

**Response to Comments Matrices – Long Beach Historic District Design Guidelines
Group 3: Carroll Park, Linden Avenue, Lowena Drive, Sunrise Boulevard, Wrigley**

CARROLL PARK

Project: Long Beach Historic District Design Guidelines **Document/Draft:** Carroll Park Historic District Design Guidelines

Commenter: No contact information provided **Response Codes:** A = Accept Comment (correct, add, clarify)
B = Will Not Incorporate
C = No Change Needed

Addressed By: Alejandro Plascencia, Alison Spindler (Long Beach Development Services), Amanda Yoder Duane (GPA Consulting)

Response to Comments (Public Meeting Comment & Feedback Worksheet)				
Comment No.	Page or Section No.	Comment	Response Code	Response
1	N/A	[What do you like about the draft design guidelines?] Will have to take more time to review. First notification.	C	This comment was received during the November 4 workshop. Public comment was open for several more weeks and City Staff accepted comments via email.

DRAKE PARK/WILLMORE CITY

Project: Long Beach Historic District Design Guidelines

Document/Draft:

Commenter: Richard Russell, Drake Park/Willmore City

Response Codes:

A = Accept Comment (correct, add, clarify).

B = Will Not Incorporate

C = No Change Needed

Addressed By: Alejandro Plascencia, Alison Spindler (Long Beach Development Services), Amanda Yoder Duane (GPA Consulting)

Response to Comments (Public Meeting Comment & Feedback Worksheet)				
Comment No.	Page or Section No.	Comment	Response Code	Response
1	N/A	<p>[What changes should be made to the design guidelines?]</p> <p>Our condominium, Tiffany Condo HOA, was built in 1964. Although we are located @ 5th and Chestnut at the border of Wilmore and Drake Park District, we want to <u>not</u> be designated as an “HV” participant as we are not in any “historical” except in location only.</p>	C	<p>The guidelines for the Drake Park/Willmore City district are not yet written.</p> <p>When they are written, they will be publicly posted and comments from the public will be solicited.</p>
2	N/A	<p>[If you have any other thoughts or suggestions regarding the draft guidelines, please include them here:]</p> <p>How do we proceed to be “exempt” from guidelines? As president of the Tiffany Condo HOA all owners and the board of directors have unanimously expressed to be granted an exemption from the “HV” thank you in advance for your response.</p>	C	<p>Please see response to Comment 1.</p>

ROSE PARK

Project: Long Beach Historic District Design Guidelines

Document/Draft: Sunrise Boulevard Historic District Design Guidelines

Commenter: Resident, Sunrise Boulevard

Response Codes:
 A = Accept Comment (correct, add, clarify).
 B = Will Not Incorporate
 C = No Change Needed

Addressed By: Alejandro Plascencia, Alison Spindler (Long Beach Development Services), Amanda Yoder Duane (GPA Consulting)

Response to Comments (Public Meeting Comment & Feedback Worksheet)				
Comment No.	Page or Section No.	Comment	Response Code	Response
1	N/A	[What do you like about the draft design guidelines?] I did not care for it.	C	This is a comment from Rose Park. The guidelines for Rose Park were on display at the public open house on November 4 th 2017, but have already been adopted. Planning staff is always available to answer questions. City of Long Beach Historic Preservation Staff: (562) 570-6194
2	N/A	[What changes should be made to the design guidelines?] Questions and answers at each booth better! As we came with questions and want answers not going thru books.	C	Please see response to Comment 1.

CARROLL PARK

Project: Long Beach Historic District Design Guidelines

Document/Draft: Wrigley Historic District Design Guidelines

Commenter: toodianic@hotmail.com

Response Codes:
 A = Accept Comment (correct, add, clarify).
 B = Will Not Incorporate
 C = No Change Needed

Addressed By: Alejandro Plascencia, Alison Spindler (Long Beach Development Services), Amanda Yoder Duane (GPA Consulting)

Response to Comments (Public Meeting Comment & Feedback Worksheet)				
Comment No.	Page or Section No.	Comment	Response Code	Response
1	N/A	[What do you like about the draft design guidelines?] Attention to detail	C	Comment noted. Thank you.

CARROLL PARK

Project: Long Beach Historic District Design Guidelines

Document/Draft: Carroll Park Historic District Design Guidelines


Commenter: D. Traudt

Response Codes:
 A = Accept Comment (correct, add, clarify).
 B = Will Not Incorporate
 C = No Change Needed

Addressed By: Alejandro Plascencia, Alison Spindler (Long Beach Development Services), Amanda Yoder Duane (GPA Consulting)

Response to Comments – D. Traudt (Email - November 20, 2017)				
Comment No.	Page or Section No.	Comment	Response Code	Response
1	N/A	The document should be retitled to reflect the fact that it is more than a guideline for design. It contains definite restrictions and prohibitions. It is misleading to minimize the restrictions contained.	C	The guidelines are guiding policy documents and are not legally binding. However, it was established during the development of the guidelines that the language should be as clear as possible to avoid confusion about certain proposed changes that would not be issued a Certificate of Appropriateness by planning staff or the CHC. Some restrictions or prohibitions, particularly regarding additions, are ultimately governed by the municipal code and/or zoning ordinance.
2		Recount the number of structures. (the numbers included appear to apply to Rose Park)	A	Thank you for pointing out this error. It has been revised.
3		The picture on the front of the document should be changed. It suggests a lack of understanding of the historical significance of the area. It shows a house that has been stuccoed over, which is not permitted, and one that was a more recent addition that was opposed by the neighborhood.	A	Thank you for pointing this out. The image was selected because it illustrated the curvilinear street pattern unique to Carroll Park, but had not taken the houses pictured into account. It has been revised.

Response to Comments – D. Traudt (Email - November 20, 2017)

Comment No.	Page or Section No.	Comment	Response Code	Response
4		<p>Driveways. This is our primary concern with the guidelines. The restriction on pavers should be removed. We think pavers are more appropriate for some properties than concrete.</p> <ol style="list-style-type: none"> a. Cobblestone pavers are more compatible with houses designed for horse and carriage than concrete. b. Carroll Park’s roadway was gravel until 1921 when the surface was first paved with concrete. Houses built before then were unlikely to have had concrete driveways. More likely they were gravel or simply dirt. c. Pavers of various kinds have been around for a very long time and would certainly be appropriate for turn of the last century paving. d. They have been used in other areas to establish an historic look. The city of Long Beach has used a combination of pavers and concrete nearby on the corner of 7th and Junipero. e. There are other instances of paver use in historic districts e.g. the Gamble residence in Pasadena. f. Our driveway was designed for a horse and carriage. The original carriage stop remains. We think cobblestone pavers are more appropriate for this design than concrete. 	A	<p>Several of the public comments received for Carroll Park are in regards to pavers for driveways. In reviewing the comments, it may be that there is some confusion or disagreement as to what constitutes a “paver,” as the term could refer to a wide variety of materials. The usage of the term was intended to refer to contemporary, interlocking/concrete pavers, like those pictured below, which are not appropriate for use in a historic district:</p>  <p>Field survey from the public right-of-way did not reveal any existing historic cobblestones or bricks; however, the language has been revised to read that if there is evidence (physical, photographic, other documentation) to suggest the driveway was originally paved with a different material, such as cobblestones, that it may be installed in place of concrete. Additional photographs have been added to this section to illustrate the various terms.</p> <p>Care should be taken to avoid adding conjectural features and creating a false sense of history.</p>

