

Carol McCafferty

1060 Maine Avenue, Long Beach, CA 90813

562-432-8999

1044 Maine Avenue in the Willmore City Historic District

Asterisks indicate violations of law, code, ordinance or whatever

Building Code

- * Building sat abandoned for 3 1/2 years. Some windows not boarded, broken by vandals with rocks. Vandals got inside.
- * When work finally began, contractor didn't put up an electric pole
- * Used a gasoline-powered generator, audible a block away
(With no electric for lighting and no night watchperson, vandals got in overnight and stole newly installed copper plumbing and wiring.)
- * Stopped work for a matter of months. Left a dumpster at the curb for 1-2 months, taking up needed parking and accruing charges

Certificate of Appropriateness--required for architectural work in a historic district

Specified stucco, light beige/tan (This color was visible at time of purchase, surely original to building)

Repair or replace windows with same type, wood sill and frame to remain

- * Proposed wooden band between 1st and 2nd floors should have been crossed out, not original to building (Band trim appears on buildings of the period, but are much narrower and are stucco.)
- * Wood band at rooftop not original, should have been crossed out

Violations of Certificate of Appropriateness

- * Stucco is grey, not original beige
- * Windows are grossly inauthentic, wood sill and frame removed
- * Added inauthentic awnings, not on C of A
Even the concrete is not authentic
- * Rendered my fence illegal

