

**CERTIFICATE OF APPROPRIATENESS
HP18-494
FINDINGS AND ANALYSIS
800 Gladys Avenue**

ANALYSIS:

In compliance with Section 2.63.080 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, 800 Gladys Avenue, is located on the northeast corner of the intersection of Gladys Avenue and 8th Street. The site is located within the R-2-N zone (Two-Family Residential District with Normal Lots) and is improved with a two-story single-family residence. According to building permits the structure was constructed in 1950. The structure maintains the massing, orientation, and design of its original construction and is a contributing structure to the Rose Park Historic Landmark District (Ordinance C-7497). The residence was originally constructed with metal casement windows as referenced by survey photos and photos provided by the property owner.

On May 22, 2018, the property owner was cited for replacing twelve of the original metal windows without the approval of a Certificate of Appropriateness or the issuance of a building permit. The applicant has requested the approval of a Certificate of Appropriateness (retroactively) for the installation of twelve vinyl windows located on the two street elevations of the residence.

The approval of a Certificate of Appropriateness is subject to compliance with the Rose Park Historic District Ordinance, The Rose Park Historic District Guidelines and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards). Any replacement of windows should be selected for their compatibility and appropriateness with the surrounding district context character and architectural styles.

In compliance with Section 2.63.080 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), and the Rose Park Design Guidelines, staff has analyzed the proposed project and found the project does not meet these requirements; therefore, it is appropriate to deny the request for a Certificate of Appropriateness.

FINDINGS: (from Section 2.63.080(D) of the Long Beach Municipal Code)

- 1. (It) will 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.**

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The proposed project, legalizing twelve vinyl windows, would affect significant historical, cultural, architectural and aesthetic features of the subject property. The subject property is a contributing structure within the Rose Park Historic District. However, all structures are required to comply with the Rose Park Historic District Ordinance (Ord. C-7497) and the adopted Rose Park Historic District Design Guidelines. Vinyl windows are not compatible with the year of construction of the building or period of significance for the Rose Park Historic District. The original windows for the structure were metal windows, as evidenced by remaining original windows and photos of the residence prior to the window replacement. Any replacement of original metal windows, should have been with like materials, in this case metal or aluminum 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 nor consistent with the Rose Park Design Guidelines. The Rose Park Design Guidelines state "historic windows should always be regularly maintained and protected, and repaired rather than replaced. In the event that an original widow on any elevation is demonstrated to be damaged beyond repair and needs to be replaced, it should be replaced in kind. The installation of new incompatible windows such as vinyl is not permitted."

2. (It) will not remedy any condition determined to be immediately dangerous or unsafe by the Fire Marshal and/or Building Official.

There is an active code enforcement case or dangerous conditions at this site. The current vinyl windows were not installed with valid building permits.

3. (It) will not 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 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 Rose Park Historic District Ordinance and the Secretary of the Interior's Standards. In this case, staff finds this request does not meet Standard #6 of Secretary of the Interior's Standards. The Standards 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 the original aluminum windows. Furthermore, new metal (aluminum) windows are manufactured, and may be ordered from manufacturers and local suppliers, and would meet Secretary of the Interior's Standard # 6 for materials. Additionally, the Rose Park Design Guidelines state "historic windows should always be regularly maintained and protected, and repaired rather than replaced. In the event that an original widow on any elevation is demonstrated to be damaged beyond repair and needs to be replaced, it should be replaced in kind. The installation of new incompatible windows such as vinyl is

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not permitted.”

4. **(It) will not 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 Rose Park Historic District. However, all structures are required to comply with the Rose Park Historic District Ordinance (Ord. C-7497) and the adopted Rose Park Historic District Design Guidelines. Upon review, staff determined that the vinyl windows do not maintain the original design of all-metal windows from this era of construction. Therefore, the City cannot approve the application of this non-historic material and design. The Guidelines for the Rose Park Historic District require that projects comply with the Secretary of Interior's Standards for Rehabilitation. As noted in the guidelines, "The City of Long Beach does not allow the installation of new incompatible windows – such as vinyl – on historic buildings." 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 metal windows nor are they the original metal materials. The proposed windows would be inconsistent with this Standard.