Response to Comments – D. Traudt (Email - November 20, 2017)

Comment No.	Page or Section No.	Comment	Response Code	Response
5		Porte-cocheres. Our house contains an example of an original porte-cochere.	A	The language in this section of the guidelines has been revised to allay confusion. Original, character-defining features should always be retained. Adding a new porte-cochere may be permissible, but existing zoning restrictions make it unlikely that a new porte-cochere would be permitted.
6		Windows. The restriction on aluminum screens should be changed. The ubiquitous metal screens readily available and inexpensive do not cover up much of the window. In large windows, like those on our house, the wooden screens need to be quite a bit thicker to be structurally sound and would cover up more of the leaded glass. Also the expense of custom made wooden screens simply would not be worth any visual advantage. Why make a restriction that is unlikely to be followed and is of little concern.	C	Wood screens are a more historically appropriate material; aluminum window screens are not currently permitted under the City's preservation program, although existing aluminum screens may have been grandfathered in or added without acquiring a Certificate of Appropriateness.

CARROLL PARK

Project: Long Beach Historic District Design Guidelines

Document/Draft: Carroll Park Historic District Design Guidelines

Commenter: Keenan, Vela

Response Codes:
 A = Accept Comment (correct, add, clarify).
 B = Will Not Incorporate
 C = No Change Needed

Addressed By: Alejandro Plascencia, Alison Spindler (Long Beach Development Services), Amanda Yoder Duane (GPA Consulting)

Response to Comments – Keenan, Vela (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
1		<p>Spells things out pretty clearly, but how enforceable will it be on items that are not allowed?</p> <p>What about solar panels, energy efficient windows. State pushes for one thing and historic doesn't allow for it.</p>	C	<p>Topics like enforcement and energy efficiency are addressed in Chapters 1 and 2, which are available on the City's website using this link:</p> <p>http://www.lbds.info/planning/historic_preservation/historic_district_guidelines.asp</p> <p>Alterations/additions/changes made without a necessary Certificate of Appropriateness are in violation of the Long Beach Municipal Code section 2.63 and may be subject to penalties.</p> <p>Concerns about code violations may also be directed to the City's Code Enforcement Bureau:</p> <p>Submit Anonymous Code Enforcement Referrals - Submit anonymous referrals about possible unpermitted, unsafe, unhealthy, or unsightly conditions in homes and neighborhoods, call (562) 570.CODE (2633) or LBCODE.ORG.</p>

Response to Comments – Keenan, Vela (Public Meeting Comment & Feedback Worksheet via Email)

Comment No.	Page or Section No.	Comment	Response Code	Response
				The guidelines encourage retrofitting original or historically compatible windows for energy efficiency, and solar panels are permitted in inconspicuous locations, such as the rear plane of a gabled roof.
2		All homeowners should have a copy and realtors should provide copies to new homeowners	C	<p>The guidelines are publicly posted on the City’s website. The City and Long Beach Heritage collaborate to work with realtor’s associations to raise awareness about historic districts and the guidelines.</p> <p>The City also sends an annual postcard reminding residents and property owners that they are in a historic district, and the 2018 postcard will include information about the design guidelines.</p> <p>Lastly, neighborhood groups and residents are encouraged to spread the word about the guidelines and distribute paper copies of the guidelines to new residences, if desired.</p>

CARROLL PARK

Project: Long Beach Historic District Design Guidelines

Document/Draft: Carroll Park Historic District Design Guidelines


Commenter: Paul Dejung

Response Codes:
 A = Accept Comment (correct, add, clarify).
 B = Will Not Incorporate
 C = No Change Needed

Addressed By: Alejandro Plascencia, Alison Spindler (Long Beach Development Services), Amanda Yoder Duane (GPA Consulting)

Response to Comments – Paul Dejung (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
1	N/A	Well thought-out and thorough. Good images. Allows for non-conformity and covers the correct period. Alterations that are non-conforming urged to go back to retro.	C	Comment noted, thank you.

Response to Comments – Paul Dejung (Public Meeting Comment & Feedback Worksheet via Email)

Comment No.	Page or Section No.	Comment	Response Code	Response
2		Should allow “pavers” for driveways.	A	<p>Several of the public comments received for Carroll Park are in regards to pavers for driveways. In reviewing the comments, it may be that there is some confusion or disagreement as to what constitutes a “paver,” as the term could refer to a wide variety of materials. The usage of the term was intended to refer to contemporary, interlocking/concrete pavers, like those pictured below, which are not appropriate for use in a historic district:</p>  <p>Field survey from the public right-of-way did not reveal any existing historic cobblestones or bricks; however, the language has been revised to read that if there is evidence (physical, photographic, other documentation) to suggest the driveway was originally paved with a different material, such as cobblestones, that it may be installed in place of concrete. Additional photographs have been added to this section to illustrate the various terms.</p> <p>Care should be taken to avoid adding conjectural features and creating a false sense of history.</p>
3		Keep “ribbon” driveways.	A	<p>Language has been revised to read, “If there is evidence to suggest that an existing driveway configuration, such as dual ribbon, is original, it should be retained.”</p>

Response to Comments – Paul Dejung (Public Meeting Comment & Feedback Worksheet via Email)

Comment No.	Page or Section No.	Comment	Response Code	Response
4		Nothing said about historic trees. It does cover “overgrown” foliage. Some of this is privacy and to contribute to a “green” neighborhood.	C	Treatment of historic trees may be considered on a case-by-case basis if there is evidence or documentation to suggest that the tree is historic or especially significant; otherwise, vegetation is not regulated apart from retaining the existing planting area.
5	N/A	Yes! Make this guideline available to all residents and in particular new residents.	C	<p>The guidelines are publicly posted on the City’s website. The City and Long Beach Heritage collaborate to work with realtor’s associations to raise awareness about historic districts and the guidelines.</p> <p>The City also sends an annual postcard reminding residents and property owners that they are in a historic district, and the 2018 postcard will include information about the design guidelines.</p> <p>.</p> <p>Lastly, neighborhood groups and residents are encouraged to spread the word about the guidelines and distribute paper copies of the guidelines to new residences if desired.</p>

CARROLL PARK


Project: Long Beach Historic District Design Guidelines

Document/Draft: Carroll Park Historic District Design Guidelines

Commenter: JoAnne Keenan

Response Codes:
 A = Accept Comment (correct, add, clarify).
 B = Will Not Incorporate
 C = No Change Needed

Addressed By: Alejandro Plascencia, Alison Spindler (Long Beach Development Services), Amanda Yoder Duane (GPA Consulting)