Before

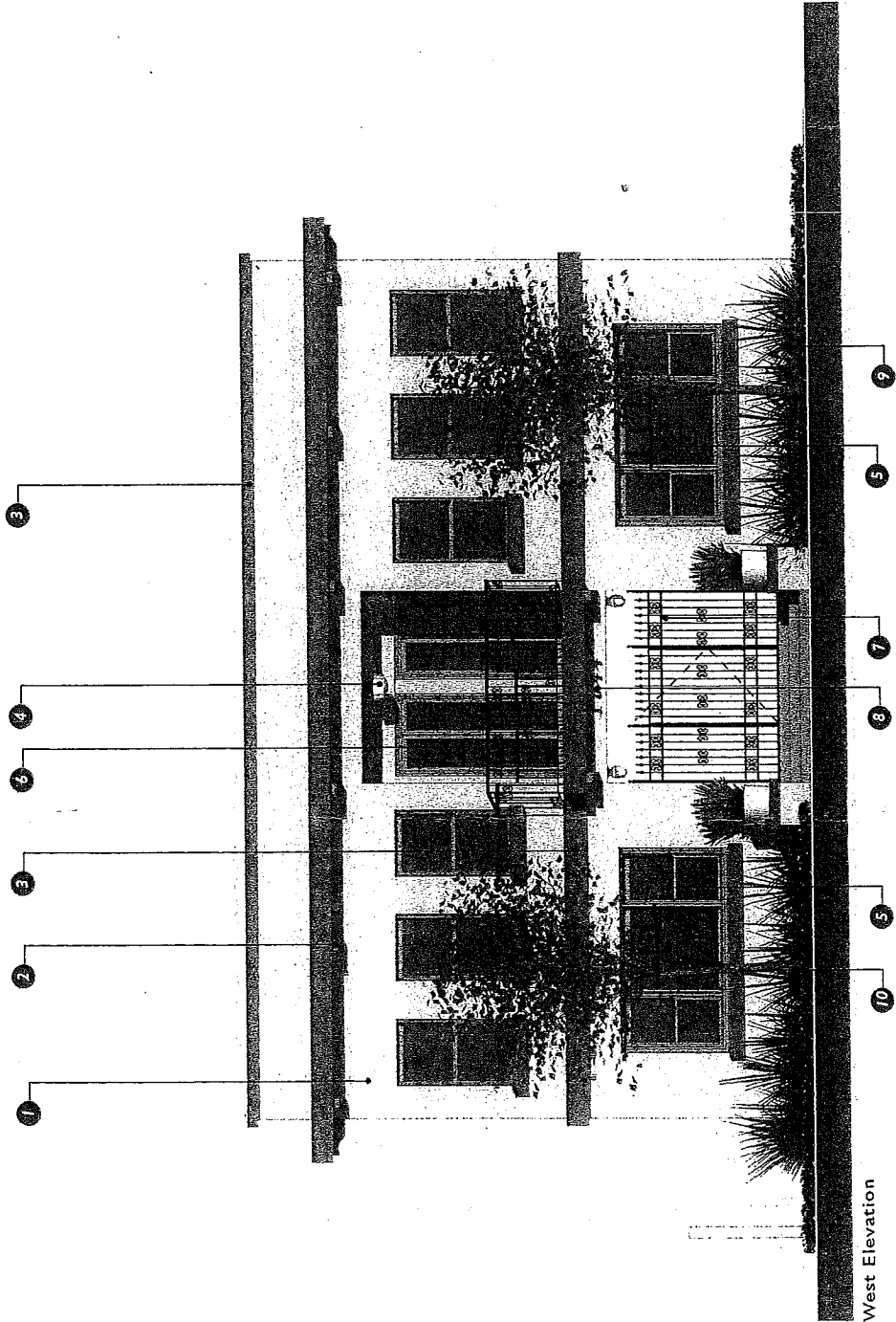


A car was parked at the curb, so it was taken at an angle. The grey paint had been blasted off, so it was the original beige/tan stucco at purchase.

KEYNOTES

- 1 NEW STUCCO
- 2 PATCH AND REPAINT EXISTING TRIM
- 3 NEW STUCCO BANDING / ACCENT TRIM
- 4 NEW LIGHT FIXTURE
- 5 REPAIR OR REPLACE WOOD WINDOWS
- 6 NEW FRENCH DOOR TO MATCH EXISTING
- 7 NEW IRON GATE (66" max)
- 8 NEW ADDRESS NUMBER - Black/Bronze
- 9 NEW LANDSCAPING
- 10 NEW STREET TREE

No "after" picture available, so this will have to do.



1044 MAINE FACADE IMPROVEMENT CITY OF LONG BEACH

Elevation 3



City of Long Beach
 Department of Development Services
 Historic Preservation Division
 333 West Ocean Blvd., 5th floor
 Long Beach, CA 90802
 (562) 570-6194 Fax: (562) 570-6068

CERTIFICATE OF APPROPRIATENESS

Minor (Staff) Project Application

Please print legibly or type

DATE: 03/25/2010	PROJECT NO: FY 10-	CASE NO: HP10-00#82
PROJECT ADDRESS (NOT MAILING LIST): 1044 Maine Ave.	HISTORIC DISTRICT/LANDMARK NAME: Willmore/ Drake Park	
APPLICANT'S NAME: City of Long Beach Neighborhood Services Bureau	PROPERTY OWNER'S NAME: City of Long Beach Neighborhood Services Bureau	
APPLICANT'S ADDRESS: 444 W. Ocean Blvd. STE 1700	PROPERTY OWNER'S ADDRESS: 444 W. Ocean Blvd. STE 1700	
CITY, STATE, ZIP: Long Beach, CA. 90802	CITY, STATE, ZIP: Long Beach, CA. 90802	
TELEPHONE (INCLUDING AREA CODE): 562-570-5585	TELEPHONE (INCLUDING AREA CODE): 562-570-5585	
EMAIL ADDRESS: gilberto.contreras@longbeach.gov	EMAIL ADDRESS: gilberto.contreras@longbeach.gov	
PRIMARY CONTACT PERSON: <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Property Owner		

Please check the appropriate boxes below.

