

Cultural Heritage Commission
333 West Ocean Boulevard
Long Beach, CA 90802

Sept. 19, 2011

App. No. HP11-0161

Dear Commission members,

This letter is written in response to the request for a Certificate of Appropriateness for the addition of 1,300 sq. ft. to a two-story duplex currently under construction at 3039-3049 East Ocean Boulevard in the Bluff Park Historic District.

It has been difficult to obtain any information regarding the current plans and how they came to be approved. (As of this writing the staff report is not available.)

In perusing the planning department's on-line project information there was a request for "Construct a new two story duplex with 2 attached two car garages." (Project Number BNEW18569.) No date listed. Again another request; "Propose 2 story duplex (Unit 3039: 2910 sf @ 1st flr and 1740 sf @ 2nd flr & Unit 33049: 1238 sf @ 1st and 2nd flr) with attached two 2-car gar. Project Number BNEW44298, no date listed. [A total of 5,888 sq. ft.] The following entry was BDEM44305 "Demolish one story duplex and detached garage, no date. Above, on the same page, was the entry: Project Number 00466007 "CHC REVIEW AND APPROVAL." Again no date!

Further investigation produced a "CERTIFICATE OF APPROPRIATENESS MAJOR WORK APPROVAL" for a "Prairie style (influenced) two-story 5,796 sq. ft duplex w/ two 2-car garages and storage areas at rear of lot." (APN: 7264-016-014.) The Long Beach Cultural Heritage Commission apparently reviewed the project on June 21, 2006 and the plans approved by the then, Historic Preservation Officer, Jan Ostashay on May 12, 2009 with Conditions. (The June 21, 2006 CHC minutes do not reflect approval of the project on that date but rather that it be laid over to a future meeting and that an ad hoc committee be formed with the applicant to resolve design issues and that the neighborhood association be conferred with.) We were unable to find any documentation as to what occurred between June of 2006 and May of 2009 concerning this project.

Based on the information that we were able to gather and the observation of the current construction it would appear to us that we are again dealing with another inappropriate massive construction that does not conform to the Bluff Park Historic District Ordinance which requires, "The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and detail proposed (shall be) consistent with the period and/or compatible with adjacent structures." Please deny the request for a Certificate of Appropriateness for this application.

Sincerely yours,

Helena and Elbert Segelhorst

(5 pages of enclosures.)

Address Project Inquiry

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Project Information

Click Project Number for Inspection History

Address: 3039 E OCEAN BLVD 90803 Holds

Project Number	Description	Final Date
<u>00256699</u>	ZE: ILLEGAL DWELLING UNIT - GARAGE CONVERSION	01/19/1999
<u>00268843</u>	ZE: ILLEGAL ENCLASURE OF BREEZEWAY SEPARATING TWO-TWO CAR GARAGES	02/22/1999
<u>00269469</u>	CONVERT BREEZEWAY TO STORAGE RM.(REMOVE ALL PLUMB. & GAS LINE)	02/16/1999
<u>00331548</u>	REMOVE ROCK, RESEAL VENTS, PIPES AND FLASHINGS, REROCK.	
<u>00350807</u>	ZE:doing auto repairs in an r zoned distric.	06/05/2002
→ <u>00466007</u>	CHC REVIEW AND APPROVAL	
<u>00554286</u>	TSO. LANE CLOSURE	

Project Number	Description	Final Date
→ BNEW18569 New Construction	Construct a new two story duplex with 2 attached two car garages.	
→ BNEW44298 New Construction	Propose 2 story duplex (Unit 3039: 2810 sf @ 1st fir and 1740 sf @ 2nd fir & Unit 3049:1236 sf @ 1st and 2nd fir) with attached two 2-car gar	
→ BDEM44305 Demolition	Demolish one story duplex and detached garage.	

