



# CITY OF LONG BEACH

DEVELOPMENT SERVICES DEPARTMENT

333 West Ocean Boulevard, 5<sup>th</sup> 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, 2006

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  
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.

IMLS # 966007 05-05-06







**Date:** June 21, 2006  
**To:** Cultural Heritage Commission  
**From:** Staff  
**Subject:** Certificate of Appropriateness for Demolition and New Construction —  
3039-3049 E Ocean Boulevard

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This item was before the Commission at the May 17, 2006 Cultural Heritage Commission meeting. At that time, the Applicant requested approval for the physical removal of the existing non-contributing duplex and garage located within the Bluff Park Historic District. As part of the same request the Applicant would construct a new two-family dwelling and garage on the lot in place of the demolished structures.

At the May 2006 meeting the Commission believed the property was historically significant as an individual landmark and as a contributing resource to the district though it was identified in the Bluff Park Historic Landmark District Ordinance (Ordinance No. C-6835) as a non-contributing property. Staff had also performed a preliminary assessment on the property and found the entire property, including the landscape elements, ineligible for local, state, or federal designation due to lack of notable architectural merit and associations with significant historical events or personages. Nonetheless, the Commission laid over the Certificate of Appropriateness (COA) request to a future meeting and formed an ad hoc committee to work with the Applicant in retaining the existing dwelling and designing an appropriate addition to it.

After much deliberation the Applicant has decided to pursue their original intent of removing the existing non-contributing property from the parcel and construct a new compatible residence. They are, therefore, requesting a COA from the Commission today on that scope of work.

In reviewing the submitted plans for the new construction staff finds the design lacking in detail and originality. Additionally, its overall form, massing, scale, materials, and proportion are incompatible with the nearby buildings. As stated in the May 17, 2006 staff report the new work should be either designed in a manner consistent with the architectural styles and characteristics of the historic district or should make an architectural statement on its own merit. Staff recommends that the Applicant work with staff to refine the proposed plans for compatibility with the historic district. Staff also recommends that the Applicant meet with the neighborhood association during the initial design development process to inform them of the proposed project and receive any comments they may have. Staff finally recommends that a final landscape plan be submitted. With the above recommendations, the project would be in compliance with Chapter 2.63.070 of the Municipal Code (Cultural Heritage Commission

Ordinance), the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (the *Secretary of the Interior's Standards*), and the Bluff Park Historic Landmark District Ordinance.

Staff has again analyzed the proposed project in accordance with the Cultural Heritage Commission Ordinance, the *Secretary of the Interior's Standards*, and the Bluff Park Historic Landmark District Ordinance. With the recommendations provided above, staff believes that the project in concept satisfies the requirements of the Cultural Heritage Commission Ordinance, the *Secretary of the Interior's Standards*, and the Bluff Park Historic Landmark District Ordinance. The Bluff Park Historic Landmark District Ordinance emphasizes the importance of constructing new structures within the district that conform to the bulk, mass, scale, and height of the majority of the existing structures in the immediate area. The style of architecture, use of materials, and the landscaping treatment should not be uncharacteristically different from the predominant style of the immediate surroundings. New structures should not be painted or otherwise finished on the exterior in colors and architectural details that would be out of character with the general architectural style prominent on the block on which the new structure is to be located.

As stipulated in the Cultural Heritage Commission Ordinance, Chapter 2.63.070(C) a Certificate of Appropriateness may be issued if it is determined that the proposed environmental change (the scope of work as discussed above and illustrated on the submitted revised plans) is consistent with one or more of the following findings:

1. (It) will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the concerned property or of the landmark district in which it is located, is consistent with the spirit and intent of this chapter.

The proposed project will not be undertaken on an historic building. As related to the Bluff Park Historic District, with the recommended conditions to the residence regarding design and compatibility with the contributing properties in the immediate neighborhood potential adverse affects will be addressed and avoided. The new building's design shall be consistent with the intent of the Cultural Heritage Commission Ordinance.

2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Department or the Planning and Building Department.

The existing property is not considered dangerous or unsafe. Therefore, this finding is not relevant for this particular proposal.