Response to Comments – JoAnn Keenan (Email – November 20, 2017)				
Comment No.	Page or Section No.	Comment	Response Code	Response
1		<p>Please reconsider the restriction on cobblestone paver use in Carroll Park.</p> <p>The home at 343 Carroll Park East is unique. The original porte-cochere remains and I feel cobblestone would enhance its historic character.</p> <p>I hope you can at least consider its use on a case by case basis and allow it where appropriate.</p>		<p>Several of the public comments received for Carroll Park are in regards to pavers for driveways. In reviewing the comments, it may be that there is some confusion or disagreement as to what constitutes a “paver,” as the term could refer to a wide variety of materials. The usage of the term was intended to refer to contemporary, interlocking/concrete pavers, like those pictured below, which are not appropriate for use in a historic district:</p> <div style="text-align: center;">  </div> <p>Field survey from the public right-of-way did not reveal any existing historic cobblestones or bricks; however, the language has been revised to read that if there is evidence (physical, photographic, other documentation) to suggest the driveway was originally paved with a different material, such as cobblestones, that it may be installed in place of concrete. Additional photographs have been added to this section to illustrate the various terms.</p> <p>Care should be taken to avoid adding conjectural features and creating a false sense of history.</p>

CARROLL PARK


Project: Long Beach Historic District Design Guidelines

Document/Draft: Carroll Park Historic District Design Guidelines

Commenter: Jackie DeJung

Response Codes:
 A = Accept Comment (correct, add, clarify).
 B = Will Not Incorporate
 C = No Change Needed

Addressed By: Alejandro Plascencia, Alison Spindler (Long Beach Development Services), Amanda Yoder Duane (GPA Consulting)

Response to Comments – Jackie DeJung (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
1		I like that the guidelines recognize that pavers are not conforming and should not be used for driveways in Carroll Park.	A	<p>Several of the public comments received for Carroll Park are in regards to pavers for driveways. In reviewing the comments, it may be that there is some confusion or disagreement as to what constitutes a “paver,” as the term could refer to a wide variety of materials. The usage of the term was intended to refer to contemporary, interlocking/concrete pavers, like those pictured below, which are not appropriate for use in a historic district:</p>  <p>Field survey from the public right-of-way did not reveal any existing historic cobblestones or bricks; however, the language has been revised to read that if there is evidence (physical, photographic, other documentation) to suggest the driveway was originally paved with a different material, such as cobblestones, that it may be installed in place of concrete. Additional photographs have been added to this section to illustrate the various terms.</p> <p>Care should be taken to avoid adding conjectural features and creating a false sense of history.</p>

Response to Comments – Jackie DeJung (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
2		Absolutely NO on pavers for driveways in Carroll Park.	C	Please see response to comment 1.

CARROLL PARK


Project: Long Beach Historic District Design Guidelines

Document/Draft: Carroll Park Historic District Design Guidelines

Commenter: Bill Marley

Response Codes:
 A = Accept Comment (correct, add, clarify).
 B = Will Not Incorporate
 C = No Change Needed

Addressed By: Alejandro Plascencia, Alison Spindler (Long Beach Development Services), Amanda Yoder Duane (GPA Consulting)

Response to Comments – Bill Marley (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
1		I support an effort to allow the use pavers or cobblestones that are installed and colored properly for driveways.	A	<p>Several of the public comments received for Carroll Park are in regards to pavers for driveways. In reviewing the comments, it may be that there is some confusion or disagreement as to what constitutes a “paver,” as the term could refer to a wide variety of materials. The usage of the term was intended to refer to contemporary, interlocking/concrete pavers, like those pictured below, which are not appropriate for use in a historic district:</p>  <p>Field survey from the public right-of-way did not reveal any existing historic cobblestones or bricks; however, the language has been revised to read that if there is evidence (physical, photographic, other documentation) to suggest the driveway was originally</p>

Response to Comments – Bill Marley (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
				<p>paved with a different material, such as cobblestones, that it may be installed in place of concrete. Additional photographs have been added to this section to illustrate the various terms.</p> <p>Care should be taken to avoid adding conjectural features and creating a false sense of history.</p>
2	19	For safety reasons, hand rails should be permitted.	C	The guidelines read, “The introduction of railings where they did not exist historically is not recommended; however, should the addition of a railing be required for safety, please refer to appropriate section in <i>Chapter 4: Architectural Style Guides</i> for a compatible option.”
3		Aluminum window screens should be OK if not visible from the street.	C	Wood screens are a more historically appropriate material; aluminum window screens are not currently permitted under the City’s preservation program, although existing aluminum screens may have been grandfathered in or added without acquiring a Certificate of Appropriateness.

Response to Comments – Bill Marley (Public Meeting Comment & Feedback Worksheet via Email)

Comment No.	Page or Section No.	Comment	Response Code	Response
4		New additions should be compatible and look like the original building.	B	<p>The language included in the draft guidelines emphasizing that additions should be distinguishable from the original construction is derived from the Secretary of the Interior’s Standards for Rehabilitation, which is the set most applicable to the types of changes being made to buildings in historic districts.</p> <p>These standards are the established best-practices for the treatment of historic buildings across the nation and have been in use since they were introduced in the 1970s.</p> <p>Standard 9 reads: <i>New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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.</i></p> <p>https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm.</p>

Response to Comments – Bill Marley (Public Meeting Comment & Feedback Worksheet via Email)

Comment No.	Page or Section No.	Comment	Response Code	Response
5		Address energy-efficient windows and double-pane windows	C	<p>The guidelines include a reference to Chapter 2, which is available online here:</p> <p>http://www.lbds.info/planning/historic_preservation/historic_district_guidelines.asp</p> <p>“Refer to <i>Chapter 2: Maintenance and Repair</i> for additional information on maintaining and repairing historic windows, as well as information about energy efficiency.”</p> <p>Property owners are encouraged to retrofit original or historically compatible windows is encouraged rather than replace them with new energy efficient windows.</p> <p>Retrofitting measures typically result in a comparable amount of energy savings and have a greater return of investment than costly replacement windows, with the added benefit of retaining the historic window.</p> <p>Further reading:</p> <p>http://forum.savingplaces.org/HigherLogic/System/DownloadDocumentFile.ashx?DocumentFileKey=715cccb6-9a30-d72d-e807-39d18f2cf52f&forceDialog=0</p>

Response to Comments – Bill Marley (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
6		Give a paper copy of the Guidelines to every owner and new home owner.	C	<p>The guidelines are publicly posted on the City's website. The City and Long Beach Heritage collaborate to work with realtor's associations to raise awareness about historic districts and the guidelines.</p> <p>The City also sends an annual postcard reminding residents and property owners that they are in a historic district, and the 2018 postcard will include information about the design guidelines.</p> <p>Lastly, neighborhood groups and residents are encouraged to spread the word about the guidelines and distribute paper copies of the guidelines to new residences if desired.</p>
7		When streets are resurfaced in Carroll Park, use cement -- not asphalt. All street repairs should be concrete.	C	The streets, curbs, and sidewalks are discussed in the guidelines to illustrate the district's character and provide context; however, these Guidelines are intended for the preservation of private property within the historic districts. Public Works is a separate department that would address public property, including intersections, curbs, and lighting.
8		Replace dead and missing trees in the Carroll Park parks.	C	The parks are discussed in the guidelines to illustrate the district's character and provide context; however, these Guidelines are intended for the preservation of private property within the historic districts. Trees in public parks would be under the purview of the Public Works or Parks, Recreation and Marine department.
9		Say no to the proposed Land Used Element.	C	<p>Thank you for your comment. The Design Guidelines are a separate initiative from the Land Use Element. Information and opportunity to provide comment on the Land Use Element can be found here:</p> <p>http://www.longbeach.gov/lueude2040</p>

Response to Comments – Bill Marley (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response

