



Certificate of Appropriateness 3754 Lewis Avenue

Cultural Heritage Commission
January 25, 2022

VICINITY MAP



BACKGROUND

- Single-story 1,306 S.F. single family dwelling and 366-square-foot two-car garage
- Built in 1935
- Tudor Revival Architectural Style
- Lot Size: 6,375 S.F.
- Zone: R-1-N (Single-Family Residential, Standard Lot)
- California Heights Historic Dist. – Contributing Structure

- Construct a new two-story, 444-square-foot accessory dwelling unit (ADU), with a 113-square-foot, first-floor and a 331-square-foot second-floor on the rear half of the property.

EXISTING CONDITIONS



Main Residence Facing Lewis Avenue



Side of Main Residence and Garage on the Rear Facing Lewis Avenue

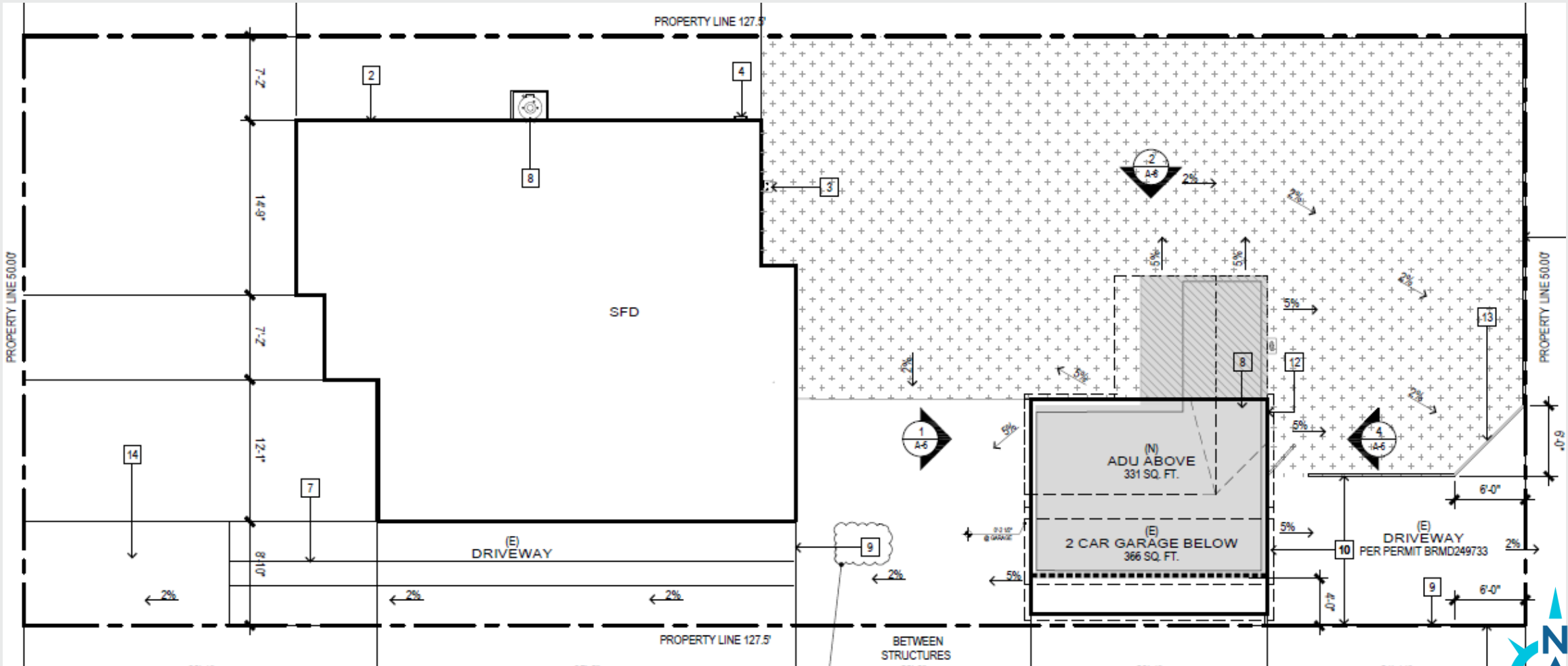
