



Certificate of Appropriateness 3544 Gundry Avenue

**Cultural Heritage Commission
July 27, 2021**

VICINITY MAP



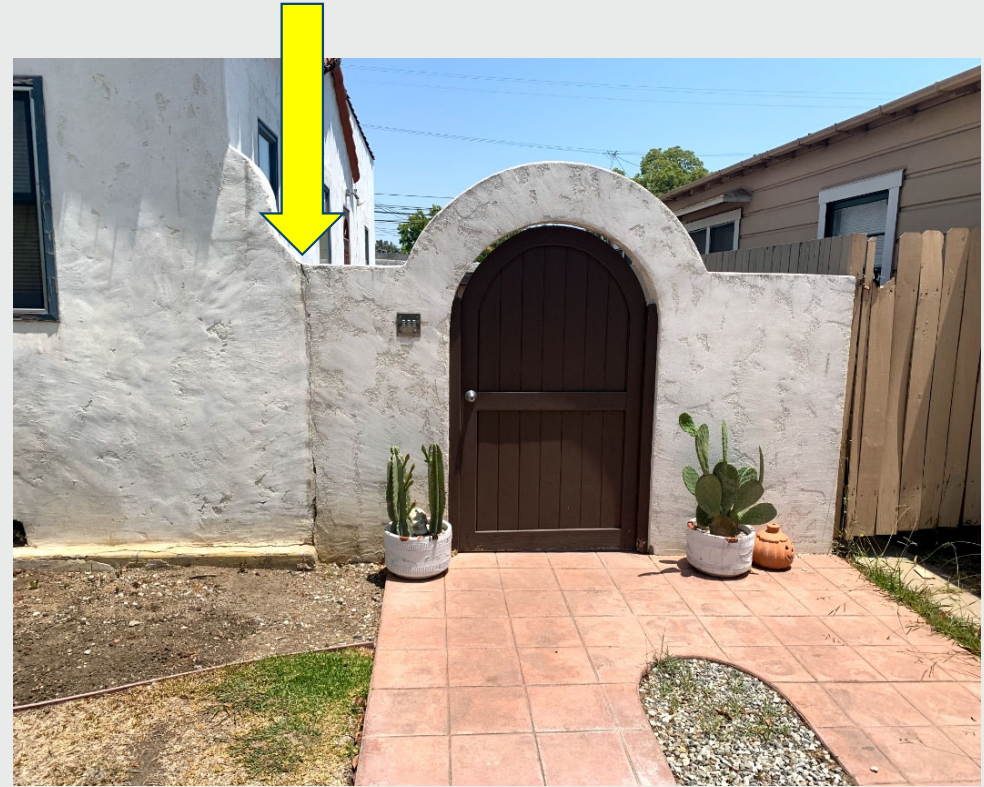
BACKGROUND

- Single-story 1,077 S.F. single family dwelling and 327-square-foot two-car garage
- Built in 1929
- Spanish Colonial Revival Style
- Lot Size: 6,380 S.F.
- Zone: R-1-N (Single-Family Residential, Standard Lot)
- California Heights Historic Dist. – Contributing Structure

PROJECT SCOPE

- Demolition of a non-period wing wall at the driveway and existing 327-square-foot two-car garage, and construction of a one-story detached, 859-square-foot structure consisting of a 562-square-foot two-car garage and 297-square-foot pool house at the rear half of the property.

