

Alejandro Plascencia

From: ttriaa [REDACTED]
Sent: Monday, November 28, 2022 5:04 PM
To: DV - Cultural Heritage
Subject: Comment for CHC Hearing on 2749 E. Ocean Blvd - November 29, 2022

-EXTERNAL-

Hello,

Please do grant the permit for one of the few remaining homes by world-renown architect Irving J. Gill at 2749 E. Ocean Boulevard. This home is iconic to the view along Ocean Blvd and a beauty just as it is.

Thank you in advance for your serious consideration and support against this permit.

Tria Day
[REDACTED]

From: [REDACTED]
To: [Historic Preservation](#)
Subject: Property at 2749 Ocean Blvd
Date: Tuesday, November 29, 2022 11:14:01 AM
Attachments: [PastedGraphic-12.tiff](#)
[PastedGraphic-8.tiff](#)
[PastedGraphic-9.tiff](#)

-EXTERNAL-

Dear Cultural Heritage Commission.

I have spent time reviewing the staff report and the other documents associated with the agenda for the 11/29 meeting of the Cultural Heritage Commission.

I stand with Long Beach Heritage and the BPNA's stance on this project. Please deny the conditional use permit for this property. The plans submitted by the owner will DEFINITELY alter the historical significance of the Raymond House. Removing arches and windows and a portion of the backyard garden, whether an architectural element is being reused in another portion of the structure, does not maintain the original design and intent of the architect Irving Gill. Thank you! Billy OBrien

Warm regards



Billy OBrien
REALTOR®
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Heather Flores

From: Mike Laquatra [REDACTED]
Sent: Monday, November 28, 2022 5:23 PM
To: DV - Cultural Heritage; Sergio Gutierrez
Cc: Mike Laquatra; [REDACTED]
Subject: 2749 E Ocean Blvd

-EXTERNAL-

November 28, 2022

Cultural Heritage Commission:

This letter is in reference to the proposed Certificate of Appropriateness for 2749 East Ocean Blvd in the Bluff Park Historic District. I am opposed to the request for a two story addition to this Irving Gill designed residence. Much of the Country derides Southern California, perhaps rightfully so, as an area that ignores any sense of history, instead opting to pursue profit and unchecked development above all other considerations. Time after time we have failed to preserve architecturally significant structures. A building such as this Gill designed single family residence should be maintained in as close to the original condition as possible. Once a structure such as this is altered it can never be fully restored resulting in further loss of our collective history. The proposed detached "improvements" will already serve to degrade this historic site if approved and therefore should be rejected, but at least they will not compromise the main structure. As this is a 3,600 square foot home with four bedrooms and an ocean view, I see no reason why it is in need of alteration. If this Commission is truly interested in preserving our cultural heritage, you will deny at least the two story addition to the main home if not the entire project as proposed.

Thank you,

Mike Laquatra
30 year Long Beach resident, 20 year Long Beach home owner



HOUSTORIES
Discover the History of Your Home

November 28, 2022
RE: 2749 E. Ocean
Agenda Item 22-045CH

Ms. Kathleen Irvine, Chair
Cultural Heritage Commission
400 W. Ocean Boulevard
Long Beach, CA 90802

Dear Commissioner Irvine,

I write to ask that you and the Commission work with the applicant to rethink the proposed 637 square foot two-story rear addition that will irrevocably alter the interior of Irving Gill's earliest modern homes. The fact that this example is in Long Beach is a huge accomplishment for our city; the fact that it has been only moderately renovated over its 100+ years of existence is worth celebrating. Now, our city will be left with pseudo-Gill. I agree with the letter sent by the Bluff Park Neighborhood Association, but add that by staff's own analysis:

"... (The addition) ... requires removal of an arched door on the first story of the rear elevation, the door location will be noted via a reveal or molding, while the door itself will be recorded in photographs and drawings, and will be integrated as an interior feature, and thus allow for future restoration."

Really? This is not practical. In essence, we are allowing the destruction of a cultural landmark by one owner but are hopeful the next owner will rehabilitate the previous owner's destruction. And we are also counting on the current owner to honor this agreement to keep the semblance of a 'door to nowhere' in the house.

Next, "One of two windows on the second story will be infilled, while a window will be added to the right of the chimney addition. Gill's differentiation and hierarchy of elevations through architectural detail will be maintained, including the solid to void relationships, and asymmetry of the rear elevation."

Again, the destruction of the house is imminent and though I and others can appreciate staff's efforts to encourage the owner to honor the architecture, the reality is if the current plans are carried out, the Gill House will be the Gill Façade and Long Beach will once again lose one of its iconic structures, leaving cultural and government leaders scratching their heads. Let's do better by Long Beach and its residents.