EXISTING CONDITIONS



Rear of Two-Car Garage

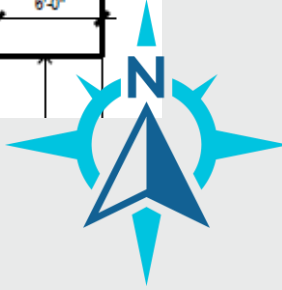
PROPOSED SITE PLAN

Lewis Avenue

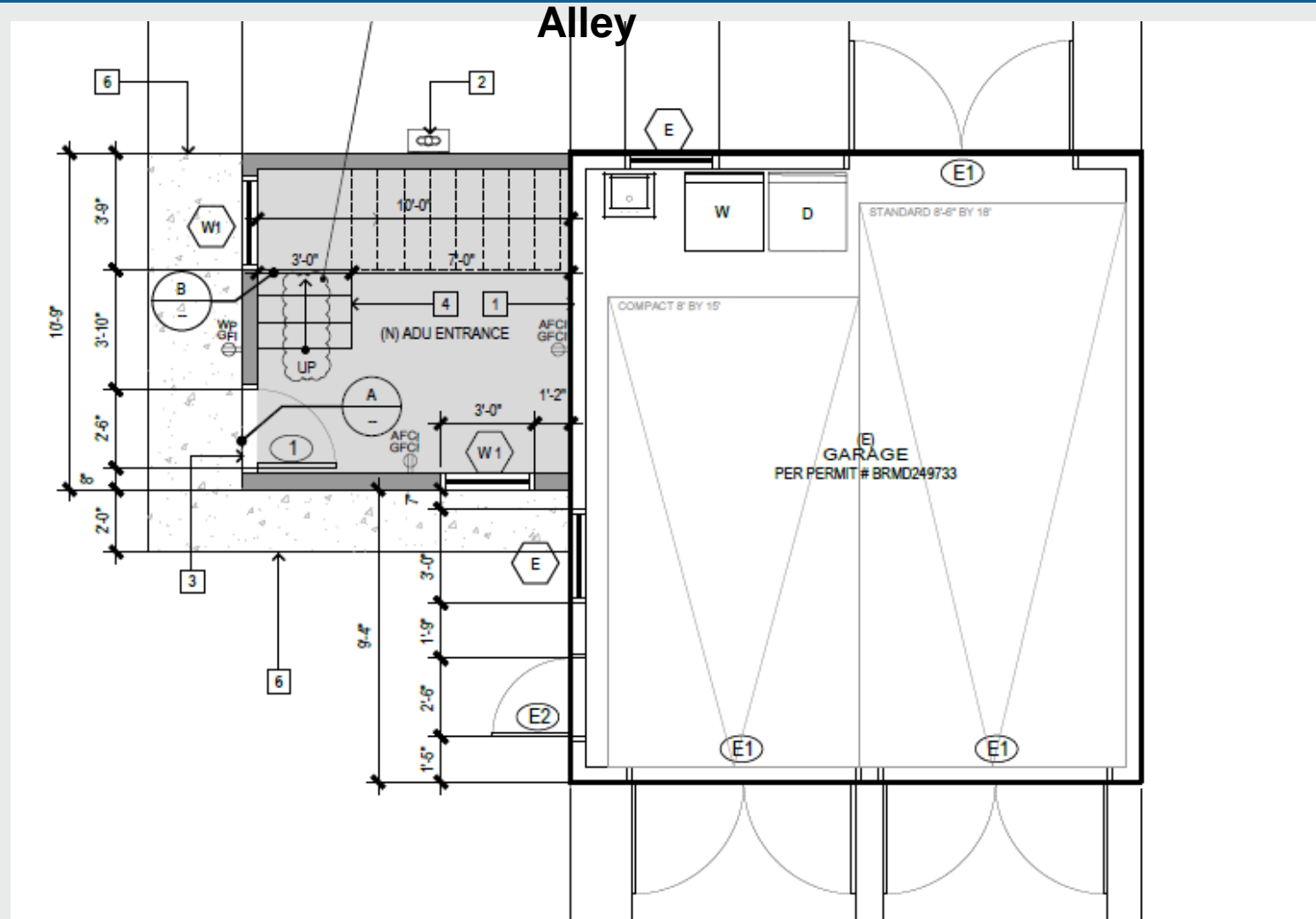


Alley

■ New ADU

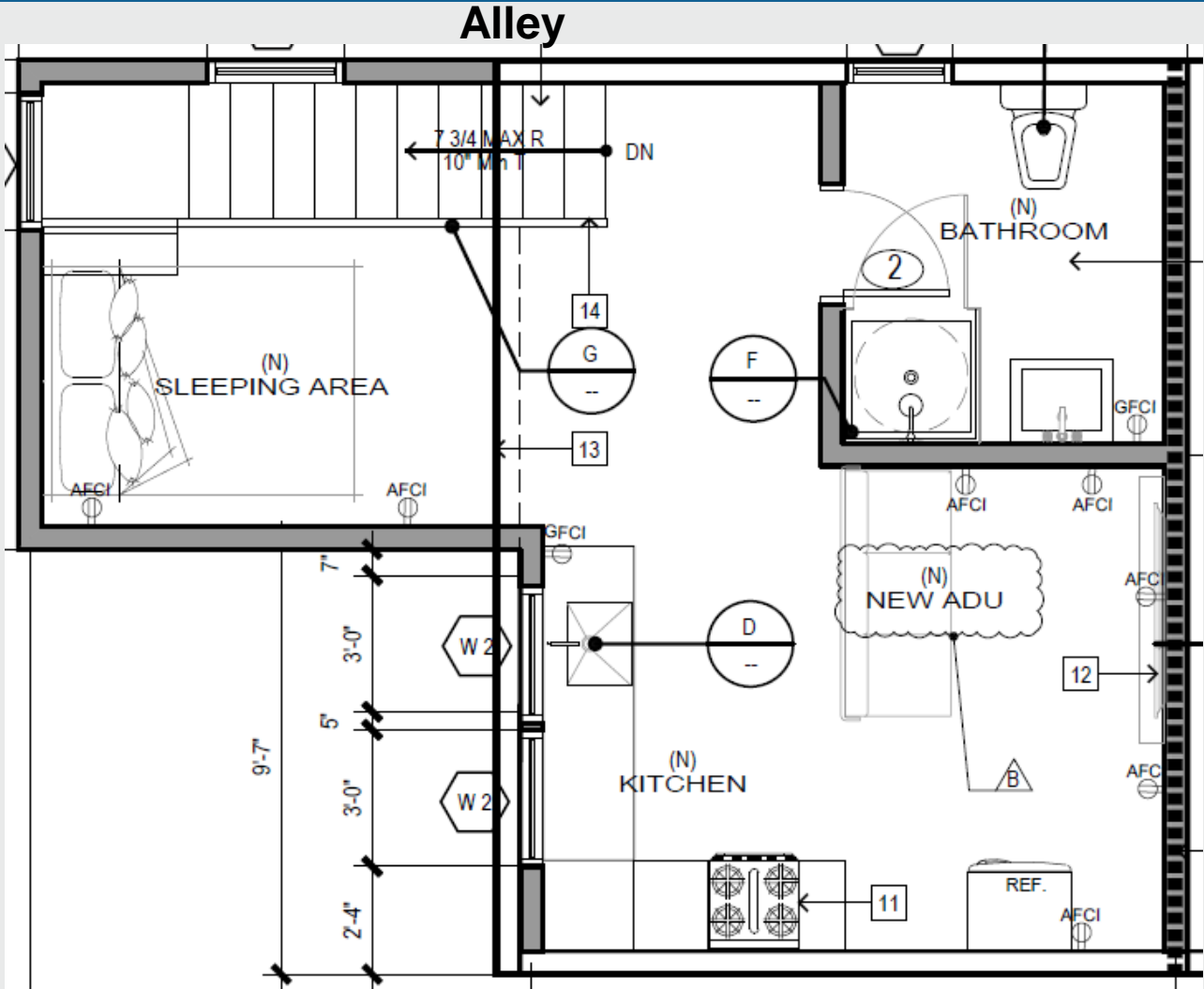