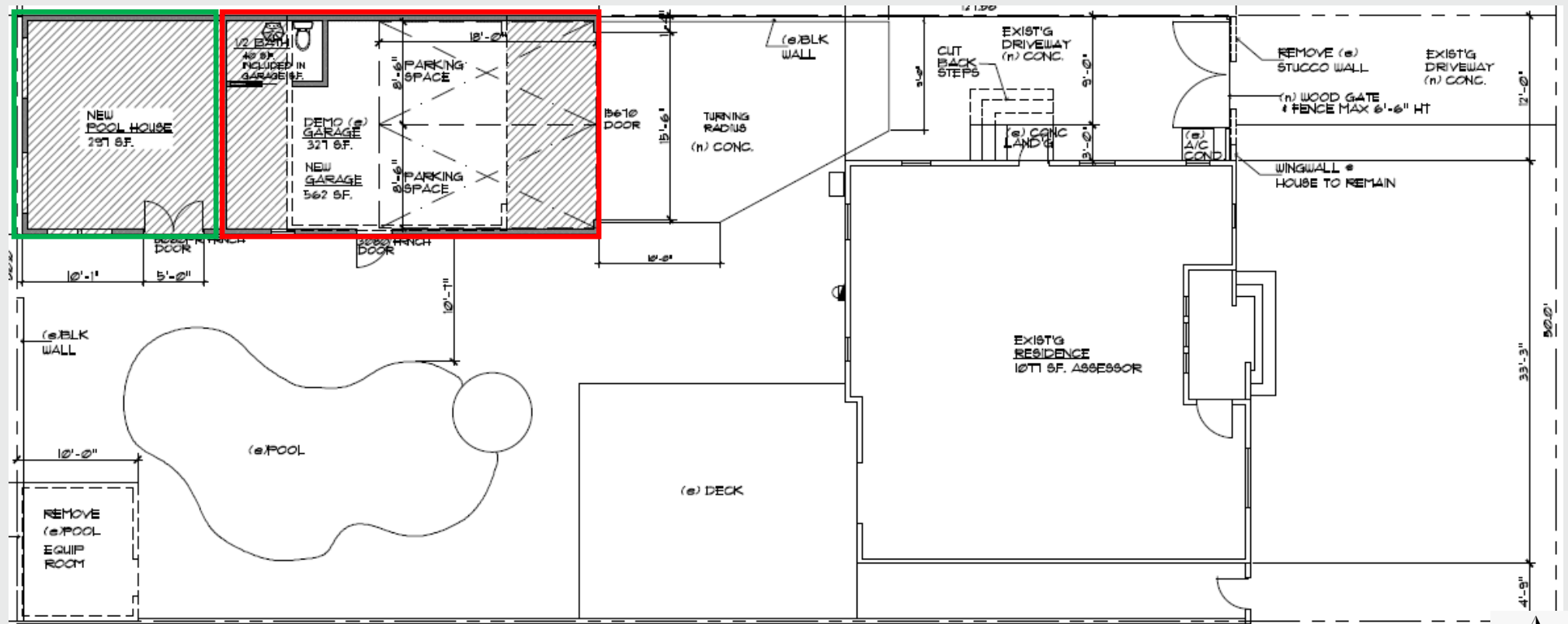
EXISTING CONDITIONS



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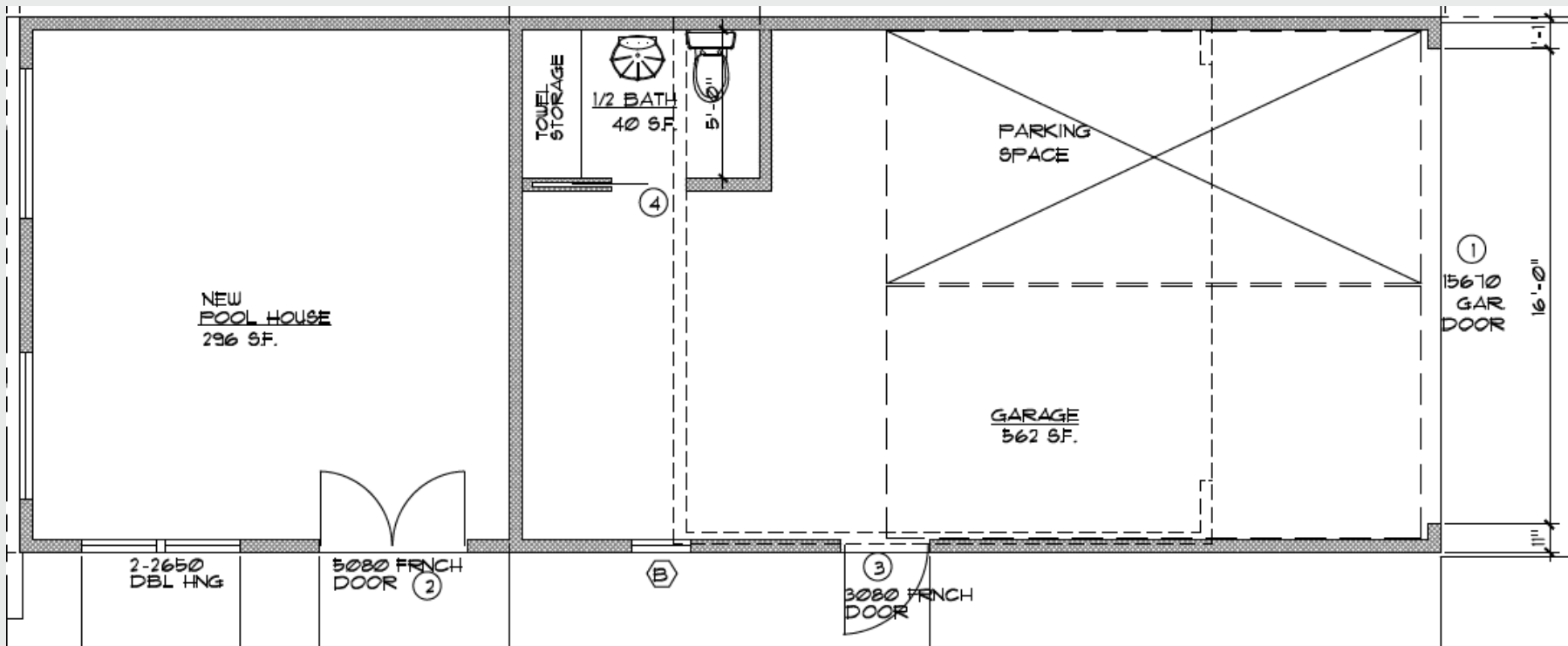
PROPOSED SITE PLAN



