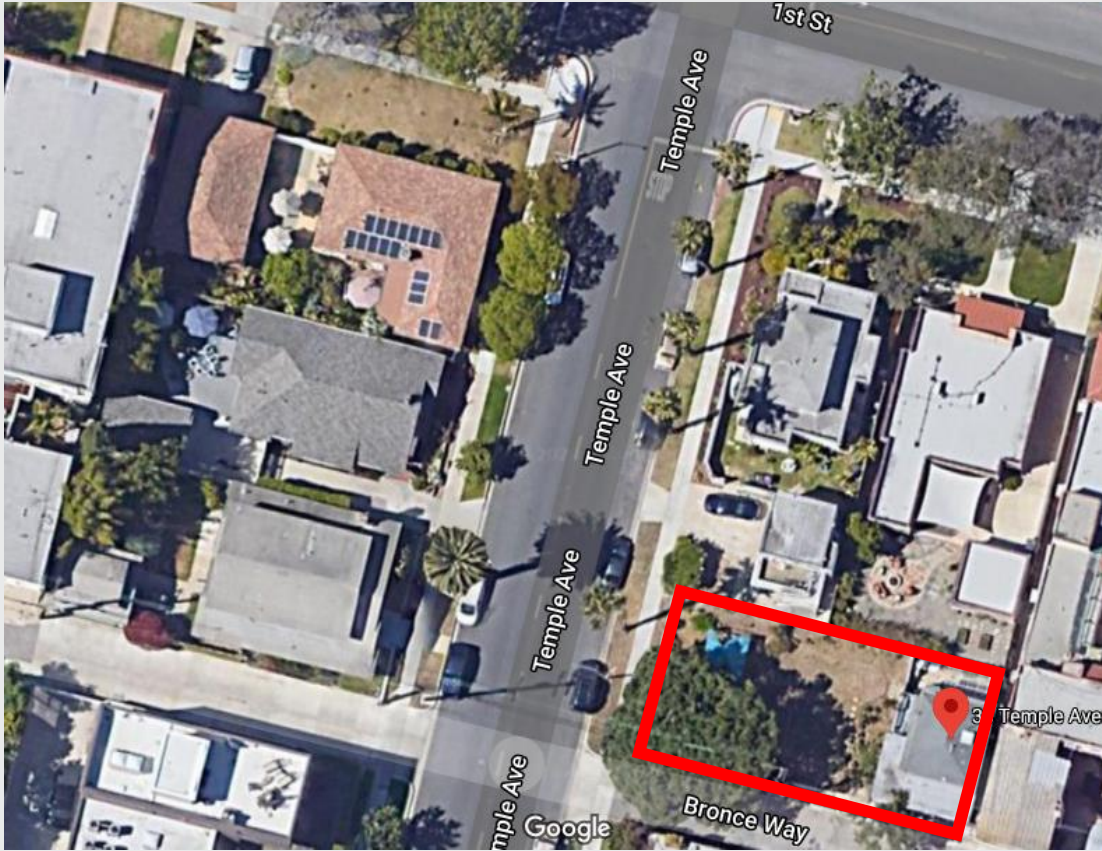
SC. 1/4" = 1'-0"



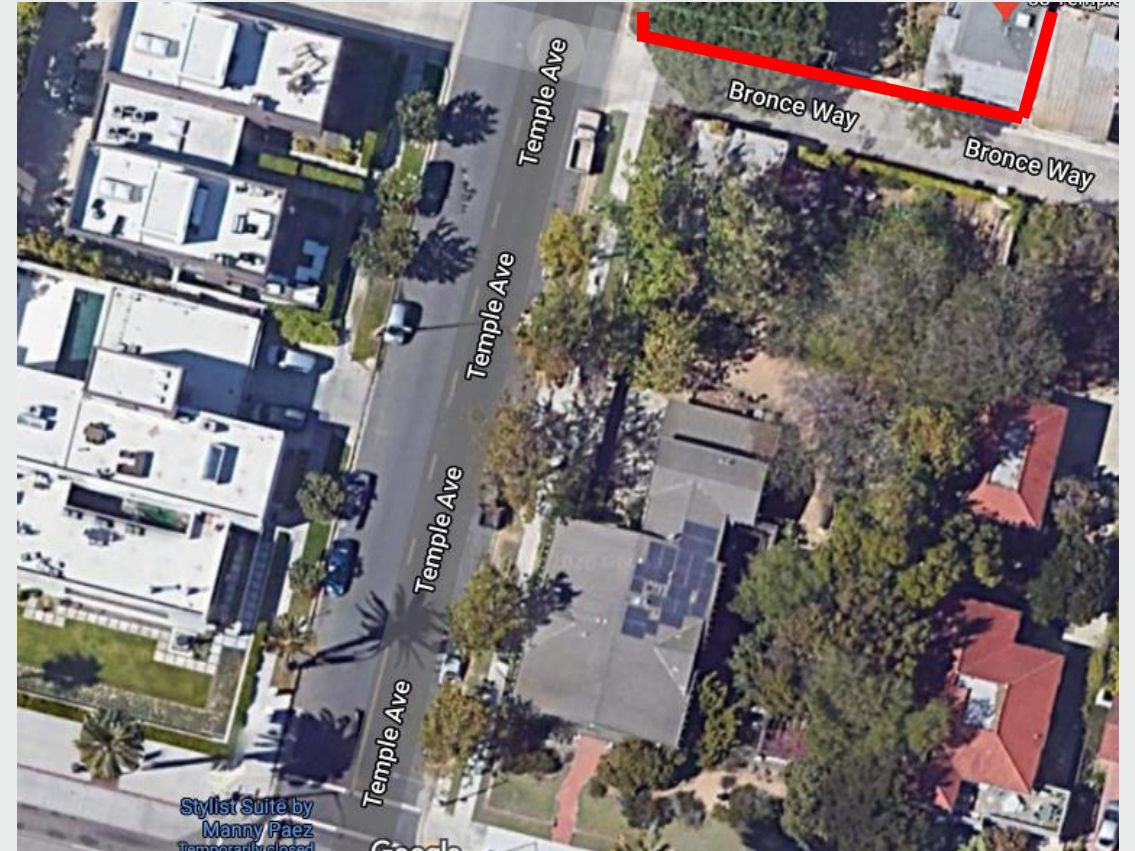
① LEFT ELEVATION (NORTH)