PROPOSED 1st FLOOR PLAN



■ New 113-Sq.Ft. ADU Entrance

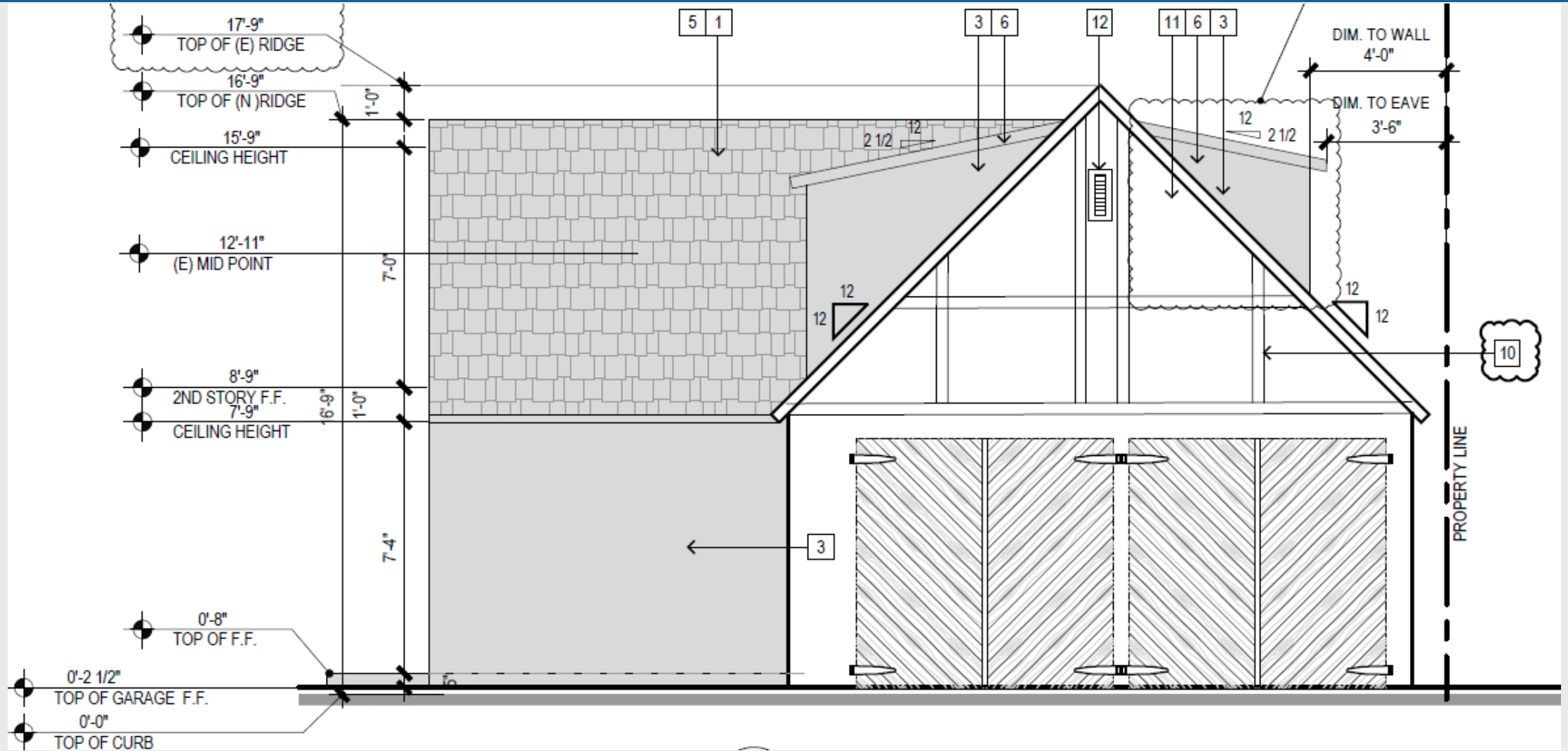
PROPOSED 2nd FLOOR PLAN



New 331-Sq.Ft. 2nd Floor Plan

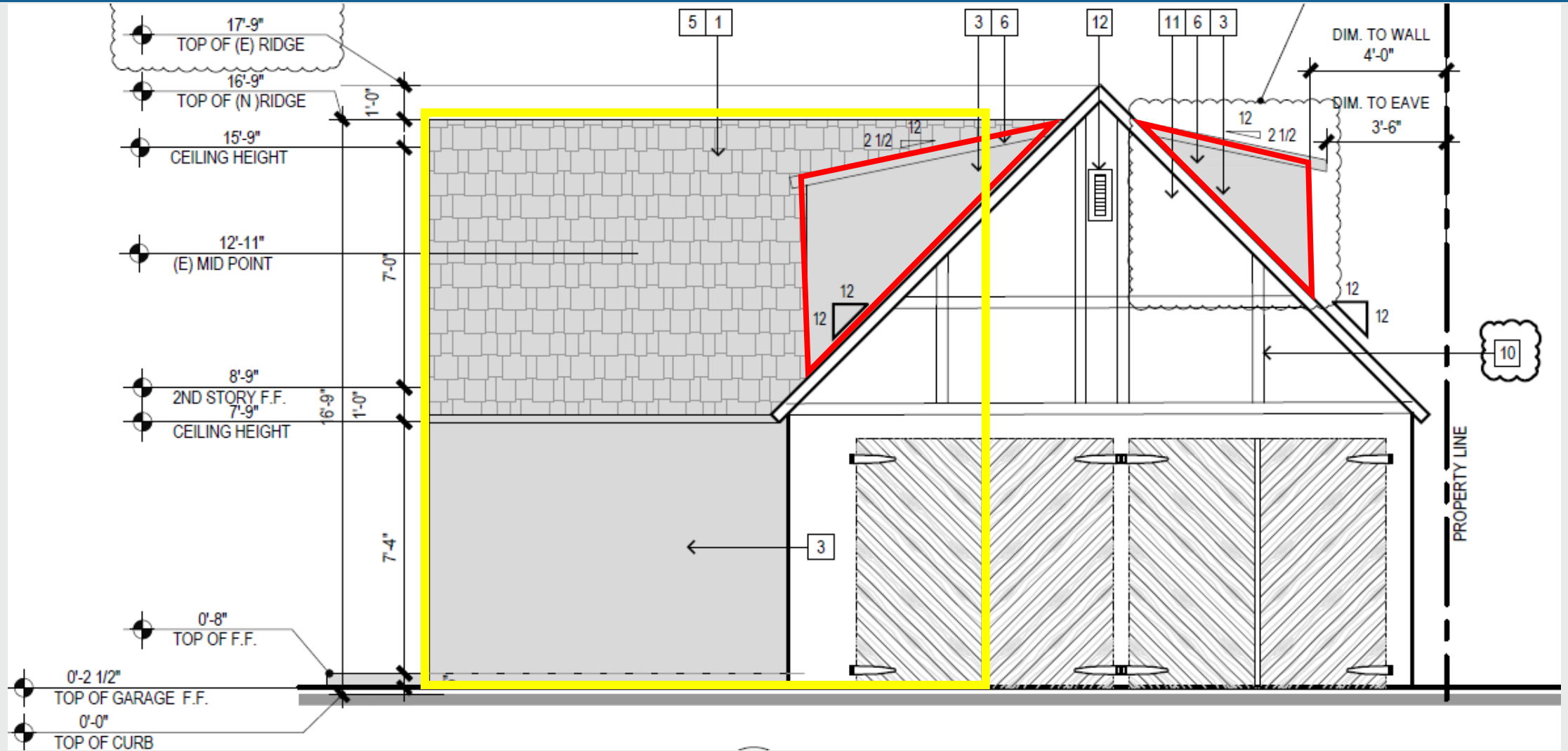


PROPOSED FRONT ELEVATION



Proposed West Elevation (Front)

