



Certificate of Appropriateness **2725 E. Ocean Boulevard**

Cultural Heritage Commission
September 27, 2022

VICINITY MAP



- 3,396 square-foot, two-story dwelling built in 1938
- 3-Car garage
- Lot Size: 11,000 square-feet
- Zone: R-2-L (Two-family Residential District, Large Lots)
- Bluff Park Historic District – Contributing Structure

EXISTING SITE CONDITIONS – PRIMARY DWELLING



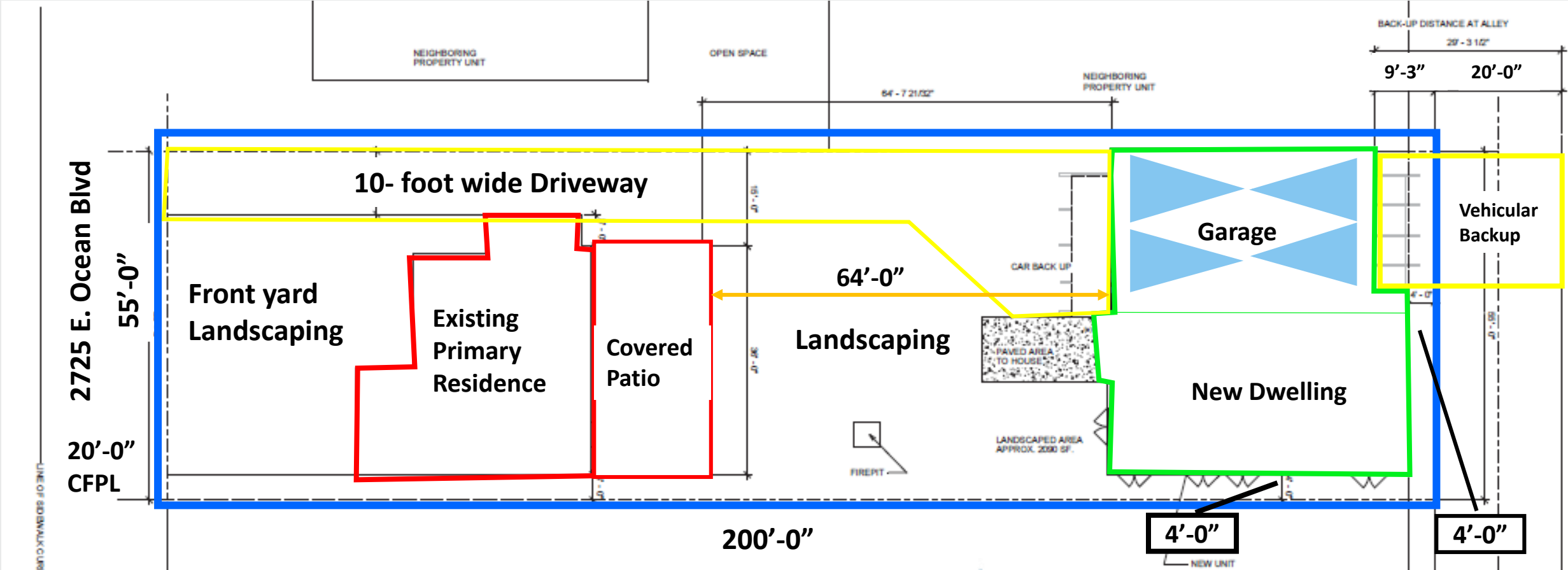
EXISTING SITE CONDITIONS – GARAGE STRUCTURE



PROJECT SCOPE

- Demolish an existing three-car garage
- Construct a two-story 4,115 square foot building – Dwelling and Garage
- Dwelling - 3,015 square feet
- Garage - 1,100 square feet