Print



CITY OF LONG BEACH

DEVELOPMENT SERVICES DEPARTMENT

333 West Ocean Boulevard, 5th Floor • Long Beach, CA 90802 • (562) 570-6194 FAX (562) 570-6860

CERTIFICATE OF APPROPRIATENESS MAJOR WORK APPROVAL

Pursuant of section 2.63 of the Long Beach Municipal Code, Part 2.63.070, the Long Beach Cultural Heritage Commission reviewed on (date) June 21, 2008

The application of (applicant name) Mr./Mrs. Joel Fruehan (owners)

For (project description) Remove existing 2,842 sq. ft. single-story duplex (c.d. 1955) and construct new Prairie style (influenced) two-story 5,796 sq. ft duplex w/ two 2-car garages and storage areas at rear of lot. Exterior architectural details include: sand finish wall surfaces; dimensional recessed vinyl or aluminum clad windows w/exterior Prairie/Craftsman style mullins (non-sandwich) at front half of bldg; pre-cast sill trim/beltcourse; roofing material to be flat concrete tiles (shake appearance) on multi-hip roof; period appropriate exterior doors, door treatments, and hardware; period/stylistic appropriate exterior lighting/light fixtures; and period appropriate exterior paint colors (earth tones).

**Existing International Style duplex is also ineligible for individual landmark designation due to lack of sufficient associations with important historical events, personages of note, or design/construction qualities.

at (property address) 3039-3049 East Ocean Blvd. (APN: 7264-016-014)

(property description) Duplex-Non-contributor: Bluff Park Historic District

with no conditions. with the following conditions:

Conditions: All work to be completed pursuant to approved plans signed by Historic Preservation Officer (HPO) 05/12/2009. Any work done out side approved scope of work will need approval by HPO before implementing otherwise all work will stop until approval is obtained. Approved work will be conducted in a manner consistent w/ Secretary of the Interior's Standards for Rehabilitation. The use of foam products is not permissible with this project. Any required roof venting shall be at eaves with screened louvers as needed. All utility fixtures must be screened. Any exposed roof top projections (venting pipes, etc.) must be painted same color as roofing material. Front yard must be landscaped appropriately.

BLDG DEPT

ENVIRONMENTAL REVIEW: CE-31: EXEMPTION

DATE: 05-12-09

***This Certificate of Appropriateness is hereby APPROVED
subject to any and all conditions listed above.***

Jan Ostashay

Jan Ostashay
Historic Preservation Officer

May 12, 2009

DATE

NOTE: The approval granted by this Certificate of Appropriateness pertains **ONLY** to those items identified in the project description. Modifications of architectural elements not identified in this Certificate may require supplemental Certificates of Appropriateness applications that may be obtained by contacting the Historic Preservation Office at (562) 570-6194. Any work performed without an approved Certificate of Appropriateness may be subject to removal and restoration. This Certificate is valid for one year from date of issuance.



1M2S # 966007 05-05-06

**CULTURAL HERITAGE COMMISSION
MAIN LIBRARY CONFERENCE ROOM****JUNE 21, 2006
101 PACIFIC AVENUE**

A regular meeting of the Cultural Heritage Commission convened at 8:33 A.M.

PRESENT: COMMISSIONERS: Julie Bartolotto
Laura Brasser
E. Thor Carlson
Doris Felix
Karen Highberger
John Malveaux
Ana Maria McGuan
Layne Johnson, Chair

EX OFFICIO: Stanley E. Poe

ABSENT: " : Mike Burrous
Kevin Doherty
Dan Pressburg
Brian Ulaszewski
Kerrie Weaver (Excused)
William Wynne (Excused)
Kevin Motschall, Vice Chair

ALSO PRESENT: Jan Ostashay, Historic Preservation Officer
Shaine Klima, Historic Preservation Aide
Suzanne Frick, Director of Planning and Building
Greg Carpenter, Planning Bureau Manager
Nancy Muth, City Clerk Specialist

Chair Johnson presiding.

APPROVAL OF MINUTES

There being no objections, Chair Johnson declared that the minutes of the meeting held May 17, 2006, be approved as submitted. Carried by unanimous vote.