PROPOSED FRONT ELEVATION



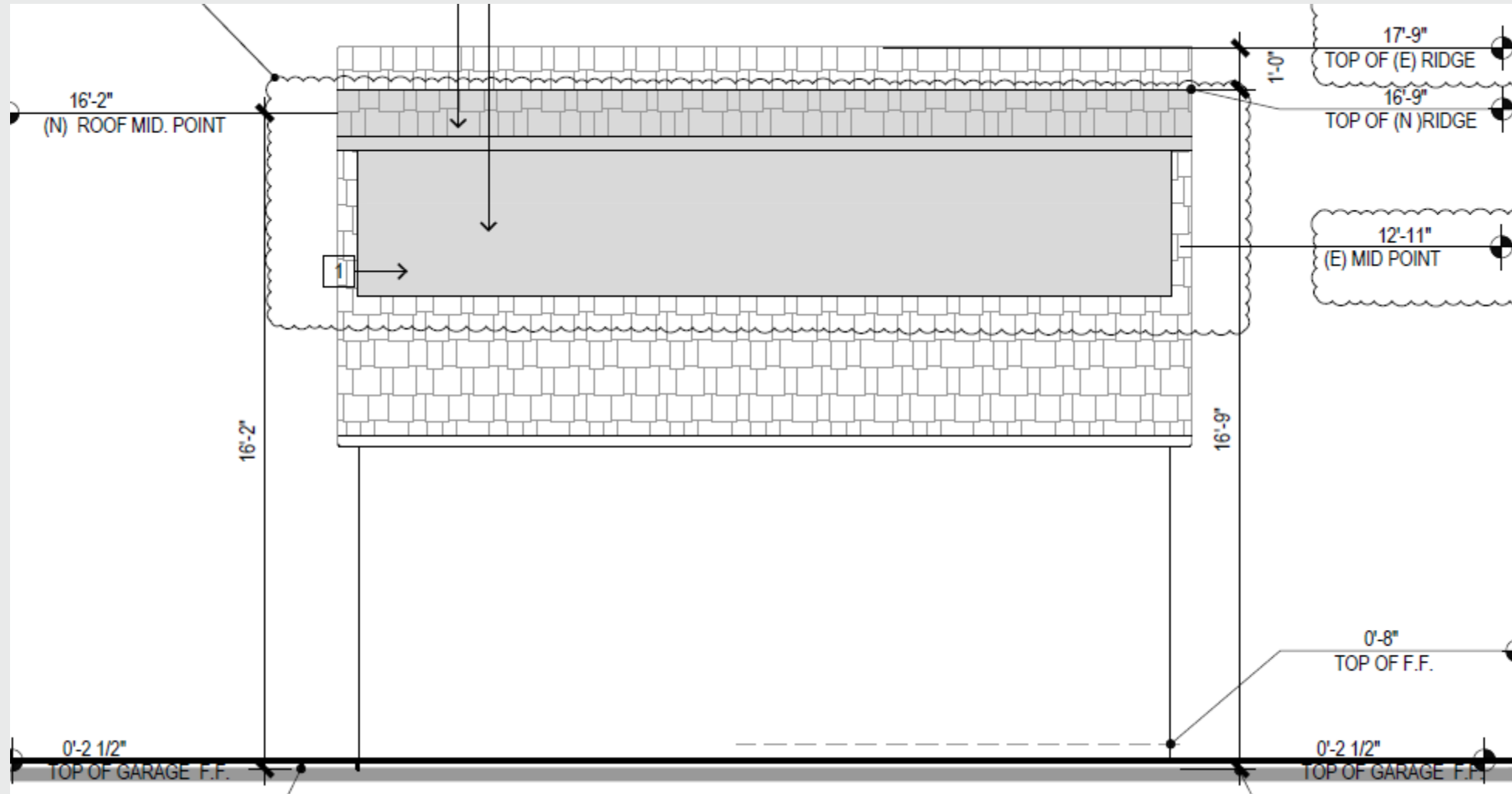
Proposed West Elevation (Front)