Finally, I ask the question, will allowing these 'alterations' jeopardize our standing as a Certified Local Government? These changes to one of Irving Gill's first examples of modernism will certainly raise some questions about our city's ability to interpret local, state, and federal guidelines. Yes, adding 637' square to the rear of this house (increasing its size by nearly 18%) is within the strictest letter of the law of the Bluff Park Historic District guidelines, but this proposed project, as it now stands, blatantly defies the spirit of the law. Interpretation is key, and the Commission has the power to interpret on behalf of the people of Long Beach.

Thank you,

Maureen Neeley, MLIS

Heather Flores

From: Hyman, Ted [REDACTED]
Sent: Monday, November 28, 2022 5:44 PM
To: DV - Cultural Heritage
Cc: president@bluffpark.org; Kelly Hyman
Subject: This Week's Cultural Heritage Commission Hearing on 2749 E. Ocean Blvd: Agenda Item 22-045CH - November 29, 2022

-EXTERNAL-

CHC members,

I want to urge the Cultural Heritage Commission to reject the Certificate of Appropriateness for the changes to the historic home designed by Irving Gill. I am a resident living in an historic home in Bluff Park, and I understood the responsibility and limitations of owner one of these homes when I purchased it.

I am also a past president of the Los Angeles AIA, a Fellow of the American Institute of Architects, a major sponsor and supporter of the LA Conservancy and a member of a number of state Boards on design and historic preservation so I would hope my opinion would be received based on professional experience and not simply a NIMBY homeowner, which I am not.

This house has historical significance nationally, and I'm shocked it is not already on the State Historic Register. It is also a landmark in Long Beach, one of the many here that makes Long Beach such a unique place- the City has been careful to protect its historic stock of houses from one of the first houses by Green and Green Architects down the street to the Case Study House by Killingsworth on Naples. Long Beach has been a place students, professionals and others who just appreciate the history of design to come and see some of the best examples of architecture from the turn of the century to newest projects like the Main Library.

If this house is altered in the ways proposed it will be an embarrassment to the City for not respecting the stock of incredible homes that exist in Bluff Park. I am sure this would be a disappointment to the new owners, but with purchasing a home of this pedigree the owners certainly should have been aware of the responsibility that comes with it.

Please do not let this happen to one of the most valued treasures of our City.

Ted Hyman, FAIA

Ted Hyman

FAIA, LEED AP BD+C
Partner

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515 South Flower Street, Suite 3700
Los Angeles, CA 90071

Heather Flores

From: Anne Hoop [REDACTED]
Sent: Monday, November 28, 2022 6:27 PM
To: DV - Cultural Heritage
Subject: Comment for CHC Hearing on 2749 E. Ocean Blvd - November 29, 2022

-EXTERNAL-

Yes I recommend denying permit to build in the back of the historic house.
All of these additions to historic houses during the past couple of years is destroying the integrity of Bluff Park historic district.
Please stop all of these additions. For instance, 2 doors from where I live on E. First Street [2 doors east of Molino] the house that was built around in the 1920s has been gutted and in the backyard, they completed demolished the garage that was on the alley. Now they are erecting a huge steel beam 2 story structure for apartments on the second level.
Thank you.
Anne H.

TERESA STAMOULIS

[REDACTED]
Long Beach, CA 90803
[REDACTED]
[REDACTED]

November 28, 2022

Kathleen Irvine, Chair Cultural Heritage Commission
City of Long Beach
411 W. Ocean Boulevard
Long Beach, California 90802

Regarding: Agenda Item 22-045CH - 2749 E. Ocean Boulevard in the Bluff Park Historic District: Request for Certificate of Appropriateness to Allow a 2-Story Addition to the Rear of the Existing Contributing Single-Family Home

Dear Commission Chair Irvine, Vice Chair McGuan, and Commissioners Grisafe, Hinds, Hunter, and Ramos:

My husband and I have lived in Bluff Park since 2001. We are renters and members of the Bluff Park Neighborhood Association.

According to *An Architectural Guidebook to Los Angeles*, the Gill home at 2749 East Ocean Boulevard in the Bluff Park Historic District is **one of only a few intact houses in Los Angeles designed by Gill**. Long Beach's Historic District guidelines likely played a role in protecting the concrete cubist residence. Gill designed and built the home in 1918 for Dr. Samuel Raymond.

As shared by the BPNA Board, unlike other contributing homes in our Historic District, this one has both historical and architectural significance. Alterations to its exterior, even in the rear, will forever reduce it as the unique asset it is for all the City of Long Beach and beyond.