PROPOSED SITE PLAN

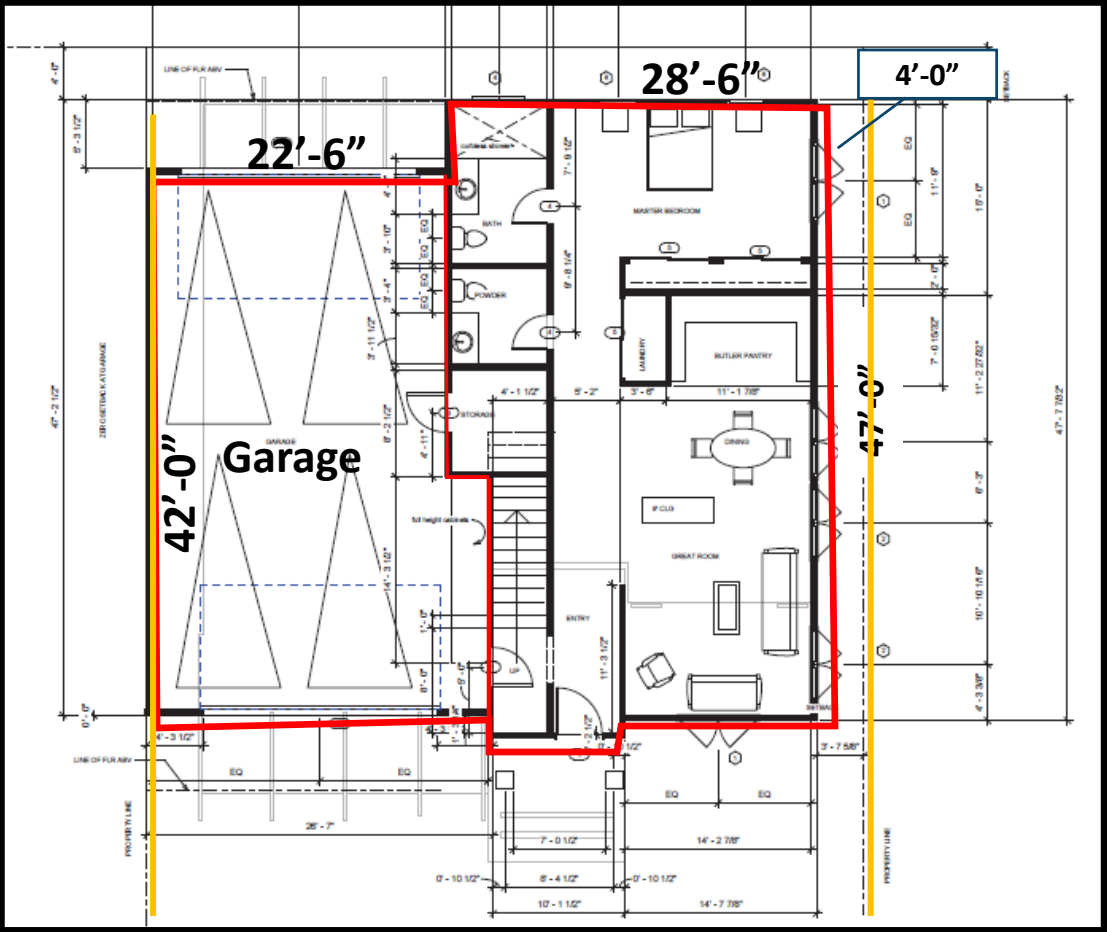


■ Primary Structure

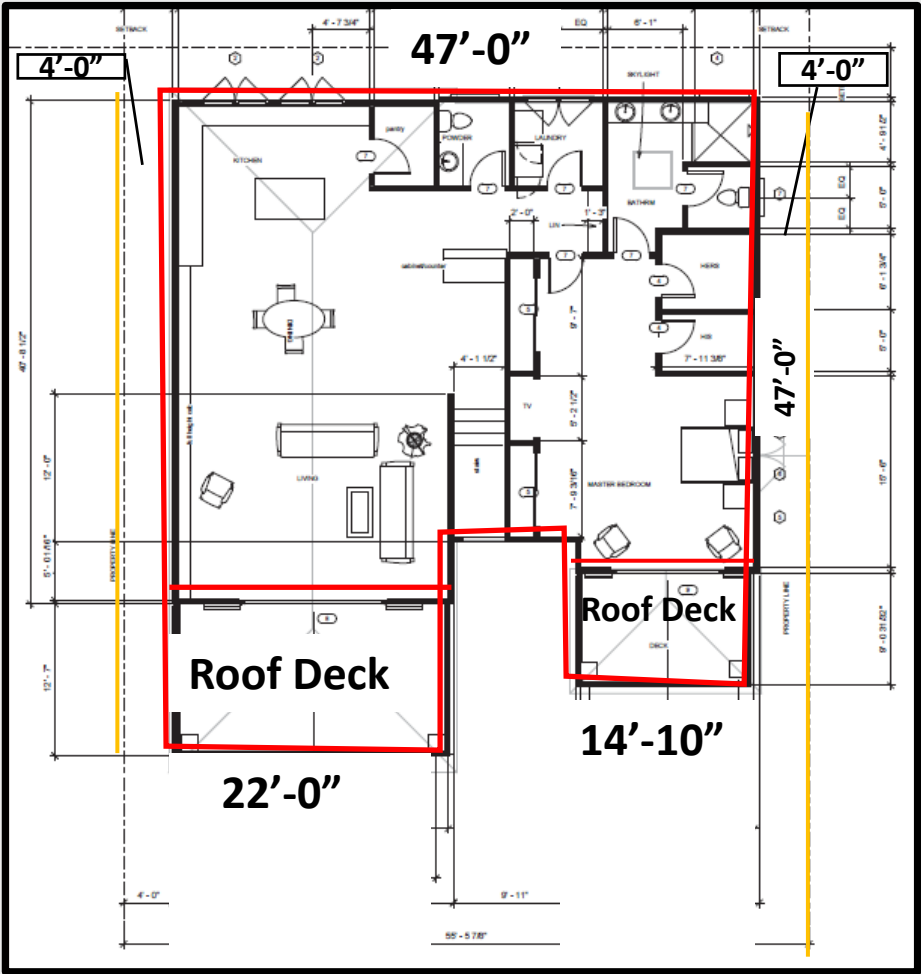
■ New Dwelling and Garage