PROPOSED SIDE ELEVATIONS



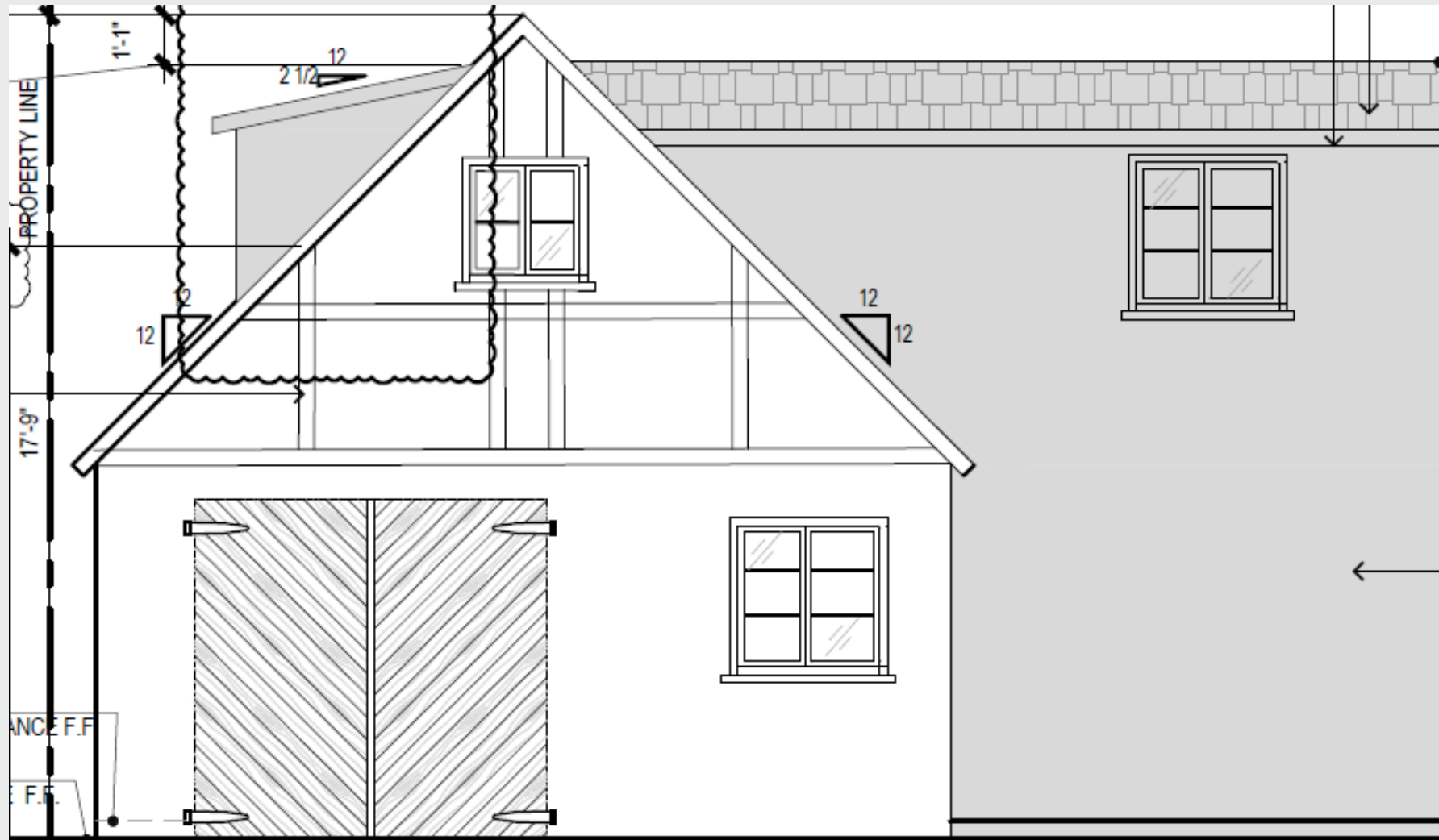
Proposed North Elevation (Side interior of the lot)

PROPOSED SIDE ELEVATIONS



Proposed South Elevation (Side)

PROPOSED SIDE ELEVATIONS



Proposed East Elevation (Rear view from Alley)

COMPATIBILITY WITH NEIGHBORHOOD



As proposed, the 444 S.F. two-story ADU:

1. In compliance with the Zoning Code;
2. California Heights Historic District Design Guidelines;
3. Secretary of Interior's Standards;
4. Ordinance No. C-7702 – California Heights Historic District;
5. Tudor Revival Style Guide
6. Certificate of Appropriateness Findings.

RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness request for the construction of a two-story, 444-square-foot ADU, with a 113-square-foot first-floor and a 331-square-foot second-floor area of which 218-square-feet are proposed over an existing detached garage on the rear half of a single-family lot.. The property is located at 3754 Lewis Avenue, and the primary structure is a contributing structure in the California Heights Historic District.



Thank you

Refugio Torres Campos

Refugio.TorresCampos@longbeach.gov

562-570-6571