CARROLL PARK

Project: Long Beach Historic District Design Guidelines **Document/Draft:** Carroll Park Historic District Design Guidelines


Commenter: Carroll Park Association, c/o Kat Clark **Response Codes:** A = Accept Comment (correct, add, clarify).
B = Will Not Incorporate
C = No Change Needed

Addressed By: Alejandro Plascencia, Alison Spindler (Long Beach Development Services), Amanda Yoder Duane (GPA Consulting)

Response to Comments – Carroll Park Association (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
1	Page ii	For the most part, the Board members of the Carroll Park Association found the DRAFT Carroll Park Historic District Guidelines to be fairly reasonable and thorough. They appreciated the cooperative team spirit expressed in the introductory section on Page ii which states: “The guidelines are intended to provide recommendations, inspiration, and advice as part of an instructive framework that will help guide sensitive changes to historic properties and encourage rehabilitation. By their nature, design guidelines are flexible.” That being said, they were a bit taken aback by the total change in tone throughout the remainder of the Guidelines where the cooperative effort seems to have been replaced by a more hard-handed tone with frequent use of the words “not permitted.” While everyone is in agreement that demolition of a historic structure or feature should not be permitted, and construction of a non-conforming structure should not be permitted, it is quite another thing to banish the use of wrought iron fences and gates, porch railings, conforming porte-corcheres, and other additions that are historically-sensitive and appropriate.	C	<p>The guidelines are guiding policy documents and are not legally binding. However, it was established during the development of the guidelines that the language should be as clear as possible to avoid confusion about certain proposed changes that would not be issued a Certificate of Appropriateness by planning staff or the CHC.</p> <p>Some restrictions or prohibitions, particularly regarding additions, are ultimately governed by the municipal code and/or zoning ordinances.</p> <p>Please see responses to comments below regarding fencing, porch railings, and porte-cocheres.</p>


Response to Comments – Carroll Park Association (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
		The Board appreciated the gentle reminder to homeowners who have nonconforming features on their home to consider rehabilitating them to their original condition.		
2	1	<p>Page 1 contains some erroneous information. There are two churches within the Carroll Park Historic District, namely, Grace United Methodist Church at the corner of 3rd Street and Junipero and Our Saviour’s Lutheran Church at the corner of Carroll Park North and Junipero. Apparently, Our Saviour’s Lutheran Church is being excluded from the historic district because it lies on the opposite side of Carroll Park North. Nevertheless, it was built in 1925 and, as such, is a significant historical structure lying within Carroll Park, itself, and should be included in the Carroll Park Historic District. Likewise, two houses that are located on Carroll Park North (2335 and 2339) are not shaded on the map which appears on Page 2, even though they were included as contributing structures in the Cultural Heritage Survey completed in 1981.</p> <p>Also, the dates listed for when contributing residences were constructed should be between 1902 (338 Junipero) and 1937 (345 Carroll Park West), not 1898 and 1923, as indicated on Page 1.</p> <p>The listing of contributing styles on this page is also lacking and should include: Craftsman Chalet, Colonial Revival, California Bungalow, Period Revival, Altered Airplane Bungalow, Queen Anne, Mediterranean Revival, Pioneer Box, Spanish Mediterranean Revival, Colonial Revival with Bungalow Influence, California Bungalow with Colonial Influence, Chalet Bungalow,</p>	B	<p>The 1981 survey was likely used to inform the designation of the district; however, the 1982 ordinance designating Carroll Park as a local historic district includes a map of its official boundaries, which do not include Our Saviour’s Lutheran Church or the two residences on Carroll Park North:</p> <p>http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=5299</p> <p>This map from the ordinance was subsequently used to create the illustration for the historic district guidelines.</p> <p>The dates 1898 to 1923 were also derived from the ordinance.</p> <p>The list of styles included on page 1 was intended as a summary rather than an exhaustive list for brevity.</p> <p>The ordinance date and number (September 9, 1997, C-7497) was included in error and has been corrected.</p>

Response to Comments – Carroll Park Association (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
		<p>Farm House with Craftsman/Chalet Influence, Colonial Box, Mission Revival, Colonial Chalet, and Churrigueresque. These are all listed on page 2 of Ordinance No. C-5847, which was adopted by the City of Long Beach on July 6, 1982, when Carroll Park was designated a historic district.</p> <p>Also, the Carroll Park Historic District was established by Ordinance No. C-5847 on July 6, 1982 (not September 9, 1997, Ordinance No. C-7497). The period of significance should start with 1902 (the date of the oldest home in the Carroll Park Tract) and end with 1937 (not 1953).</p>		
3	2	Page 2 gives incorrect boundaries for the Carroll Park Historic District. It should state: “The district is comprised of the parcels on Carroll Park South and Carroll Park North, both sides of Carroll Park East and Carroll Park West, the north side of Third Street, and the east side of Junipero Avenue.” As stated above, Our Saviour’s Lutheran Church and the homes at 2335 and 2339 Carroll Park North should be included in the District’s boundaries.	C	Please see response to Comment 2.
4	2	We suggest leaving off the comment that: “Common alterations include the installation of new cladding and metal security doors.” Neither of these are very common.	A	This text has been removed.

Response to Comments – Carroll Park Association (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
5	4	<p>Page 4 concerns driveways. The Guidelines suggest that, if a driveway requires replacement, it should be replaced in kind or with concrete in an appropriate texture or color. It does not permit repavement with brick, pavers, or flagstone.</p> <p>The Carroll Park Association Board and many members of the Association are divided in their opinions about the use of pavers when replacing a driveway. Some members feel that appropriate-looking pavers should be permitted, while others are adamant that pavers have no place in Carroll Park and are too visually different to ever be considered conforming.</p>	A	<p>Several of the public comments received for Carroll Park are in regards to pavers for driveways. In reviewing the comments, it may be that there is some confusion or disagreement as to what constitutes a “paver,” as the term could refer to a wide variety of materials. The usage of the term was intended to refer to contemporary, interlocking/concrete pavers, like those pictured below, which are not appropriate for use in a historic district:</p>  <p>Field survey from the public right-of-way did not reveal any existing historic cobblestones or bricks; however, the language has been revised to read that if there is evidence (physical, photographic, other documentation) to suggest the driveway was originally paved with a different material, such as cobblestones, that it may be installed in place of concrete. Additional photographs have been added to this section to illustrate the various terms.</p> <p>Care should be taken to avoid adding conjectural features and creating a false sense of history.</p>

Response to Comments – Carroll Park Association (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
6	5	Page 5 repeats the error in the dates of the period of significance. Again, it should be 1902 to 1937 (not 1898 to 1923). Also, in the first paragraph, mention should be made that some houses have barns in their backyards.	C	<p>The dates 1898 to 1923 were derived from the ordinance designating the district:</p> <p>http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=5299</p> <p>Barns have been added to the discussion about Accessory Buildings later in the document.</p>
7	7-8	Pages 7-8 address landscaping. The Board members are finding the language used in the Guidelines, “Drought-tolerant or edible landscaping may be acceptable within the existing planting area,” to be inexplicably weak. In light of the severe drought conditions in California, we think the City of Long Beach should be encouraging all homeowners, be they in a historical district or not, to use drought tolerant landscaping.	C	<p>The Historic District Guidelines are intended to address what changes are/are not historically compatible, and drought tolerant landscaping can be compatible within the existing planting area.</p> <p>In light of current environmental considerations, we were sure to include this provision in the guidelines to ensure historic property owners knew it was a possibility, even in a historic district.</p>