SC. 1/4" = 1'-0"

TEMPLE AVENUE



North of Bronce Way (alley)



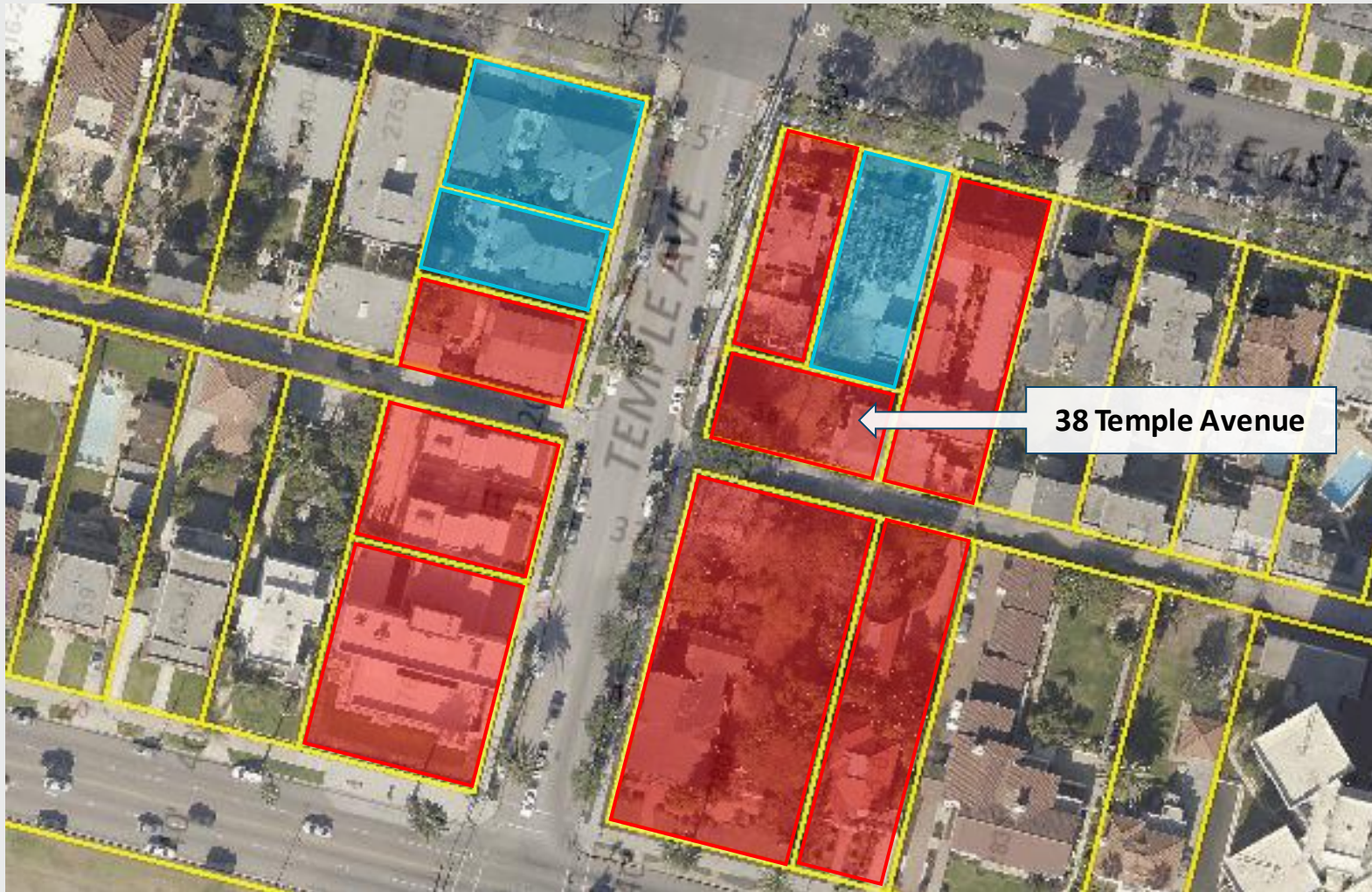
South of Bronce Way (alley)

DISTRICT CONTEXT - SETBACKS ON TEMPLE AVENUE



-  Side Yard on Temple Avenue
-  Front Yard on Temple Avenue

DISTRICT CONTEXT - BUILDING HEIGHT



One-story structure

Two-story structure

**As proposed,
the new
primary
residence is:**

1. In compliance with the Zoning Code;
2. Bluff Park Historic District Design Guidelines;
3. Secretary of Interior's Standards;
4. Ordinances C-5869 and C-6835 – Bluff Park Historic District
5. Colonial Revival Architectural Style Guide
6. Certificate of Appropriateness Findings

RECOMMENDATION

Staff recommends approval, with conditions, of the Certificate of Appropriateness request for 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 ADU. The property is located at 38 Temple Avenue and is a non-contributing structure in the Bluff Park Historic District (District 3).



Thank you

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