PUBLIC PARTICIPATION

There was no public participation.

It was unanimously agreed that Agenda Item No. 6, Long Beach Challenge Presentation, be considered at this time.

June 21, 2006

STAFF REPORT**Long Beach Challenge Presentation**

Commander Roy Walker, Long Beach Police Department, Nancy Messineo, Manager of Branch Library Services, and Deputy Chief Hank Teran, Long Beach Fire Department, spoke regarding their respective services and a proposed November ballot measure; distributed a packet of information from the City Manager, containing a survey entitled "The Long Beach Challenge," a copy of which was received and made a part of the permanent record; and responded to questions.

Commissioners Burrous and Doherty entered during the presentation.

UNFINISHED BUSINESS**Certificate of Appropriateness for New Construction, 743 Ohio Avenue**

Jan Ostashay, Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record.

Commissioners Ulaszewski and Pressburg entered.

Maria Godínez, 1019 Wakefield Avenue, Corona, property owner, spoke regarding the proposed project; and responded to questions.

Commissioner McGuan moved, seconded by Commissioner Highberger, that the Certificate of Appropriateness for new construction at 743 Ohio Avenue be approved as submitted with the staff report stipulations; and further conditions that the beam detail be revised to a more Craftsman-type style, the front porch pilaster detail be widened, the term "acoustic" be removed from the plans, the proposed wood window surrounds be changed from rough to smooth, and that these changes be returned to staff for approval prior to the issuance of the Certificate of Appropriateness. Carried by unanimous vote.

Chair Johnson indicated that the applicant for Agenda Item No. 4.b. was not present; therefore, Agenda Item No. 4.c. would be considered at this time.

**Certificate of Appropriateness for Demolition and New Construction,
3039-3049 East Ocean Boulevard**

Jan Ostashay, Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record; and responded to questions.

Suzanne Frick, Director of Planning and Building, advised that the decisions before the Commission were whether first to grant the Certificate of Appropriateness for the demolition,

June 21, 2006

and secondly, if demolition was approved, to approve the design of the replacement structure; and responded to questions.

A discussion ensued.

Annette Fruehan, 319 Blue Cavern Point, property owner, advised the Commission that conferring with the neighborhood association and the Commission's ad hoc committee to resolve design issues for the proposed new construction, and returning for approval at a later date was the preferred course of action.

Commissioner Carlson moved, seconded by Commissioner Pressburg, that the Certificate of Appropriateness for demolition and new construction at 3039-3049 East Ocean Boulevard be laid over to a future meeting, and an ad hoc committee formed to work with the applicant regarding the design of the proposed new construction. Carried by unanimous vote.

Commissioners Carlson, Pressburg and Wynne would continue as the ad hoc committee members for this project.

Certificate of Appropriateness for Alterations, 435 Daisy Avenue

Commissioner Pressburg moved, seconded by Commissioner Burrous, that the Certificate of Appropriateness for alterations at 435 Daisy Avenue be laid over until the applicant could be present. Carried by unanimous vote.

Certificate of Appropriateness for New Construction, 542 Daisy Avenue

Jan Ostashay, Historic Preservation Officer, presented the staff report, a copy of which was received and made a part of the permanent record; and responded to questions.

Mike Browder, 711 E. Wardlow Road, Suite 101, project designer and applicant, spoke regarding the proposed project; and responded to questions regarding the windows for the proposed new dwelling and the garage design.

Commissioner Brassler moved, seconded by Commissioner McGuan, that the Certificate of Appropriateness for new construction at 542 Daisy Avenue be approved as submitted with the staff report stipulations; and further conditions that the window style for the entire dwelling be double hung, the front door style and framing of the square-shaped fixed windows along the side elevations of the new house be returned to staff for approval, and the garage plans with similar type roof as the proposed dwelling be approved and filed with the Historic Preservation Officer. Carried by unanimous vote.

At 10:10 A.M., Chair Johnson declared a recess.