PROPOSED FLOOR PLAN



Ground Floor



Second Floor

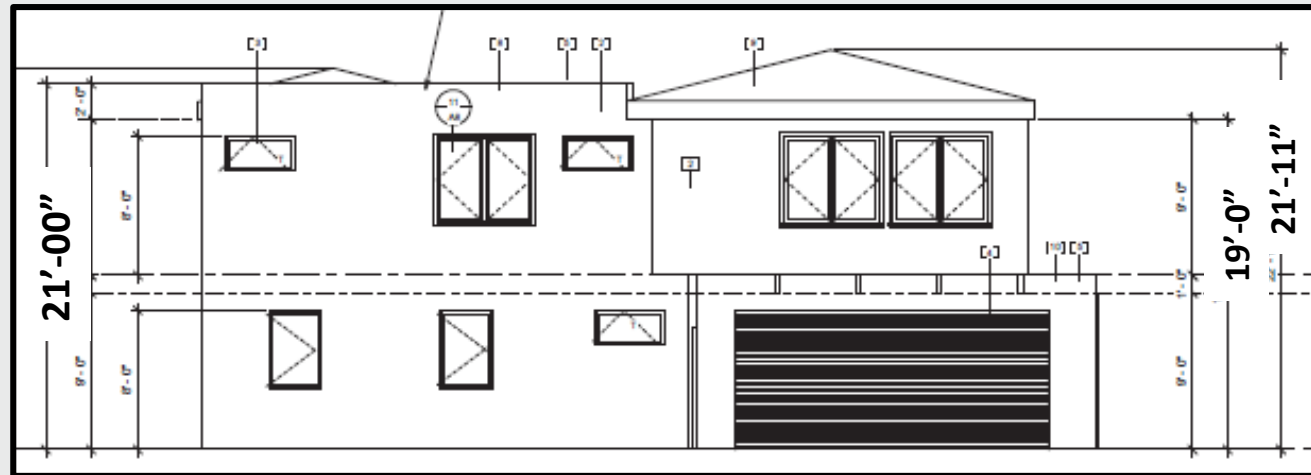
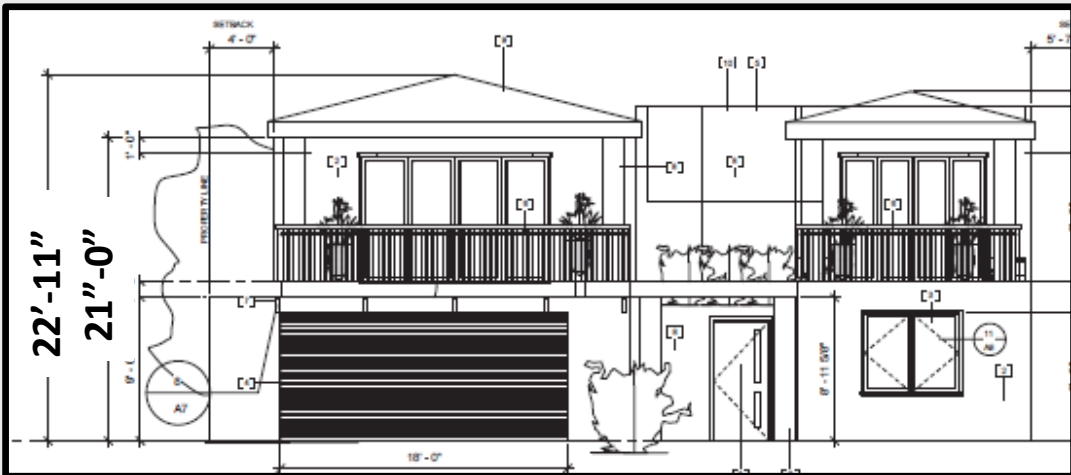
PROPOSED FRONT AND REAR ELEVATIONS



