

**CERTIFICATE OF APPROPRIATENESS
APL20-002 (COAS1909-34)
FINDINGS AND ANALYSIS
2206 E. 2nd Street**

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, addressed as 2204 and 2206 East 2nd Street, is located on the southside of 2nd Street between Junipero and Kennebec Avenues (Exhibit B – Location Map). The subject site is located within the R-3-S (Three-Family Residential District with Small Lots) zoning district. The property is located in the Bluff Park Historic Landmark District (Ordinance C-6835). The period of significance for the district is from 1903-1949.

The property totals 8,250 square feet of area (55'-0" x 150'-0"). The property is developed with several detached buildings: a two-story, single-family dwelling, a two-car garage, a two-story 5-unit apartment building above garages and a detached single-story apartment unit.

The two-story, single-family house addressed as 2204 E. 2nd Street is located at the front of the property visible from 2nd Street. The house was constructed in the craftsman architecture style and is considered a contributing resource to the historic district. The two-story dwelling maintains the massing and orientation and design of its original construction in 1912. The house features front and side facing gables, shiplap wood siding, large overhanging eaves with exposed roof rafters and a large front porch. The dwelling still retains a majority of the original wood windows.

The apartment building addressed as 2206 E. 2nd Street was originally constructed in 1950 and modified in 1957 with the addition of the attached residential unit constructed above a two-car garage. The modest, postwar apartment building features stucco exterior, a hip roof system and composite roof material. The building originally featured metal casement windows.

The property owner removed fifteen (15) original metal casement windows on the apartment building and replaced them with vinyl windows. On May 10, 2019, the property owner was issued a Code Enforcement citation (Number CEPH260456) for window replacement without the approval of a Certificate of Appropriateness or the issuance of a building permit. The property owner submitted a Certificate of Appropriateness (minor) application requesting the approval (retroactively) for the installation of the fifteen (15) vinyl windows on September 19, 2019.

LBMC Section 2.63.080 establishes specific regulations that permit staff to consider and issue (minor) Certificate of Appropriateness applications such as the replacement of

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windows and doors with like materials. On October 15, 2019, staff denied the Certificate of Appropriateness application (Exhibit C – Staff Denial). LBMC Section 2.63.100 states that determinations made by the Director of Development Services may be appealed by the Applicant to the Cultural Heritage Commission. On February 7, 2020, the applicant filed a one-time appeal of staff's decision, citing that the building was built outside the period of significance of the district and the vinyl windows are not visible from the street. The decision of the Cultural Heritage Commission on the appeal shall be final.

The approval of a Certificate of Appropriateness is subject to compliance with Section 2.63.080 of the City of Long Beach Municipal Code (Cultural Heritage Commission), the Bluff Park Historic District Ordinance and the Bluff Park Historic District Guidelines. 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 Bluff Park Historic District Ordinance and the Bluff 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.**

The proposed project, legalizing the installation of fifteen (15) vinyl windows on the apartment building would affect significant historical, cultural, architectural and aesthetic features of the subject property and the Bluff Park Historic District as a whole. The Bluff Park Historic District Ordinance states that alterations with substitute materials that are uncharacteristically different from the predominant style of the immediate surroundings is not permitted. The vinyl windows are not compatible to the characteristics of the building's architectural style, a postwar apartment building or the year of construction of the building (1950). The approval of the Certificate of Appropriateness to allow a non-compatible, vinyl window, is not consistent with the spirit or intent for the preservation of the structures or the Bluff Park Historic District.

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 Guidelines for the Bluff Park Historic District requires that all changes to the exterior of a building located in a historic district comply with the Secretary of Interior's Standards for Rehabilitation (the Standards). The objective and goals of the Standards are to preserve historic materials and features of buildings and retain and preserve the historic character of a property. The removal of historic materials or the altering of features and spaces that characterize a property shall be avoided and deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities where possible, and materials. The proposed material, vinyl does match the original metal casement windows in design, color, texture or visually. Windows are considered important features of a building and replacing them with an incompatible material, such as vinyl does not comply with the Secretary of the Interior's Standards.

4. **(It) will not comply with the Design Guidelines for Landmark Districts, for a property located within a Landmark District.**

The apartment building was first constructed in 1950 (and modified in 1957), which is outside the period of significance for the historic district. However due to the age of the front structure, the property is classified as a contributing property within the Bluff Park Historic District and is subject to the approval of a Certificate of Appropriateness. The Bluff Park Design Guidelines state that historic windows should always be regularly maintained and protected and repaired rather than replaced. The preservation of historically appropriate windows is critical to maintaining the historic character of a property. The design guidelines state that , "in the event that an original window on any elevation is demonstrated to be damaged beyond repair and needs to be replaced, it should be replaced in kind." Any replacement of original (metal casement) windows, should have been with materials that are characteristic of the architecture style and the time period of construction for the structure, in this case, metal windows. The introduction of incompatible materials, such as vinyl, is out of character with architecture style of the apartment building and therefore does not comply with the Bluff Park Design Guidelines.