3. The proposed change is consistent with or not incompatible with the architectural period of the building.

The proposed project will not be undertaken on an historic building. However, the design of the new construction will take into account Bluff Park's historical character and architectural composition.

4. The proposed change is compatible in architectural style with existing adjacent contributing structures in a historic landmark district.

The Bluff Park Historic District is comprised of the one and two story single-family and multi-family structures designed in a variety of architectural styles that include Queen Anne, Craftsman, Spanish Colonial, Revival styles, and Streamline Moderne. With the recommended conditions the new residence would be compatible with the adjacent contributing structures and the overall historic character of the district in terms of color, textures, materials, fenestration, decorative details, height, scale and proportion, and massing.

5. The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period and/or are compatible with adjacent structures.

With the recommended conditions for the residence, the materials, fenestration, decorative features, height, scale, and massing on the proposed new construction will be compatible with the adjacent contributing structures and those within the immediate area.

6. The proposed change is consistent with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* by the U.S. Department of the Interior.

The proposed project appears consistent with the *Secretary of the Interior's Standards*. Standard number 9 stipulates that "new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." The *Secretary of the Interior's Standards* further state that the removal of non-significant buildings, additions, or landscape features that detract from the historic character of the district's setting is recommended.

The subject property is considered a non-contributing property to the Bluff Park Historic District. Its removal would not adversely affect the historic qualities of this district. With the recommended conditions the new construction would be designed as to be compatible with the historic materials, features, spatial relationships, and character of the district.

For environmental purposes, projects that are consistent with the *Secretary of the Interior's Standards* are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15331 of the CEQA Guidelines.

Based on the above findings and the *Secretary of the Interior's Standards*, staff recommends approval of the issuance of a Certificate of Appropriateness for the proposed work illustrated on the existing plans dated April 20<sup>th</sup>, 2006, with the following conditions:

## Stipulated Conditions

1. The project must be completed per the plans approved by the Cultural Heritage Commission, including all conditions listed herein. Any subsequent changes to the project must be approved by the Cultural Heritage Commission or the Cultural Heritage Commission staff before implementing. Upon completion of the project, a Cultural Heritage Commission staff inspection must be requested by the Applicant to ensure that the approved plans have been executed and that all conditions have been implemented before OCCUPANCY hold can be released.
2. There is a ten calendar-day appeal period that will lapse at 4:30 p.m., 10 calendar days after the action by the Cultural Heritage Commission is made. Appeals of the Commission's action will not be accepted after this time.
3. This Certificate of Appropriateness shall be in full force and effect from and after the date of the rendering of the decision by the Cultural Heritage Commission. Pursuant to the Cultural Heritage Commission Ordinance Section 2.63.070(J), this approval shall expire within one year if the authorized work has not commenced. Should the applicant be unable to comply with this restriction, an extension may be granted pursuant to Section 2.63.070(J) for an additional 12 months maximum. The applicant must request such an extension prior to expiration of this Certificate of Appropriateness. After that time, the applicant will be required to return to the Cultural Heritage Commission for approval. In addition, this Certificate of Appropriateness shall expire if the authorized work is suspended for a 180-day period after being commenced.
4. All required Planning and Building permit approvals shall be obtained. Separate plan check and permit fees will apply.
5. Prior to the issuance of building permits a landscape plan shall be submitted to staff for review and approval.
6. Prior to the actual issuance of building permits the Applicant shall work with staff to revise the current plans for compatibility with the Bluff Park Historic District and the *Secretary of the Interior's Standards*.
7. Demolition of any portion of the residence or garage shall not commence until the final plans are approved and stamped by the Cultural Heritage Commission staff and the project is fully entitled.

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.

**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 Godinez, 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 Brasser 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.





**Date:** May 17, 2006  
**To:** Cultural Heritage Commission  
**From:** Staff  
**Subject:** Certificate of Appropriateness for Demolition and New Construction – 3039-3049 E Ocean Boulevard

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This proposal calls for the removal of the multi-family dwelling and associated garages located at 3039-3049 East Ocean Boulevard for the construction of a new two-story dwelling with guesthouse and garages. The existing dwelling, built in 1955, is located within the Bluff Park Historic District. Because of its architectural style and date of construction it is not considered a contributing property to the historic district. On the adjacent lot immediately east of the subject property is an Edward Killingsworth designed residence (1958), which is a very well executed International Style residence.

