

**From:** [REDACTED]  
**To:** [Historic Preservation; DV - Cultural Heritage](#)  
**Subject:** Gill-designed Raymond House 2749 E. Ocean Blvd.  
**Date:** Monday, November 28, 2022 9:03:54 PM

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**-EXTERNAL-**

Cultural Heritage Commissioners:

My name is Cheryl Perry and I live at [REDACTED] Long Beach, CA 90802

I am the past president and a current board member of Long Beach Heritage. While I am disappointed that the owner of the home at 2749 E. Ocean has chosen to modify this historically significant house designed by Irving Gill, I would like to say that I feel that staff has prepared a very thorough staff report. The explanations of how the project is consistent with the Secretary of the Interior's Standards as well as the Bluff Park Historic District Ordinance regarding the new addition were well stated.

The community's objections seem to be based more on the fact that this property is one of the few remaining examples of Irving Gill's that has not been altered than on the design of the addition.

It is unfortunate that there was not more discussions between the owner, architect and the community before this matter was brought before the Cultural Heritage Commission. It would be ideal if the decision could be held over for a month to allow for a better understanding between all parties.

Thank you.

**From:** [REDACTED]  
**To:** [Historic Preservation](#)  
**Subject:** Raymond House (1918) Cultural Heritage Commission to Review Two-Story Addition and Removal of Rear Garden  
**Date:** Monday, November 28, 2022 5:01:58 PM

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**-EXTERNAL-**

Cultural Heritage Commission,

I write to you today in regards to the Raymond House 1918.

Long Beach has amazing history in our city and our historical districts work hard at keeping the integrity of the historical homes and neighborhoods.

Please take the time to hear the concerns the community has in regards to the two-story addition and removal of the rear garden.

I am a realtor and what we do not want to happen in our historical districts is for our investors to come into these neighborhoods and not respect beautiful communities that have worked hard to sustain history in Long Beach. The fear that perhaps someone that does not reside here in Long Beach may consider such a change for the sale of a home. We are not sure if this circumstance is the intent of these alterations, however we do have concerns and thank you for your support in taking time to listen.

Thank you in advance,

**Jacqueline Case | Your Forever REALTOR®**

Berkshire Hathaway HomeServices

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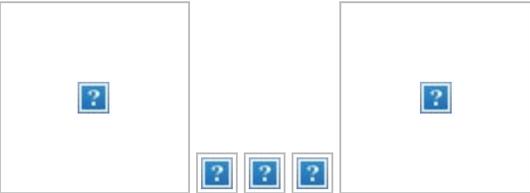
**Pronouns: She, Her, Hers,**

**Direct:** [REDACTED] | **Text "CASE" to 88500**

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**From:** [REDACTED]  
**To:** [Historic Preservation](#)  
**Subject:** Alteration of Historic Irving Gill House  
**Date:** Monday, November 28, 2022 1:53:31 PM

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**-EXTERNAL-**

So sad and very shocking that City Staff has no respect or appreciation of this Long Beach treasure. To allow the alteration of this unique structure would set a very bad precedent. Please do not proceed with this action.

Respectfully,

Sherron Leno  
Sent from [Mail](#) for Windows

November 28, 2022

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

**RE: Agenda Item 22-045CH on 2749 E. Ocean Boulevard, a Home by Architect Irving Gill**

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

While recognizing and appreciating the hours of hard work that went into writing the Staff Report and how much you as Commissioners rely on such reports, I would like to address a few key aspects.

I believe the Staff Report is written with a slanted, rosy bias in describing the proposed plans; minimizes the true negative impact of the proposed changes to such an iconic historic resource as this particular home is; makes light and ease of the unrealistic possibility of being able to reverse such changes; and applies more loosely than I have previously seen the *Bluff Park Historic Design Guidelines (Guidelines)* and *The Secretary of Interior's Standards for the Treatment of Historic Properties (Standards)*.

For example, the Staff Report justifies removing an arched door – a key architectural feature which the City admits is germane to the Irving Gill original design. Prima facie, this is something that the *Guidelines* and *Standards* would find unacceptable. So, what is the City's justification or remedy? To move it inside. However, moving it from the exterior to the interior effectively takes away all current preservation protections. The City has no control over the loss or degradation of historic features inside any non-landmarked structure. Only the exteriors of historic buildings are protected. How is moving the arched door inside going to ensure its preservation? It can't. If the arched entry is important to retain, then having it remain on the exterior in its current location with its originally intended spatial relationship to the rest of the building and the rear elevation is the only way to preserve it. Anything less is lip service without teeth.

When it comes to the removal of the rear window, the Staff Report justifies its removal because of its small size, saying "it is not a significant historic feature." Who decided it was insignificant? Are we not to believe that the size and location were important to the original Gill design in the context of the overall rear elevation and the overall home inside and out? Has the City previously written reports that recommended or justified that original windows on other historic homes be removed (or replaced with nonpermitted alternate materials) just because they were small in size? Do the *Guidelines* and *Standards* apply only to windows of a certain size? The *Guidelines* say, "Removing or replacing historic windows is one of the most detrimental changes

that can be made to a historic home... on any elevation....”

The Report seems to me one-sided in ways that are favorable and generous to the homeowner. It did not touch upon the CHC’s ability to initiate landmark status procedures which, at our November 9<sup>th</sup> meeting, was brought up by and with City Staff as a viable possibility.

Without a deeper discussion of the intent of the *Guidelines* and *Standards* for the greater good as related to the importance and uniqueness of this specific home, the Report if enacted has potential implications that go beyond this property and could reasonably lead to the future denigration or destruction of other lesser historic assets in Long Beach.

For standards-based decisions such as these, the processes and interpretations should be applied evenly and consistently, keeping front of mind the intent of the *Guidelines* and *Standards*. Doing anything less might be viewed as arbitrary and capricious.

Finally, I would like to clarify two parts of the Report’s beginning characterization of the engagement with the neighborhood association, which should have been better embedded earlier into the process.

I am curious where the Report says Staff “worked with the applicant on design changes in specific response to the valuable public input.” The finalized plans, stamped and dated October 26, are the same plans in every way that I can see that were shown to us on November 9<sup>th</sup>. Nothing seemed to change based on our input.

As for the lack of coordination between the homeowner and the neighborhood association, the Report makes it seem as if the City did everything it could in bringing all parties together. To write that “scheduling and other impediments may have prevented such meetings from occurring” fails to tell the whole story. I would refer the CHC to the BPNA letter for a more accurate and detailed accounting and the fact that it was actually because of the City’s more than 7-month delay in connecting all parties, for which there was rendered an apology but no remedy. For that, the power and hope lie with you.

Thank you.

Sincerely,



Jeff Mallin