*Only check a box if it accurately and describes your proposed work, otherwise leave boxes blank.
 In addition, please briefly describe your project noting materials, colors, location, and type of work proposed.
 Also note the reason for the requested modification.*

1. PROPOSED PROJECT

- | | | | |
|----------------------------------------------------------------|-------------------------------------|-------------------------------------|-----------------------------------------|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Relocation | <input type="checkbox"/> Addition | <input type="checkbox"/> Signage/Awning |
| <input checked="" type="checkbox"/> Restoration/Rehabilitation | <input type="checkbox"/> Alteration | <input type="checkbox"/> Demolition | <input type="checkbox"/> Other: _____ |

2. PROJECT DESCRIPTION

Remodel an existing two-story multifamily apartment building constructed in 1924. Exterior alterations include new smooth sand finish stucco in a light tan/beige color, repair and/or replace wood sash windows with the same type windows, wood trim and sill to remain, install two wood French doors on front (west) elevation of second floor, maintain the fixed windows with four mullions on the front (west) elevation of the first floor, install a wrought iron front balcony railing 36" high incorporating the original railing, maintain the exiting balcony deck fascia, the proposed stucco band between the first and second floor, the band at the roof parapet of the building, and the band below the window sills shall be constructed of wood and no more than 2.5" inches deep, install a wrought iron fence at the front entry to match the balcony railing design, and maintain the projecting wood eave on the front elevation with wood slats beneath and projecting rafter tails in its current condition. The eave may be painted a darker accent color.

3. REASON FOR CHANGE(S)

Substantial rehabilitation of property for participation in the Neighborhood Stabilization Program.

TOTAL SQUARE FEET OF THIS PROJECT:	VALUATION OF WORK COVERED BY THIS APPLICATION:
COMM RES GAR MISC	\$ 750,000

I, the undersigned, declare under penalty of perjury under the laws of the State of California that the information on this Certificate of Appropriateness application is true and correct. In addition, I understand that I cannot proceed with the environmental changes requested in this application unless and until a Certificate of Appropriateness is issued by the Cultural Heritage Commission or the Historic Preservation Officer. I further understand that neither this application nor a subsequently issued Certificate of Appropriateness supersedes the need to obtain the necessary building permits and other applicable permits under the City of Long Beach Municipal Code.

Signature: Gilberto Contreras

Date: 03/26/10

FOR DEPARTMENT USE ONLY BELOW THIS LINE

CEQA Review:	<input checked="" type="checkbox"/> Exempt	<input type="checkbox"/> Pending	<input type="checkbox"/> Completed (note type):	
Project Review:	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input type="checkbox"/> Referred to CHC	COA Fee \$
Issued By:	<u>Lynette Leung</u>		Other Fee:	\$
Date:	<u>3/29/2010</u>		9.3% Surcharge:	\$
TOTAL:				\$ 435.01

This information is available in an alternative format by request to the Development Services Center at
 (562) 570-6651 or (562) 570-6793 TDD – Visit our website at www.longbeach.gov/plan

Carol McCafferty

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Notes on 1044 Maine in the Willmore City Historic District;
three minutes isn't a long time

Windows are probably the most important element in historic preservation and it's hard to explain why, so I won't take up space in the attempt.

Please get out of your car to look closely at the downstairs triple windows. Look at the triple window at the house to the north, which is historically correct. It is all one unit, with no stucco in between, as with the windows at 1044. As 1044 is stucco, it should not have frames around the windows. In stucco construction, the window frames are flush with the stucco. See the attached before picture.

The original windows were repairable and could have been restored for much less money than the new ones cost. But, hey, it was only tax money!

There are two outfits in Long Beach that repair and/or restore old windows for much less money than the replacements cost. Tax money only appears to be free.

The originals were old-growth lumber, which is virtually termite-proof. The new ones, recent-growth lumber, are a termite bug-fet.

The whole job probably cost two or three times what it should have. Architects, who should have known better, were even brought in. Their services would not have been needed if the job were being done right. I believe they designed the windows, and submitted a bill, which cost more tax money.

The building has been sold. Did it recoup the tax money spent unnecessarily? I doubt it. Landlords buy property based on condition and the bottom line. Architecture seems to play a minor part in pricing. Oh well, it was only tax money.

Long Beach needs jobs, right? The contractor appears to be from the San Fernando Valley.

And by the way, the application for the Certificate of Appropriateness no longer asks for a photo of the building as it stands. It should be a requirement. Then the staffer who approved this one would have realized the wood bands weren't original.