Response to Comments – Carroll Park Association (Public Meeting Comment & Feedback Worksheet via Email)

Comment No.	Page or Section No.	Comment	Response Code	Response
8	8	<p>Page 8 pictures a wrought iron fence as acceptable. However, Page 9 indicates that the use of wrought iron for fencing and gates is not permitted. Wrought iron should be permitted. It is a feature used on many homes of this period, not only for fencing, but also for other accents. This is especially true for the Mediterranean Revival, Spanish Mediterranean Revival, and Mission Revival style homes in the District. Wrought iron is much more visually appealing than solid wood fences, and allows the historic structure to be viewed from the street, while still providing security. It is also not prone to termite damage and does not have to be repainted as frequently as wood.</p>	A	<p>The wording here was unintentionally confusing; “wrought iron and masonry unit” was intended to refer to this type of fence, which is not appropriate for use in a historic district:</p>  <p>The language has been revised to remove this term, and refers the reader to Chapter 4, which will provide additional guidance on which fencing materials are compatible with each historic style. For example, a wrought iron fence would not be compatible with a Craftsman home.</p>
9	9	<p>As for backyard fencing mentioned on Page 9, the Board questions why this is even an issue since, in most instances, backyard fencing is not visible from the front.</p>	C	<p>The guidelines help to address a wide range of situations for the entire property and encourage the use of period-appropriate materials throughout the entire district.</p>
10	9	<p>Page 9 states that “porte-cocheres” are not a characteristic feature of the Carroll Park Historic District. This is not true. The houses at 343 Carroll Park East and 362 Junipero both have original porte cocheres that are quite distinctive. In light of the fact that many of the original garages in the District are not usable because of their small size and proximity to property lines that prevent expansion, the</p>	A	<p>This language has been revised to suggest that a sensitively designed porte-cochere to the side of a residence may be permitted; however, due to current zoning laws it may not be feasible.</p> <p>Language has also been added to encourage retaining original porte-cocheres where they exist.</p>

Response to Comments – Carroll Park Association (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
		construction of a porte-cochere, if done in a compatible and conforming way, should be permitted.		
11	18	Page 18 states that enclosing a porch on elevations of a contributing property that are visible from the street is not permitted. The Board suggests that, perhaps, this language should be modified to “generally discourage” enclosing a porch. Some of the porches in Carroll Park were originally enclosed (front porch at 339 Carroll Park West and side porch/sunroom at 327 Carroll Park East), and it is possible to enclose a porch in a conforming manner without doing anything objectionable.	C	For properties that were constructed with an enclosed sleeping porch or sunroom area, this is an original/character-defining feature and is compatible. To enclose what was intended to be an open porch to create a feature like those seen on 339 Carroll Park West or 327 Carroll Park East would not be in keeping with the original design intent of the property and affect its historic character.
12	19	Page 19 states that the introduction of railings where they did not exist historically is not recommended. The Board feels strongly that homeowners should be permitted to add period-conforming railings to their porch, if they so desire. This is oftentimes necessary for the safety of the occupants and certainly outweighs any need to be historically accurate. This would be another instance where wrought iron would look very nice and provide superior support.	C	The guidelines read, “The introduction of railings where they did not exist historically is not recommended; however, should the addition of a railing be required for safety, please refer to appropriate section in <i>Chapter 4: Architectural Style Guides</i> for a compatible option.”
13	20	Pages 19-20 state that porch steps should not be removed, relocated, or resized. While the Board agrees that removing or relocating the steps could affect the home’s historic character, resizing them is often a safety issue. The Board feels that the first directive (i.e., “Porch steps should not be removed, relocated, or resized) should be eliminated, and only the second should remain: “Original or historically appropriate steps should remain.” This gives homeowners the option to resize their steps, if necessary, in a conforming way.	C	Necessary changes to steps, like those needed for safety, accessibility, or quality of life would be considered on a case-by-case basis, with safety and access as first priority.

Response to Comments – Carroll Park Association (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
14	20-21	<p>Pages 20-21 discusses windows and states that original or historically appropriate windows should be retained and that vinyl or aluminum windows are not allowed.</p> <p>No mention is made of double-pane or energy-efficient windows, and the Board believes this should be clarified to allow these types of windows, provided that they are constructed of wood and historically compatible in appearance.</p>	C	<p>The guidelines include a reference to Chapter 2, which is available online here:</p> <p>http://www.lbds.info/planning/historic_preservation/historic_district_guidelines.asp</p> <p>“Refer to <i>Chapter 2: Maintenance and Repair</i> for additional information on maintaining and repairing historic windows, as well as information about energy efficiency.”</p> <p>Property owners are encouraged to retrofit original or historically compatible windows is encouraged rather than replace them with new energy efficient windows.</p> <p>Retrofitting measures typically result in a comparable amount of energy savings and have a greater return of investment than costly replacement windows, with the added benefit of retaining the historic window.</p> <p>Further reading:</p> <p>http://forum.savingplaces.org/HigherLogic/System/DownloadDocumentFile.ashx?DocumentFileKey=715cccb6-9a30-d72d-e807-39d18f2cf52f&forceDialog=0</p>

Response to Comments – Carroll Park Association (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
15	31	<p>Page 31 directs property owners to design their rear additions to be compatible with the historic buildings, but to avoid exactly duplicating the original building materials and detailing so the addition is not mistaken for an original part of the residence in the future and does not create a false sense of history.</p> <p>The Carroll Park Association Board and members of the Association strongly disagree with this absurd proposition. We would prefer to encourage property owners to strive to make their designs as compatible and conforming as possible. Building permit records are available to the public, if it is necessary to determine what is actually an addition and what is original.</p>	B	<p>The language included in the draft guidelines emphasizing that additions should be distinguishable from the original construction is derived from the Secretary of the Interior’s Standards for Rehabilitation, which is the set most applicable to the types of changes being made to buildings in historic districts.</p> <p>These standards are the established best-practices for the treatment of historic buildings across the nation and have been in use since they were introduced in the 1970s.</p> <p>Standard 9 reads: <i>New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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.</i></p> <p>https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm.</p>

Response to Comments – Carroll Park Association (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
16	N/A	We ask the City to remove the redundant and unnecessary signage in our neighborhood and limit the installation of additional signs whenever possible. We have multiple signs cluttering our parks that tell people to pickup after their dogs, keep their dogs on leashes, prohibiting smoking in the parks, etc. Few pay any attention to what the signs say and violations are never enforced. These signs are an eye sore, are unnecessary, and interfere with the historical character of our neighborhood.	C	The parks are discussed in the guidelines to illustrate the district’s character and provide context; however, these guidelines are intended for the preservation of private property within the historic districts. Signage on public property would be under the purview of the Public Works or Parks, Recreation and Marine departments.
17	N/A	Repairs are needed on our streets, curbs, and sidewalks. These repairs need to be made with stone aggregate concrete, as originally used. Asphalt or tar filling is not historically appropriate and should not be used.	C	The streets, curbs, and sidewalks are discussed in the guidelines to illustrate the district’s character and provide context; however, these Guidelines are intended for the preservation of private property within the historic districts. Public Works is a separate department that would address public property, including intersections, curbs, and lighting.
18	N/A	Several trees in our green spaces need to be removed and replaced (two in the north park, two in the south park, and two in the cul-de-sac area at the top of Carroll Park East). Of particular importance, is the very large tree in the north park which has recently died and needs to be replaced with a tree of the same species and similar size.	c	The parks are discussed in the guidelines to illustrate the district’s character and provide context; however, these Guidelines are intended for the preservation of private property within the historic districts. Trees in public parks would be under the purview of the Public Works or Parks, Recreation and Marine department.