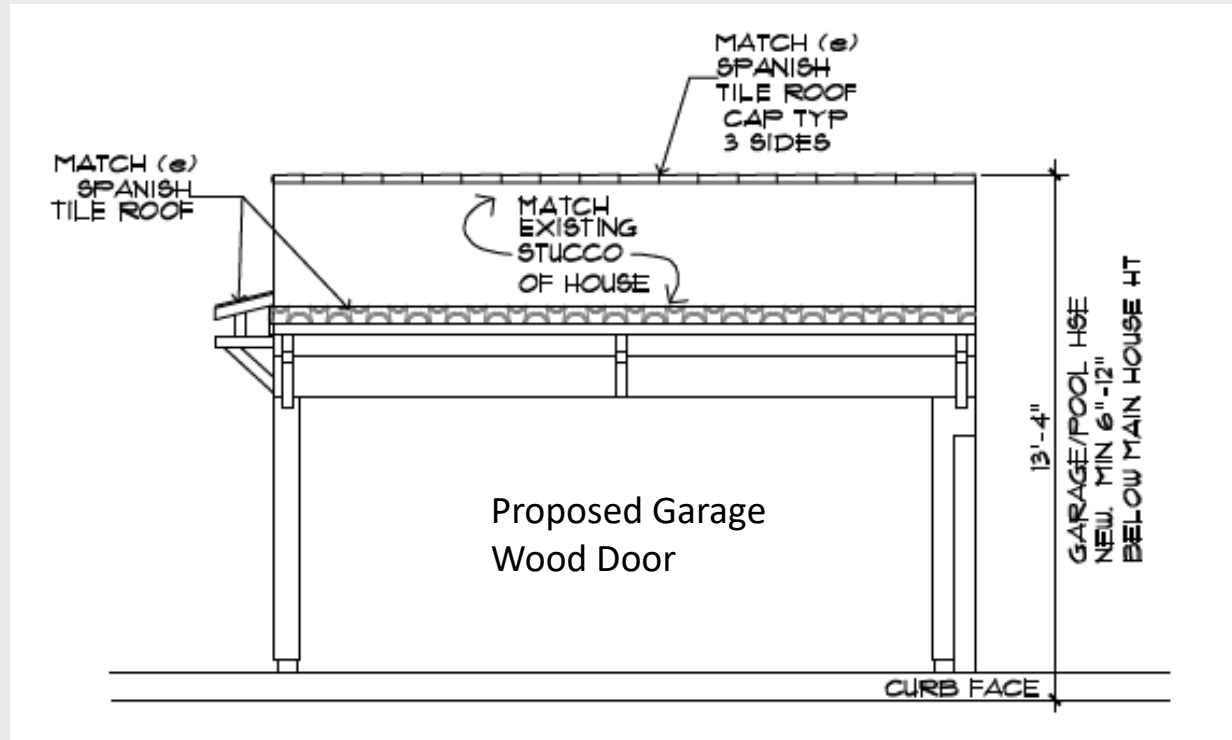
☐ New 562-Sq.Ft. Garage ☐ New 297-Sq.Ft. Pool House



