CERTIFICATE OF APPROPRIATENESS
HP17-084
FINDINGS AND ANALYSIS
3637 Gaviota Avenue

ANALYSIS:

In compliance with Section 2.63.070 of the City of Long Beach Municipal Code (Cultural Heritage Commission), the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards):

The subject site is located at 3637 Gaviota Avenue between 37th Street to the north and 36th Street to the south (Exhibit A – Location Map). The property has a zoning designation of R-1-N (Single Family Residential) and is improved with a single-story residential building. The subject property is a contributing structure within the California Heights Historic District. The building was constructed in a Minimal Traditional architectural style in 1937.

In compliance with Section 2.63.070 of the City of Long Beach Municipal Code (Cultural Heritage Commission), the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards), staff has analyzed the proposed project and the project meets these requirements and those of the City's zoning codes.

FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

1. **(It) will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the Landmark or subject property within the Landmark District and that issuance of the certificate of appropriateness is consistent with the spirit and intent of this chapter.**

   The proposed project would affect significant historical, cultural, architectural and aesthetic features of the subject property. Replacement of missing architectural features with vinyl and fiberglass windows, should be replaced with appropriate materials in this case wood windows. Replacement with substitute materials is an aesthetic and architectural alteration that is not in conformance with the Secretary of the Interior's Standards for Rehabilitation.

2. **(It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Marshal and/or Building Official.**

   There are no active code enforcement cases or dangerous conditions at this site thus, this finding is not applicable.

3. **(It) will comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preservation, Rehabilitating, Restoring, and Reconstructing Historic Buildings.**

The proposed fiberglass and vinyl windows are not consistent with the Secretary of the Interior's Standards for Rehabilitation.

In order to make the finding to support this application, the project must meet both the standards of the California Heights Historic District ordinance and the Secretary of the Interior's Standards which are incorporated by reference into the ordinance. In this case, staff finds this request does not meet Standard #6 of Interior's Standards. The guidelines instruct that when replacement is necessary the new feature "shall match the old in design, color texture, and other visual qualities and where possible, materials." The proposed windows do not match the design, texture and visual qualities of wood windows. Furthermore, new wood windows are still manufactured and readily available and would meet Secretary of the Interior's Standard # 6 for materials.

4. **(It) will comply with the Design Guidelines for Landmark Districts, for a property located within a Landmark District.**

The subject property is a contributing structure within the California Heights Historic District. The Guidelines for the California Heights Historic District require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As proposed, the project would not meet Standard # 6 which states "shall match the old in design, color texture, and other visual qualities and where possible, materials." In this case the proposed materials do not match the design and visual qualities of wood windows and nor are they the original wood materials. The proposed windows would be inconsistent with this standard.