The subject property was built as a duplex by owner/builder Lee Brown at a cost of approximately \$16,000. Two double garages were built along the alley to the north at the same time by the same individual. The building's scale, materials, design, features, and composition are reflective of the International Style. Over the years since the building was erected there have been modifications to the property, including additions to the rear of each duplex unit, the enclosure of the central breezeway between the garages, some window replacements along secondary elevations, and the undocumented alteration of the basic footprint of the building primarily at the south end of the structure (conclusion derived from comparing original building permits with current aerial photographs and GIS information).

Because of its uninspired execution of design as an International Style residential dwelling and because of the various modifications that have occurred to the structure over the years, the property does not appear to warrant consideration as a local landmark. Therefore, its removal would not affect the overall historical character of the Bluff Park Historic District. However, any new infill construction proposed for the site may have an adverse impact on the qualities and features of the district that make it historically significant. Therefore, new work proposed for the site should respect the size, proportion and scale, massing, textures, features, and styles of the adjacent properties and those elsewhere within the district.

According to the Bluff Park Historic Landmark District Ordinance (Ordinance No. C-6835) for new construction or alterations, such work should conform to the bulk, mass, scale and height of the majority of the existing structures in the immediate area. The style of architecture, use of materials and the landscaping treatment should not be uncharacteristically different from the predominant style of the immediate surroundings. New structures should not be painted or

otherwise finished on the exterior in colors and architectural details that would be out of character with the general architectural style prominent on the block on which the new structure is to be located.

The Applicant would like to remove the existing residence and construct a new dwelling that includes a connected guesthouse and garages. As proposed, the new dwelling is of contemporary design with a rather nondescript architectural style. Flat roofing tiles would cap the complex hip roof of the structure, while plaster with a sand finish would sheathe the exterior walls. Foam cornices, plaster eaves, and wood window sills would be included as decorative treatments. Fenestration would include dual glazed vinyl sash windows and fixed pane windows (along front elevation). The front (south) façade would feature ledge stone veneer trim; an enclosed second story patio/balcony; and wood frame, glazed French doors. The new improvement would occupy the majority of the site, which is 11,000 square feet (net).

In reviewing the appropriateness and compatibility of the new construction, the height of the new building in relationship to the average height of the nearby buildings appears acceptable. Its lack of variation in height, as well as its overall form, massing, scale, and proportion is incompatible with the nearby buildings. The new work should be either designed in a manner consistent with the architectural styles and characteristics of the historic district or should make an architectural statement on its own merit. As currently proposed, the work does not appear consistent with the Standards in terms of compatibility with the historic district.

Staff recommends the Applicant work with staff to further refine the proposed plans in accordance with the Bluff Park Historic District and the Standards. Such refinements should address the size, scale, massing, form, style, materials, architectural features and height variation of the roof forms of the new infill project in relationship to the historic district. Upon making the requested revisions to the submitted plans the Applicant should return to the Cultural Heritage Commission with final plans for their review and consideration. The removal of the existing duplex and garages will be considered upon approval of a replacement project.

**CULTURAL HERITAGE  
COMMISSION**

Layne Johnson, Chair  
Kevin Motschall, Vice Chair  
Julie Bartolotto, Member  
Laura Brasser, Member  
R. Michael Burrous, Member  
E. Thor Carlson, Member  
Kevin Doherty, Member  
Doris Felix, Member  
Karen Highberger, Member



**WEDNESDAY, MAY 17, 2006  
MAIN LIBRARY  
LOWER LEVEL MEETING ROOM  
101 PACIFIC AVENUE  
8:30 A.M.**

John Malveaux, Member  
Anna Maria McGuan, Member  
Dan Pressburg, Member  
Brian Ulaszewski, Member  
Kerrie Weaver, Member  
William Wynne, Member  
Stan Poe, Ex Officio Member

Jan Ostashay, Historic Preservation Officer

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**AGENDA**

**NOTICE:** If unable to attend the meeting, please contact the City Clerk Department at 570-6438.

**1. CALL TO ORDER/ROLL CALL**

**2. APPROVAL OF MINUTES**

April 19, 2006

**3. PUBLIC:** Opportunity given to citizens to address the ruling body on non-agenda items within their jurisdiction. (Currently limited to two minutes, unless extended by the Chair.)