GARAGE/POOL HOUSE FLOOR PLAN

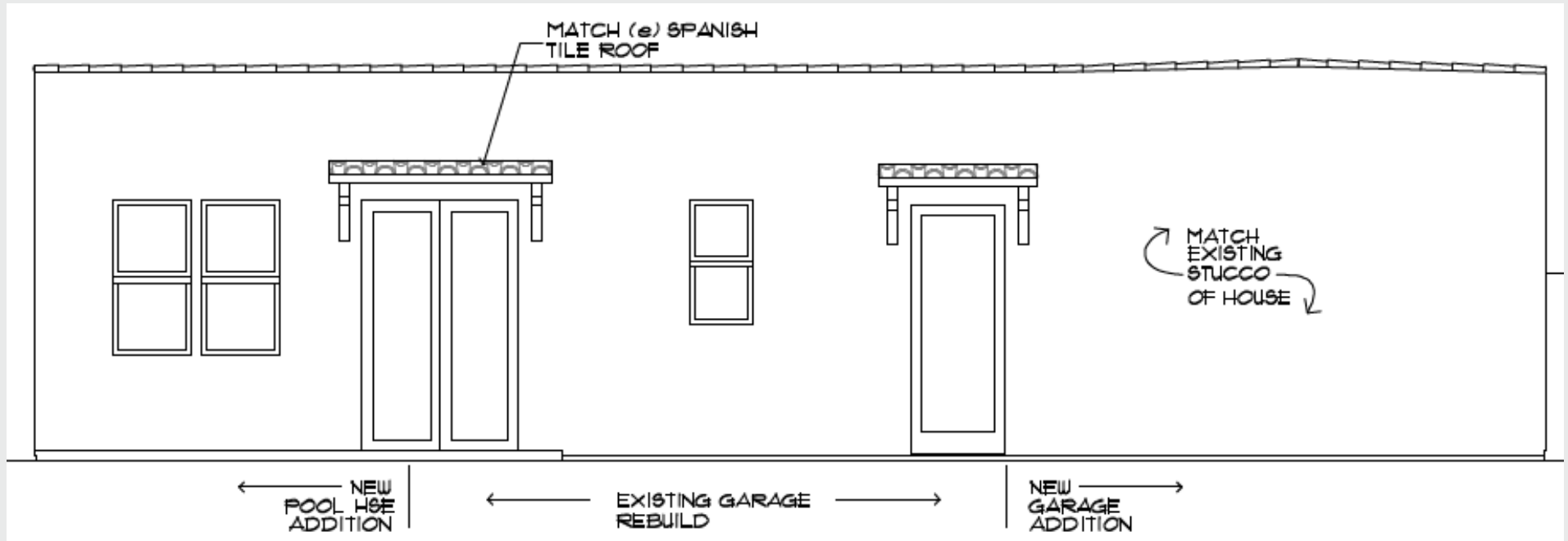


PROPOSED FRONT ELEVATION



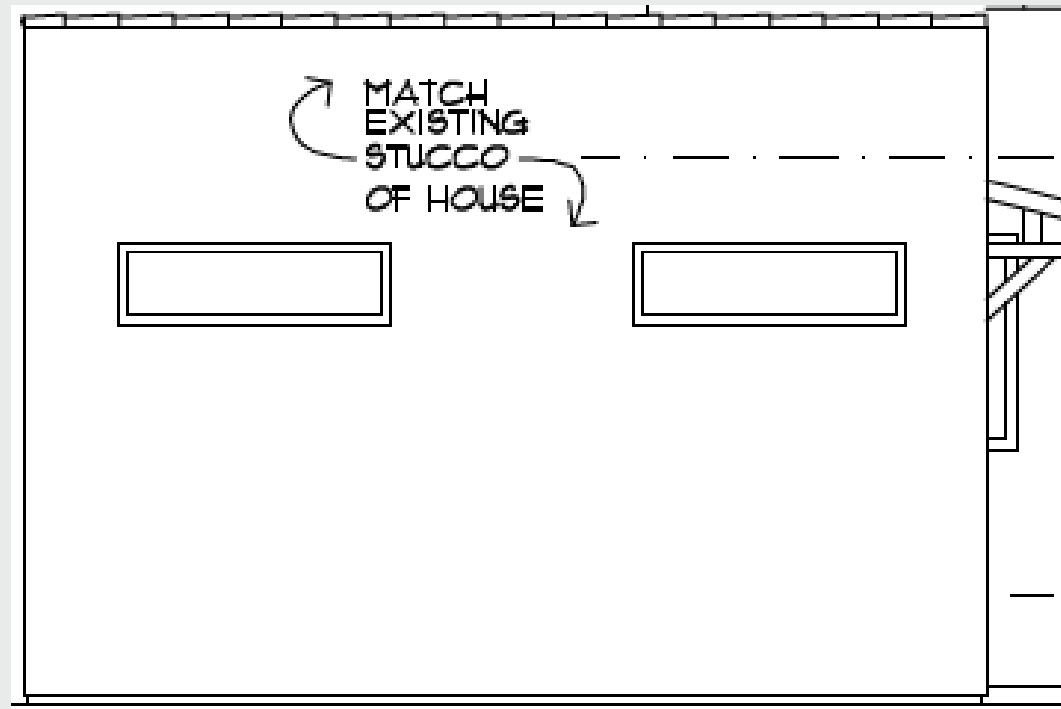
Proposed Elevation (Front)

PROPOSED SIDE ELEVATIONS



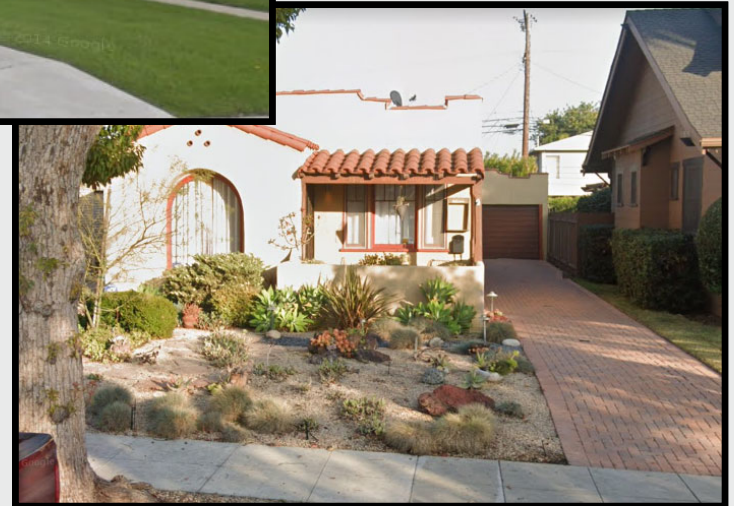
Proposed Elevation (Side)

PROPOSED SIDE ELEVATIONS



Proposed Elevation (Rear)

COMPATIBILITY WITH NEIGHBORHOOD



FINDINGS

**As proposed, the
859 S.F.
garage/pool house
structure is:**

1. In compliance with the Zoning Code;
2. California Height Historic District Design Guidelines;
3. Secretary of Interior's Standards;
4. Ordinance No. Ordinance C-6704 and C-7702 – California Heights Historic District;
5. Spanish Colonial Revival Style Guide
6. Certificate of Appropriateness Findings.

RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness request for the demolition of a non-period wing wall at the driveway and existing 327-square-foot two-car garage, and construction of a one-story detached, 859-square-foot structure consisting of a 562-square-foot two-car garage and 297-square-foot pool house at the rear half of the property. The property is located at 3544 Gundry Avenue. No changes are proposed to the existing primary structure, located in the front of the lot, which is a contributing structure in the California Heights Historic District. (District 7)



Thank you

Refugio Torres Campos

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