My husband and I do not support the plans they are now presenting and request that the Certificate of Appropriateness be denied.

We encourage you to pause the process and encourage conversation with the BPNA board. The renovation of the Gill home will have a negative impact on the community. We encourage the City to designate the Gill House as a City Landmark and collaborate with the California Office of Historic Preservation to secure Long Beach's Gill a spot on the NRHP.

Twelve Gill homes and structures in San Diego, Santa Fe Springs, Los Angeles, and Pasadena are in the National Register of Historic Places. Long Beach boasts **sixteen** iconic architectural treasures on the NRHP listing; the Gill House deserves to be there too.

Don't hesitate to contact me if you have any questions.

Respectfully,

Teresa Stamoulis
BPNA Member
[REDACTED]



November 28, 2022

Kathleen Irvine, Chair
Cultural Heritage Commission
City Of Long Beach
411 W. Ocean Boulevard
Long Beach, CA 90802

**RE: Agenda Item 22-045CH - 2749 E. Ocean Boulevard in the Bluff Park Historic District:
Request for Certificate of Appropriateness to Allow a 2-Story Addition to the Rear of the Existing
Contributing Single-Family Home.**

Dear Commission Chair Irvine, Vice Chair McGuan, and Commissioners Grisafe, Hinds, Hunter, and Ramos:

Along with you, I understand and appreciate the importance of preserving structures and most especially those from prominent well-known architects. I hope to garner your support in protecting this notable historic city landmark.

The 1918 property (Raymond House) being presented to you this Tuesday evening is located at 2749 East Ocean Boulevard and is designed by highly acclaimed **Architect Irving J. Gill** (1870-1936). He is considered a pioneer of the modern movement in architecture.

The significant residence is located within the Bluff Park Historic District and has distinctly lined Ocean Boulevard for over 100 years. It is an outstanding contributing home and designed by one of the most important California architects that graces our neighborhood. It has remained intact for over a century which brings to question, why would anyone want to take a sledgehammer to this home on any of its four original sides and diminish the property value for generations to come?

It became clear two years ago that the property has a different kind of steward and should now be landmarked to avoid future disruptions. In October 2020, the current and new owner at the time, illegally removed the low wall planter and infilled it with concrete to widen the curved driveway. A local neighbor explains this happened late at night with floodlights. This was a clear violation and at that time it was brought to the attention of Historic Planner Alejandro Plascencia who confirmed there was no COA for that work.

Although I am pleased to hear the owner violation must be reversed and corrected, I ask that it not be contingent on the proposed addition at all. We are not sure why the corrections have not been implemented within the last 2 years and urge the CHC to emphasize the corrective work be done

regardless of any other action. It seems the corrective action should be separate from the proposed 2 story addition.

Furthermore, it is my understanding that the BPNA did not receive any notice of the application or any engagement from the owner or architect during planning review over the past 8 months which has been typically common practice with all other projects.

It appears the planner worked single handedly for months with the architect to develop the design for the proposed 2 story addition as well as the ADU which was recently approved, notably without CHC or any public comment due to prolonged lapse in time. Postponement of this agenda item was denied and so I ask you to consider these issues along with the 8 months of missed opportunity for the neighborhood association and all interested parties to help establish a relationship and additional understanding with the homeowner.

More importantly, I would like to note the staff report provides quotes from the *Secretary of Interior's Standards*. Unlike the findings and analysis that the city staff report writes, I believe the standards are not being met as follows and a COA should not be granted:

As referenced in the Staff Report - the standards clearly state:

#2 The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed addition will remove 2 original second story windows (not just one and not small as stated in the staff report) and remove an original arch and arch door. The proposed addition will cut into the existing concrete facade and add a new window onto the actual original home destroying any original architectural placement and design intentions.

The interior central stairwell is being demolished and moved to the west side elevation in front of existing windows which trigger an enlarged basement. The proposed new basement stair door will add a new wall that ends into the existing glass window at the west side elevation. The existing bathroom wall, proposed to be demolished, ended on a mullion and not on glass itself, but this new end wall detail will be seen from the outside on the west side elevation. I ask can this really be acceptable seeing the end of a wall from the outside glass. Does this retain the architect's vision?

The new proposed addition will also cut out the raised deck area in half and eliminate the original Gill planter and stair. The proposed addition will add an uncharacteristic element such as a second chimney and add bi-folding exterior stacked doors which were not even in existence at the time this home was built and alter the space that characterize this property on the outside. This will create a large opening uncharacteristic to the original Irving J. Gill design.