Response to Comments – Carroll Park Association (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
19	1	We ask that the boundaries of the Carroll Park Historic District be adjusted to include Our Saviour’s Lutheran Church at 370 Junipero and the two historical houses at 2335 and 2339 Carroll Park North.	B	<p>The 1981 survey was likely used to inform the designation of the district; however, the 1982 ordinance designating Carroll Park as a local historic district includes a map of its official boundaries, which do not include Our Saviour’s Lutheran Church or the two residences on Carroll Park North:</p> <p>http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=5299</p> <p>This map from the ordinance was subsequently used to create the illustration for the historic district guidelines.</p>
20	N/A	We would like to know how the City intends to enforce the guidelines for our District once they are finalized. In the past, we have had instances where the City recommended demolition of a historic home because it was not being maintained by an absentee owner; and where the City approved new construction on a vacant lot that was incompatible with the historic neighborhood. We would like to avoid these battles in the future, but it requires the City to enforce the existing Guidelines. There have been multiple other types of construction which does not follow the Guidelines (current or future) for which the City has done nothing to enforce.	C	<p>Topics like enforcement are addressed in Chapters 1:</p> <p>http://www.lbds.info/planning/historic_preservation/historic_district_guidelines.asp</p> <p>Alterations/additions/changes made without a necessary Certificate of Appropriateness are in violation of the Long Beach Municipal Code section 2.63 and may be subject to penalties.</p> <p>Concerns about code violations may be directed to the City’s Code Enforcement:</p> <p>Submit Anonymous Code Enforcement Referrals - Submit anonymous referrals about possible unpermitted, unsafe, unhealthy, or unsightly conditions in homes and neighborhoods, call (562) 570.CODE (2633) or LBCODE.ORG.</p>

Response to Comments – Carroll Park Association (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
21	N/A	We would like the Guidelines to be made available to all residents of the Carroll Park Historic District. In particular, we would like new residents to receive a copy of the Guidelines. It would be helpful if real estate agents offering properties in the District were required to provide new buyers with a copy of the Guidelines at the time of the sale.	C	<p>The guidelines are publicly posted on the City's website. The City and Long Beach Heritage collaborate to work with realtor's associations to raise awareness about historic districts and the guidelines.</p> <p>The City also sends an annual postcard reminding residents and property owners that they are in a historic district, and the 2018 postcard will include information about the design guidelines.</p> <p>Lastly, neighborhood groups and residents are encouraged to spread the word about the guidelines and distribute paper copies of the guidelines to new residences if desired.</p>

22	N/A	For the record, the Carroll Park Association strongly opposes the proposed Land Use Element and the proposed Broadway Alamos-to-Redondo "Road Diet."	C	<p>Thank you for your comment. The Design Guidelines are a separate initiative. Information and opportunity to provide comment on the Land Use Element can be found here:</p> <p>http://www.longbeach.gov/lueude2040</p> <p>For additional information regarding the Mobility Element, please visit:</p> <p>http://www.lbds.info/mobility_element/</p>
----	-----	--	---	---

CARROLL PARK

Project: Long Beach Historic District Design Guidelines **Document/Draft:** Carroll Park Historic District Design Guidelines


Commenter: Tom & Margie Poyer **Response Codes:** A = Accept Comment (correct, add, clarify).
B = Will Not Incorporate
C = No Change Needed

Addressed By: Alejandro Plascencia, Alison Spindler (Long Beach Development Services), Amanda Yoder Duane (GPA Consulting)

Response to Comments – Tom & Margie Poyer (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
1	Page ii	<p>Generally, we find the DRAFT Carroll Park Historic District Guidelines to be fairly reasonable and thorough. We appreciate the cooperative attitude expressed in the introductory section on Page ii which states: “The guidelines are intended to provide recommendations, inspiration, and advice as part of an instructive framework that will help guide sensitive changes to historic properties and encourage rehabilitation. By their nature, design guidelines are flexible.”</p> <p>However, we were somewhat surprised at how quickly that cooperative spirit changed to the repeated use of “not permitted” and “not allowed,” and the promise of flexibility seemed to disappear from the remainder of the Guidelines. While we wholeheartedly agree that demolition of a historic structure or feature should not be permitted, and construction of a non-conforming structure should not be permitted, we think the City has gone too far in banishing the use of wrought iron fences and gates, porch railings, conforming porte-cocheres, and other additions that could be</p>	C	<p>The guidelines are guiding policy documents and are not legally binding. However, it was established during the development of the guidelines that the language should be as clear as possible to avoid confusion about certain proposed changes that would not be issued a Certificate of Appropriateness by planning staff or the CHC.</p> <p>Some restrictions or prohibitions, particularly regarding additions, are ultimately governed by the municipal code and/or zoning ordinances.</p> <p>Please see responses to comments below regarding fencing, porch railings, and porte-cocheres.</p>


Response to Comments – Tom & Margie Poyer (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
		<p>accomplished in a historically-sensitive and appropriate manner.</p> <p>We appreciate the gentle reminder to homeowners who have non-conforming features on their home to consider rehabilitating them to their original condition.</p>		
2	1	<p>Page 1 contains some erroneous information. There are two churches within the Carroll Park Historic District, namely, Grace United Methodist Church at the corner of 3rd Street and Junipero and Our Saviour’s Lutheran Church at the corner of Carroll Park North and Junipero. Apparently, Our Saviour’s Lutheran Church is being excluded from the historic district because it lies on the opposite side of Carroll Park North. Nevertheless, it was built in 1925 and, as such, is a significant historical structure lying within Carroll Park, itself, and should be included in the Carroll Park Historic District. Likewise, two houses that are located on Carroll Park North (2335 and 2339) are not shaded on the map which appears on Page 2, even though they were included as contributing structures in the Cultural Heritage Survey completed in 1981.</p> <p>The dates listed for when contributing residences were constructed should be between 1902 (338 Junipero) and 1937 (345 Carroll Park West), not 1898 and 1923, as indicated on Page 1. The listing of contributing styles on this page is also lacking and should include:</p> <p>Craftsman Chalet, Colonial Revival, California Bungalow, Period Revival, Altered Airplane Bungalow, Queen Anne, Mediterranean Revival, Pioneer Box, Spanish Mediterranean Revival, Colonial Revival with</p>	C	<p>The 1981 survey was likely used to inform the designation of the district; however, the 1982 ordinance designating Carroll Park as a local historic district includes a map of its official boundaries, which do not include Our Saviour’s Lutheran Church or the two residences on Carroll Park North:</p> <p>http://www.lbds.info/civica/filebank/blobdload.asp?Bl obID=5299</p> <p>This map from the ordinance was subsequently used to create the illustration for the historic district guidelines.</p> <p>The dates 1898 to 1923 were also derived from the ordinance.</p> <p>The list of styles included on page 1 was intended as a summary rather than an exhaustive list for brevity.</p> <p>The ordinance date and number was an error and has since been revised.</p>

