



To the Cultural Heritage Commission:

Karen Highberger, Chair
Laura H. Brassler, Vice Chair
Shannon Carmack, Commissioner
Irma Hernandez, Commissioner
Louise Ivers, Commissioner
Harvey Keller, Commissioner
Richard Powers, Commissioner

May 9, 2011

Regarding the Proposed Remodeling and New Home Construction at 2907 E. Ocean Blvd.

The Bluff Park Neighborhood Association (BPNA) Board of Directors requests the Cultural Heritage Commission (CHC) ensure that the applicant adhere to the Historic District Ordinance that regulates and establishes guidelines for the preservation of properties within the Bluff Park Historic District.

The current owner is requesting a Certificate of Appropriateness to add a two-story 1607 square foot addition to the rear of the existing residence, demolish the existing detached two car garage and construct a new detached two story 4050 square foot two story residence with an attached four car garage.

It was approximately one year ago when we last came before the CHC with our concerns about setting precedence in our historic district. At that time, the issue was the proposed new home construction at 2810 E. 1st Street, where a contributing historical residence had been demolished down to the frame and foundation. The CHC was unanimous in voting that the owner be required to adhere to the Historic District Ordinance.

The procedures found in the Cultural Heritage Commission 2.63.070.D. (att.) states that "The cultural heritage commission... shall only issue a certificate of appropriateness if it is determined that the proposed environmental change will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the concerned property..." It goes on to state, "The proposed change (must be) compatible in architectural style with existing adjacent contributing structures in a historic landmark district." And point 5 of this code section continues, "The scale, massing, proportions,

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

May 10, 2011

App. No. HP11-0113

Dear Commissioners,

This letter is written in response to the request for a certificate of appropriateness for a two-story addition and a second residence with attached garages at 2907 E. Ocean Blvd.

To approve this project as recommended by staff would be a great injustice to the community in which this project is located, as it does not comply with the regulations and guidelines of the Bluff Park Historic District Ordinance and the recently adopted Preservation Element of the General Plan.

Comments regarding FACTS FOR FINDINGS:

We respectfully disagree with the assertion that the presently configured proposal, "(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 sprit and intent of this chapter." "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."

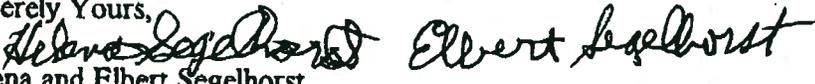
The intent to put such a massive second structure on this lot will not only dwarf the historic front house it will have a deleterious effect on the property to the west which is one of the most significant homes on the boulevard.

We would further point out that it was not the norm during the period that these historic homes were built, to put a second competing structure, but to have large backyard gardens with small accessory buildings such as a single story garage and or a small "maid's quarters." We would also point out that there were no third story roof decks on any of these houses.

Please note that except for two recent projects, any non-conforming properties built or altered, were done during the periods when the area was zoned R-5, R-2N and the Bluff Park Historic District Ordinance had not come into effect until 1982.

We urge the commission to deny the certificate of appropriateness for the project as currently designed for the above stated reasons and also because the issue of 40% lot coverage in the R2L zone as referred to in condition number 17 has not been resolved.

Sincerely Yours,


Helena and Elbert Segelhorst
2828 E. 1st Street
Long Beach, CA 90803

App. No. HP11-0113

**Cultural Heritage Commission
City of Long Beach**

June 13, 2011

Good afternoon commissioners.

My name is Helena Segelhorst and I live at 2828 E. First Street.

Please allow me to apologize in advance for any difficulties you may experience in listening to and watching me speak as I have a condition that causes tremors.

I would also like to preface my remarks regarding the application before you with the statement that we hold Mr. and Mrs. Kahlighi in high regard. They have an amazing life story and Mrs. Kahligi makes the best tea you could ever want to taste.

So, it is with heavy heart that we feel it necessary to oppose the issuance of a Certificate of Appropriateness for their proposed construction.

I would like to share with you, as background, a few of the events that the Bluff Park community has gone through to preserve the historic character of the neighborhood.

Back in 1961 a small group of neighbors banded together to fight the building of a high-rise tower at Ocean and Paloma and were successful. Several homes along the boulevard had been demolished in anticipation of building such structures because of a zoning that had been changed from R-2 (?) to an R-5, (the only one of it's kind in the country which required the any new construction had to be 5 stories or higher.)

In 1972 the neighborhood organized itself into a community group and were successful in rezoning the area from R-5 on Ocean Blvd., and R-4 for the remainder of the neighborhood, to R-2-N. They were also participants in the creation of the Local Coastal Plan, (LCP,) and were instrumental in getting the language in it that recognized the area as a coastal and cultural asset.

Between 1973 and 1978 Luanne Pryor, an officer of the neighborhood assoc., along with others, was instrumental in the creation of the Cultural Heritage Ordinance and committee, now a commission.

From 1980 to 1982 our area was inventoried, surveyed and then was designated the Bluff Park Historic District due to much community effort.

It was hoped that these changes would protect the area from further degradation, but alas, that was not to be.

In 1983 a developer had assembled three lots on Ocean and was able to re-subdivide them into five lots and build ten units. That inspired the effort to again re-zone the area to R-2-L.

In the intervening years between then and now we have had several challenges to maintaining the historical integrity of the neighborhood. Some were met with successful results and others, sadly, not.

We are here today facing another challenge to the letter as well as spirit of the Bluff Park Historic District Ordinance, the Preservation Element of the General Plan, the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, the LCP and the Development Standards for the R-2-L zone.

The proposed project is not compatible with the adjacent property, the historic W.T. Hales house, is out of scale and massing for the period that the main house was built and characteristics of the period. These characteristics would include, that there were no houses of equal size on the back of the lots but rather small accessory structures such as a maid's quarters or garages and large gardens, there were no third story roof decks and no attached garages!

It is our opinion that the applicants have not met the criteria as required by the above ordinances and should be denied a certificate of appropriateness.

Thank you for your attention.

**P.2 of Address to Cultural Heritage Commission June 13, 2011
Helena Segelhorst**