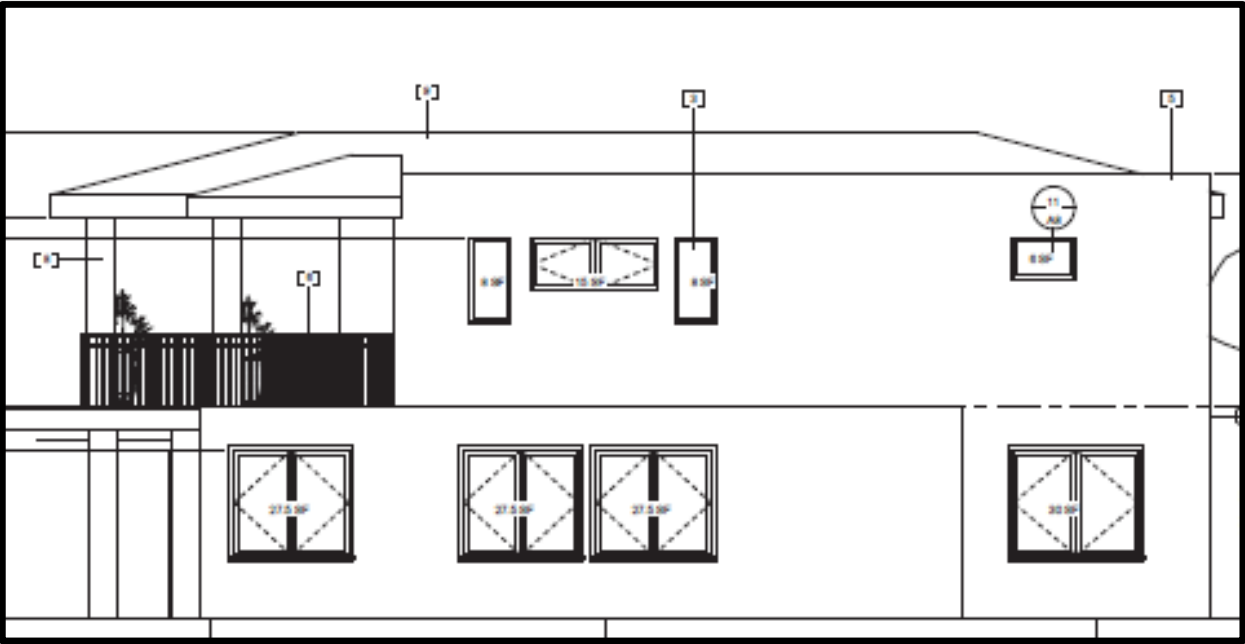
Front Elevation



Rear Elevation

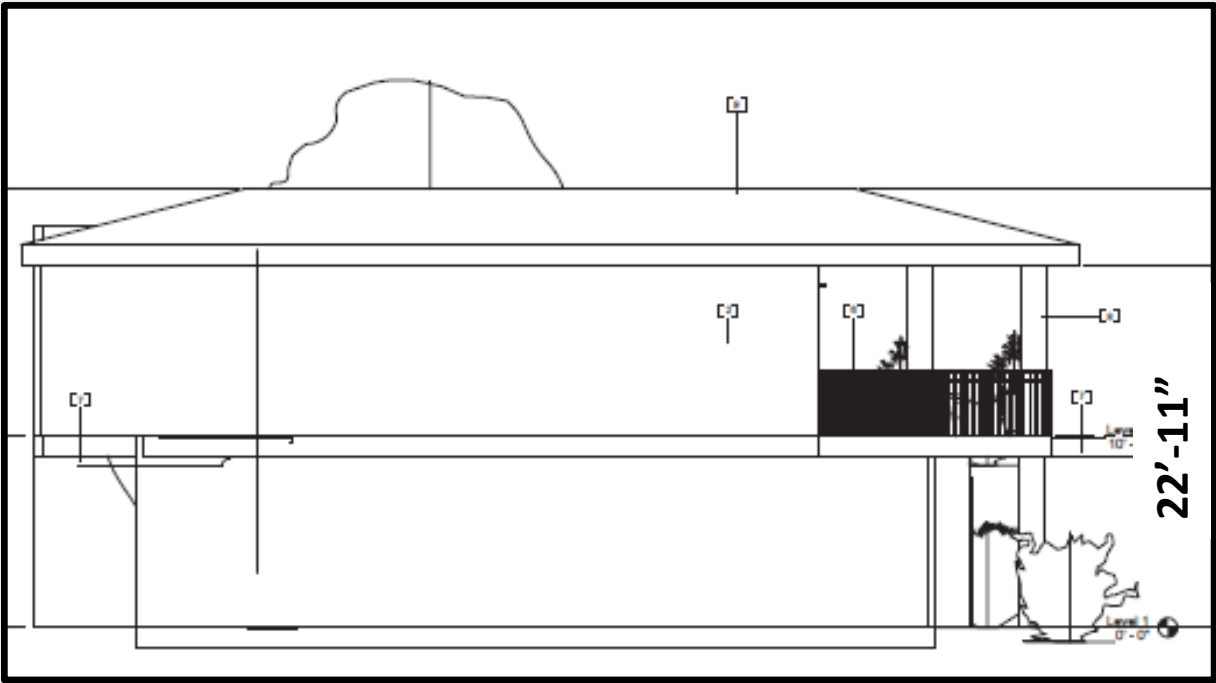


SIDE ELEVATIONS



Right Side Elevation

1	WOOD CUSTOM DOOR
2	SMOOTH STUCCO - DUNN EDWARDS COLOR WHITE (DEW380)
3	MARVIN ULTIMATE COLLECTION WOOD WINDOWS WITH TRIM TYP.
4	INDULGY SLATTED WOOD GARAGE DOOR, STAINED
5	METAL CAP AT PARAPET WALL TO MATCH STUCCO
6	42" TALL IRON GUARDRAIL
7	DECORATIVE WOOD BEAMS WITH CORBEL END
8	DURANGO STONE TRAVERTINE FINISH ROMANO
9	SPANISH S-TILE ROOF SIMILAR TO MAIN HOUSE- MCA CLAY ROOF TILE- CLASSIC "S" MISSION FINISH: VINTAGE CARMEL BLEND CB364-R GROUT FILLED
10	FLAT ROOF 1/4":1' SLOPE TO DRAINS



Left Side Elevation

MATERIALS



1	WOOD CUSTOM DOOR
2	SMOOTH STUCCO - DUNN EDWARDS COLOR WHITE (DEW380)
3	MARVIN ULTIMATE COLLECTION WOOD WINDOWS WITH TRIM TYP.
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**As proposed,
the new
dwelling and
garage are:**

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

RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness to:

Demolish the detached garage located at the rear of the lot, and to construct a new detached two-story dwelling and four-car garage.



Thank you

Gina Casillas

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