Response to Comments – Tom & Margie Poyer (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
		<p>Bungalow Influence, California Bungalow with Colonial Influence, Chalet Bungalow, Farm House with Craftsman/Chalet Influence, Colonial Box, Mission Revival, Colonial Chalet, and Churrigueresque. These are all listed on page 2 of Ordinance No. C-5847, which was adopted by the City of Long Beach on July 6, 1982, when Carroll Park was designated a historic district.</p> <p>Also, the Carroll Park Historic District was established by Ordinance No. C-5847 on July 6, 1982 (not September 9, 1997, Ordinance No. C-7497). The period of significance should start with 1902 (the date of the oldest home in the Carroll Park Tract) and end with 1937 (the date of the oldest significant structure -- not 1953).</p>		
3	2	<p>Page 2 gives incorrect boundaries for the Carroll Park Historic District. It should state: “The district is comprised of the parcels on Carroll Park South and Carroll Park North, both sides of Carroll Park East and Carroll Park West, the north side of Third Street, and the east side of Junipero Avenue.” As stated above, Our Saviour’s Lutheran Church and the homes at 2335 and 2339 Carroll Park North should be included in the District’s boundaries.</p>	C	Please see response to Comment 2.
4	2	<p>We suggest leaving off the comment that: “Common alterations include the installation of new cladding and metal security doors.” Neither of these are very common.</p>	A	This text has been removed.

Response to Comments – Tom & Margie Poyer (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
5	4	<p>Page 4 concerns driveways. The Guidelines suggest that, if a driveway requires replacement, it should be replaced in kind or with concrete in an appropriate texture or color. It does not permit repavement with brick, pavers, or flagstone. <i>We strongly agree that driveways should not have pavers.</i> Pavers have no place in Carroll Park and are too visually different to ever be considered conforming.</p> <p>Allowing even one house to install pavers will create a precedent from which there is no turning back.</p>	A	<p>Several of the public comments received for Carroll Park are in regards to pavers for driveways. In reviewing the comments, it may be that there is some confusion or disagreement as to what constitutes a “paver,” as the term could refer to a wide variety of materials. The usage of the term was intended to refer to contemporary, interlocking/concrete pavers, like those pictured below, which are not appropriate for use in a historic district:</p>  <p>Field survey from the public right-of-way did not reveal any existing historic cobblestones or bricks; however, the language has been revised to read that if there is evidence (physical, photographic, other documentation) to suggest the driveway was originally paved with a different material, such as cobblestones, that it may be installed in place of concrete. Additional photographs have been added to this section to illustrate the various terms.</p> <p>Care should be taken to avoid adding conjectural features and creating a false sense of history.</p>

Response to Comments – Tom & Margie Poyer (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
6	5	Page 5 repeats the error in the dates of the period of significance. Again, it should be 1902 to 1937 (not 1898 to 1923). Also, in the first paragraph, mention should be made that some houses have barns in their backyards.	C	The dates 1898 to 1923 were derived from the ordinance designating the district: http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=5299 Barns have been added to the discussion about Accessory Buildings later in the document.
7	7-8	Pages 7-8 address landscaping. We believe the language used in the Guidelines, “Drought-tolerant or edible landscaping may be acceptable within the existing planting area,” does not stress the importance of water conservation. In light of the severe drought conditions in California and the stringent conservation measures we have faced in the past few years, we think the City of Long Beach should be strongly encouraging all homeowners, be they in a historical district or not, to use drought-tolerant landscaping (meaning plants and ground cover that does not require a lot of water). While we think rock accents are acceptable, we do not think residents should replace their entire yard with rock or place large sculptures on their front lawns.	C	The Historic District Guidelines are intended to address what changes are/are not historically compatible, and drought tolerant landscaping can be compatible within the existing planting area. In light of current environmental considerations, we were sure to include this provision in the guidelines to ensure historic property owners knew it was a possibility, even in a historic district.

Response to Comments – Tom & Margie Poyer (Public Meeting Comment & Feedback Worksheet via Email)

Comment No.	Page or Section No.	Comment	Response Code	Response
8	8-9	<p>Page 8 pictures a wrought iron fence as acceptable. However, Page 9 indicates that the use of wrought iron for fencing and gates is not permitted. <i>Wrought iron should definitely be permitted.</i> It is a feature used on many homes of this period, not only for fencing, but also for other accents. This is especially true for the Mediterranean Revival, Spanish Mediterranean Revival, and Mission Revival style homes in the District. Wrought iron is much more visually appealing than solid wood fences, and allows the historic structure to be viewed from the street, while still providing security. It is not prone to termite damage and does not have to be repainted as frequently as wood.</p>	A	<p>The wording here was unintentionally confusing; “wrought iron and masonry unit” was intended to refer to this type of fence, which is not appropriate for use in a historic district:</p>  <p>The language has been revised to remove this term, and refers the reader to Chapter 4, which will provide additional guidance on which fencing materials are compatible with each historic style. For example, a wrought iron fence would not be compatible with a Craftsman home.</p>
9	9	<p>As for backyard fencing mentioned on Page 9, this should not be an issue since, in most instances, backyard fencing is not visible from the front.</p>	C	<p>The guidelines help to address a wide range of situations for the entire property and encourage the use of period-appropriate materials throughout the entire district.</p>

Response to Comments – Tom & Margie Poyer (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
10	9	Page 9 states that “porte-cocheres” are not a characteristic feature of the Carroll Park Historic District. This is not true. The houses at 343 Carroll Park East and 362 Junipero both have original porte cocheres that are quite distinctive. In light of the fact that many of the original garages in the District are not usable because of their small size and proximity to property lines that prevent expansion, the construction of a porte-cochere, if done in a compatible and conforming way, should be permitted.	A	<p>This language has been revised to suggest that a sensitively designed porte-cochere to the side of a residence may be permitted; however, it should be noted that due to current zoning laws it may not be feasible.</p> <p>Language has also been added to encourage retaining original porte-cocheres where they exist.</p>
11	18	Page 18 states that enclosing a porch on elevations of a contributing property that are visible from the street is not permitted. Perhaps, this language should be modified to “generally discourage” enclosing a porch. Some of the porches in Carroll Park were originally enclosed (front porch at 339 Carroll Park West and side porch/sunroom at 327 Carroll Park East). It is possible to enclose a porch in a conforming manner without doing anything objectionable.	C	<p>For properties that were constructed with an enclosed sleeping porch or sunroom area, this is an original/character-defining feature and is compatible.</p> <p>To enclose what was intended to be an open porch to create a feature like those seen on 339 Carroll Park West or 327 Carroll Park East would not be in keeping with the original design intent of the property and affect its historic character.</p>
12	19	Page 19 states that the introduction of railings where they did not exist historically is not recommended. We disagree. Homeowners should be permitted to add period-conforming railings to their porch, if they so desire. The City needs to acknowledge that this is oftentimes necessary for the safety of the occupants, and safety certainly outweighs any need to be historically accurate. Railings constructed of wrought iron would look very nice and provide superior support.	C	<p>The guidelines read, “The introduction of railings where they did not exist historically is not recommended; however, should the addition of a railing be required for safety, please refer to appropriate section in <i>Chapter 4: Architectural Style Guides</i> for a compatible option.”</p>

Response to Comments – Tom & Margie Poyer (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
13	20	Pages 19-20 state that porch steps should not be removed, relocated, or resized. While we agree that removing or relocating the steps could affect the home's historic character, resizing them is often a safety issue. <i>We feel that homeowners should be given the option to resize their steps, if necessary, in a conforming way.</i>	C	Necessary changes to steps, like those needed for safety, accessibility, or quality of life would be considered on a case-by-case basis, with safety and access as first priority.