**4. OLD BUSINESS**

- a. Nomination of 302 Orizaba Avenue as City Landmark
- b. Nomination of 12 Virgil Walk as City Landmark

**5. NEW BUSINESS**

- a. Certificate of Appropriateness for new addition – 3943 E 5th Street  
Applicant: Roger Peter Porter (Architect)
- b. Certificate of Appropriateness for removal and new construction – 732 Molino Avenue  
Applicant: Roger Peter Porter (Architect)
- c. Certificate of Appropriateness for demolition and new construction – 3039-3049  
E. Ocean Boulevard  
Applicant: Joel and Annette Fruehan
- d. Certificate of Appropriateness for new construction – Electric Court  
Applicant: Abdul Hoque

**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.

Joel and Annette Fruhan, P. O. Box 3411, Seal Beach, discussed the proposed project; and responded to questions.

Bill Pratt, 3040 East First Street, expressed his opinion regarding the proposed project and the impact to the surround neighborhood.

Bob Fitts, no address given, spoke regarding the proposed project.

Commissioner Wynne moved, seconded by Commissioner Malveaux, that the Certificate of Appropriateness for demolition and new construction at 3039-3049 East Ocean Boulevard be approved, based on Secretary of Interior Standards Nos. 2, 5 and 8.

A discussion ensued regarding the property's non-contributing status, the trees at the property, and the surrounding structures.

As a substitute motion, Commissioner Motschall moved, seconded by Commissioner Malveaux, that the Certificate of Appropriateness for only demolition at 3039-3049 East Ocean Boulevard be approved.

A discussion ensued.

The substitute motion failed by the following vote:

AYES:	COMMISSIONERS:	Malveaux, Wynne.
NOES:	"	: Bartolotto, Brassler, Burrous, Carlson, Felix, Highberger, McGuan, Pressburg, Ulaszewski, Weaver, Motschall.
ABSENT:	"	: Doherty.
ABSTAINED:	"	: Johnson.

Commissioner Wynne, with the consent of the second, withdrew his main motion.

Following discussion, Annette Fruhan, P. O. Box 3411, Seal Beach, expressed a desire to work with staff regarding a redesign of the project.

Commissioner Pressburg moved, seconded by Commissioner Burrous, 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. Carried by unanimous vote.

May 17, 2006

Commissioners Carlson, Pressburg and Wynne volunteered to act as the ad hoc committee for the 3039-3049 East Ocean Boulevard project.

**Certificate of Appropriateness for New Construction, Electric Court**

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

Abdul Hoque, 20 East Market Street, spoke regarding the proposed project and responded to questions.

Commissioner Wynne moved, seconded by Commissioner Brassler, that the Certificate of Appropriateness for new construction on Electric Court be denied, based on Secretary of Interior Standards Nos. 3, 9 and 10.

A discussion ensued.

Commissioner Wynne, with the consent of the second, withdrew his main motion.

Commissioner Carlson moved, seconded by Commissioner Pressburg, that the Certificate of Appropriateness for new construction on Electric Court be laid over to a future meeting to allow applicant an opportunity to work with staff to revise the project. Carried by unanimous vote.

**STAFF REPORT**

Steve Scott, City Manager's Office, discussed the Fiscal Year 2007 Budget process; distributed budget information, a copy of which was received and made a part of the permanent record; and responded to questions.

Greg Carpenter, Planning Bureau Manager, discussed the Planning Department budget; and responded to budget questions

Staff distributed and discussed the By Laws revisions made by Mike Mais, Assistant City Attorney, a copy of which was received and made a part of the permanent record.

Chair Johnson suggested that the By Laws be placed on the June agenda for discussion and adoption.

Chair Johnson retired from the Chair.

Commissioner Motschall assumed the Chair.