As referenced in the Staff Report – the standards clearly state:

#5 Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

This proposed addition takes out 2 original second story historic windows (size irrelevant and not just one as stated in the staff report), and an original arch opening with arch door. Staff's recommendation of relocating the door to an interior space will create a tiered down protection for an exterior door to an interior door that can then be removed by any future owner being placed inside the home.

The “standards” solution is preserving the distinctive arch and retaining the distinctive door in its current location and not relocate it.

The addition will also break open 1/3 of the smooth concrete construction technique on the rear facade that currently exists to accommodate a two-story addition. Cutting into the original tilt up concrete exterior walls (a construction technique used by Gill) will leave irreparable damage to the exterior concrete membrane that will never be able to be reversed and brought back whole to a single concrete membrane again. Future patching is not acceptable. Also, the existing low planter that exists where the addition will take place will further eliminate an original vision and connection to the primary dwelling.

As referenced in the Staff Report - the standards clearly state:

#9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The new proposed 2 story addition will clearly destroy 2 original windows, destroy and cut into the original tilt up concrete wall construction, eliminate the original archway and demo the original raised deck planter.

In this instance, it’s doesn’t seem enough to just protect the front and sides, but rather we should look at the whole home as originally designed by Irving J. Gill to uphold all its architectural features and value. This should not be treated as a stage set where the back of house doesn’t matter and gets destroyed just because “no one will see it from the street” and the owner legally can.

I ask that you take this application very seriously due to this special and notable property. You all have the power and ability to correct this wrong path. You are the preservation gate keepers and I hope to hear you develop questions and discussion among the commission and not just move to approve. Your decision will affect generations and I know I would appreciate hearing from each of you in reference to the standards and guidelines with their true meaning that particularly conflict with staff’s analysis report and recommendations.

I urge you to deny the “Certificate of Appropriateness” at this time, but rather move to enforce the reversal of illegal construction that occurred in 2020 at the front driveway. I also ask you assist in designating this property as an Historical Landmark. This property deserves to be protected and Irving J. Gill deserves to have his legacy live on with a shining example for the next 100 years.

Sincerely,
Marco Pizzo, CID



marco.pizzo design studio

████████████████████
Long Beach, CA 90803

Heather Flores

From: Annika Segelhorst [REDACTED]
Sent: Tuesday, November 29, 2022 11:35 AM
To: DV - Cultural Heritage
Cc: president@bluffpark.org; Helena Segelhorst
Subject: Cultural Heritage Commission Hearing on 1749 E. Ocean Blvd

-EXTERNAL-

Dear Commission Chair, Vice Chair, and Members,

I have been a resident of the Bluff Park Neighborhood for fifty-eight years and was involved in the founding of the BPNA and have been active in the historic preservation movement for many years. I am in complete agreement with the letter written to you by Dr. Jeffrey Mallin on behalf of the Bluff Park Neighborhood Association, especially the well-documented grounds for **not** approving the plans for issuing the certificate of appropriateness on pages two and three of the letter. These grounds include the Bluff Park Historic District Ordinance, the Bluff Park Historic Design guidelines, and the United States Secretary of the Interior's standards guidelines for the treatment of historic properties.

It is truly sad that we were not afforded the opportunity to work with the present owners of this architectural jewel. We should be able to come to an amicable solution to an unfortunate situation. The Cultural Heritage Commission's mandate to protect, enhance, and perpetuate historical districts would be clearly fulfilled by withholding the issuance of a certificate of appropriateness for alternations leading to damaging alterations to the original character of this home. Thank you for your consideration of this matter in light of the damaging precedent it will set in the Bluff Park Neighborhood and in the many other vibrant neighborhoods with cultural and historical resources that enrich our beautiful city.

Most Respectfully Yours,

Helena Segelhorst

Heather Flores

From: Elizabeth Oshea [REDACTED]
Sent: Tuesday, November 29, 2022 12:16 PM
To: DV - Cultural Heritage
Subject: COA for 2749 E. Ocean Boulevard

-EXTERNAL-

Dear CHC Members,

Please do not issue a COA for the updates proposed to this significant, historic property in Long Beach.

I can appreciate the difficulties you face on an undoubtedly regular basis in determining whether there is justification for withholding a COA. This situation, however, seems very clear given the distinction of this structure.

If we cannot preserve something this prominent, it makes me concerned for the outstanding reputation and future success of Long Beach as a historic preservation locale.

Please use your experience and role to retain the integrity of this amazing place.

Thank you,
Elizabeth O'Shea
[REDACTED]