Response to Comments – Tom & Margie Poyer (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
14	20-21	<p>Pages 20-21 discusses windows and states that original or historically appropriate windows should be retained and that vinyl or aluminum windows are not allowed.</p> <p>We agree, but feel that this should be clarified to include double-pane or energy efficient windows, provided they are constructed of wood and historically compatible in appearance.</p>	B	<p>The guidelines include a reference to Chapter 2, which is available online here:</p> <p>http://www.lbds.info/planning/historic_preservation/historic_district_guidelines.asp</p> <p>“Refer to <i>Chapter 2: Maintenance and Repair</i> for additional information on maintaining and repairing historic windows, as well as information about energy efficiency.”</p> <p>Property owners are encouraged to retrofit original or historically compatible windows is encouraged rather than replace them with new energy efficient windows.</p> <p>Retrofitting measures typically result in a comparable amount of energy savings and have a greater return of investment than costly replacement windows, with the added benefit of retaining the historic window.</p> <p>Further reading:</p> <p>http://forum.savingplaces.org/HigherLogic/System/DownloadDocumentFile.ashx?DocumentFileKey=715cccb6-9a30-d72d-e807-39d18f2cf52f&forceDialog=0</p>

Response to Comments – Tom & Margie Poyer (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
15	31	<p>Page 31 directs property owners to design their rear additions to be compatible with the historic buildings, but to avoid exactly duplicating the original building materials and detailing so the addition is not mistaken for an original part of the residence in the future and does not create a false sense of history. We strongly disagree with this absurd proposition. We think property owners should be encouraged to make their designs as compatible and conforming as possible. Building permit records are available to the public, if it is necessary to determine what is actually an addition and what is original.</p>	B	<p>The language included in the draft guidelines emphasizing that additions should be distinguishable from the original construction is derived from the Secretary of the Interior’s Standards for Rehabilitation, which is the set most applicable to the types of changes being made to buildings in historic districts.</p> <p>These standards are the established best-practices for the treatment of historic buildings across the nation and have been in use since they were introduced in the 1970s.</p> <p>Standard 9 reads: <i>New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will 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.</i></p> <p>https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm.</p>

Response to Comments – Tom & Margie Poyer (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
16		<p><i>Please remove the redundant and unnecessary signage in our neighborhood and limit the installation of additional signs whenever possible.</i></p> <p>We have multiple signs cluttering our parks that tell people to pickup after their dogs, keep their dogs on leashes, prohibiting smoking, etc.</p> <p>Few pay any attention to what the signs say and violations are never enforced. These signs are an eye sore, are unnecessary, and interfere with the historical character of our neighborhood.</p>	C	The parks are discussed in the guidelines to illustrate the district’s character and provide context; however, these guidelines are intended for the preservation of private property within the historic districts. Signage on public property would be under the purview of the Public Works or Parks, Recreation and Marine departments.
17		Repairs are needed on our streets, curbs, and sidewalks. These repairs need to be made with stone aggregate concrete, as originally used. Asphalt or tar filling is not historically appropriate and should not be used.	C	The streets, curbs, and sidewalks are discussed in the guidelines to illustrate the district’s character and provide context; however, these guidelines are intended for the preservation of private property within the historic districts. Public Works is a separate city department that would address public property, including streets, curbs, and sidewalks.
18		<p>Several trees in our green spaces need to be removed and replaced (two in the north park, two in the south park, and two in the cul-de-sac area at the top of Carroll Park East).</p> <p>Of particular importance, is the very large tree in the north park which has recently died and <i>needs to be replaced with a tree of the same species and similar size.</i></p>	C	The parks are discussed in the guidelines to illustrate the district’s character and provide context; however, these guidelines are intended for the preservation of private property within the historic districts. Trees in public parks would be under the purview of the Public Works or Parks, Recreation and Marine departments.

Response to Comments – Tom & Margie Poyer (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
19		We ask that the boundaries of the Carroll Park Historic District be adjusted to include Our Saviour’s Lutheran Church at 370 Junipero and the two historical houses at 2335 and 2339 Carroll Park North.	B	<p>The 1981 survey was likely used to inform the designation of the district; however, the 1982 ordinance designating Carroll Park as a local historic district includes a map of its official boundaries, which do not include Our Saviour’s Lutheran Church or the two residences on Carroll Park North:</p> <p>http://www.lbds.info/civica/filebank/blobload.asp?BlobID=5299</p> <p>This map from the ordinance was subsequently used to create the illustration for the historic district guidelines.</p>
20		We would like to know how the City intends to enforce the guidelines for our District once they are finalized. In the past, we have had instances where the City recommended demolition of a historic home because it was not being maintained by an absentee owner; and where the City approved new construction on a vacant lot that was incompatible with the historic neighborhood. We would like to avoid these battles in the future, but it requires the City to enforce the existing Guidelines. There have been multiple other types of construction which does not follow the Guidelines (current or future) for which the City has done nothing to enforce.	C	<p>Topics like enforcement and energy efficiency are addressed in Chapters 1 and 2, which are available on the City’s website:</p> <p>http://www.lbds.info/planning/historic_preservation/historic_district_guidelines.asp</p> <p>Alterations/additions/changes made without a necessary Certificate of Appropriateness are in violation of the Long Beach Municipal Code section 2.63 and may be subject to penalties.</p>

Response to Comments – Tom & Margie Poyer (Public Meeting Comment & Feedback Worksheet via Email)				
Comment No.	Page or Section No.	Comment	Response Code	Response
21		We would like the Guidelines to be made available to all residents of the Carroll Park Historic District. In particular, we would like new residents to receive a copy of the Guidelines. It would be helpful if real estate agents offering properties in the District were required to provide new buyers with a copy of the Guidelines at the time of the sale.	C	<p>The guidelines are publicly posted on the City's website. The City and Long Beach Heritage collaborate to work with realtor's associations to raise awareness about historic districts and the guidelines.</p> <p>The City also sends an annual postcard reminding residents and property owners that they are in a historic district, and the 2018 postcard will include information about the design guidelines.</p> <p>Lastly, neighborhood groups and residents are encouraged to spread the word about the guidelines and distribute paper copies of the guidelines to new residences if desired.</p>
22		<i>For the record, we strongly oppose the proposed Land Use Element and the proposed Broadway Alamitos-to-Redondo "Road Diet."</i>	C	<p>Thank you for your comment. The Design Guidelines are a separate initiative. Information and opportunity to provide comment on the Land Use Element can be found here:</p> <p>http://www.longbeach.gov/lueude2040</p> <p>For additional information regarding the Mobility Element, please visit:</p> <p>http://www.lbds.info/mobility_element/</p>