



City of Long Beach
Department of Development Services
Historic Preservation Division
411 W. Ocean Blvd., 2nd 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: 9/19/19	PROJECT NO: <u>PLNE 46462</u>	CASE NO: <u>COAC 1909-34</u>
PROJECT ADDRESS (NOT MAILING LIST): <u>2206 E. 2nd Street</u>		HISTORIC DISTRICT/LANDMARK NAME: <u>Bluff Park</u>		
APPLICANT'S NAME: <u>Edward Arnold</u>		PROPERTY OWNER'S NAME: <u>Edward Arnold</u>		
APPLICANT'S ADDRESS: <u>25 Laguna Place</u>		PROPERTY OWNER'S ADDRESS: <u>25 Laguna Place</u>		
CITY, STATE, ZIP: <u>Long Beach, CA 90803</u>		CITY, STATE, ZIP: <u>Long Beach, CA 90803</u>		
TELEPHONE (INCLUDING AREA CODE): <u>(562) 881-3170</u>		TELEPHONE (INCLUDING AREA CODE):		
EMAIL ADDRESS: <u>edwardwarnold@aol.com</u>		EMAIL ADDRESS: <u>edwardwarnold@aol.com</u>		
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

Replace broken windows in apartment building located behind house. Replacement of
15 windows w/ non-period windows along rear
& side walls of back building.
* Legalize 15 vinyl windows installed without permits.

3. REASON FOR CHANGE(S)

Louvered windows and metal crank windows have become hard to
close and open. Windows not sealing and letting in dirt and car fumes. All windows are made of metal and have
become unusable. Windows do not provide appropriate insulation for occupants.

TOTAL SQUARE FEET OF THIS PROJECT:				VALUATION OF WORK COVERED BY THIS APPLICATION:	
COMM	RES	GAR	MISC	\$ 8,529.00	

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: Edward W. Arnold

Date: 09/19/19

FOR DEPARTMENT USE ONLY BELOW THIS LINE

CEQA Review: <input checked="" type="checkbox"/> Exempt <input type="checkbox"/> Pending <input type="checkbox"/> Completed (note type):		COA Fee: <u>\$529.00</u>	
Project Review: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> Referred to CHC		Other Fee: \$	
Issued By: <u>Gina Casillas</u> Date: <u>10/15/19</u>		9.3% Surcharge: \$	
		TOTAL: <u>\$529.00</u>	

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

* Findings attached

October 15, 2019

Mr. Edward Arnold
25 Laguna Place
Long Beach, CA 90803

Re: Application No. COAC1909-34

Dear Mr. Arnold:

City staff have completed the review of the application for Certificate of Appropriateness requesting to legalize the removal of 15 original metal casement windows and the installation of 15 vinyl windows in the same openings on an existing two-story multifamily residential building located at 2206 E. 2nd Street. This request has been denied based on the findings listed below.

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, 2204 and 2206 East 2nd Street, is located on the southside of 2nd Street between Junipero and Kennebec Avenues. The site is located within the R-3-S (Three-Family Residential District with Small Lots) zoning district. The site totals 8,250 square feet of area (55'-0" x 105'-0") and is developed as multifamily residential. More specifically, the property is developed with a two-story, single-family dwelling, a two-story detached 5-unit apartment building and garage and a detached single-story apartment unit.

Permit history

- 1912/1918 - Two-story, single-family dwelling and detached two-car garage
- 1949 - Single-story, 300 square-foot, rumpus room (converted into an apartment unit in 1953)
- 1951 - Four apartment units built over enclosed garages
- 1957 - Single dwelling unit located above a new two-car garage attached to the existing apartment building

The 5-unit apartment building maintains the massing, orientation, and design of its original construction in 1951 and is a non-contributing structure to the Bluff Park Historic Landmark District (Ordinance C-6835). The apartment building was constructed with metal (casement) windows. The

property owner removed 15 original metal windows and replaced them with vinyl windows without the issuance of a building permit or a Certificate of Appropriateness.

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), or the Bluff Park Historic District 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)

(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 by changing the existing aluminum windows to new vinyl windows that do not meet the Secretary of the Interior's Standards for Rehabilitation. Vinyl windows are not compatible with the year of construction of the building or period of significance for the district. The original windows for the structure were metal windows. Replacement of original windows should have been with like materials, in this case aluminum framed 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.

(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. The current vinyl windows were not installed with valid building permits.

(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 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 Bluff 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 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 the original aluminum windows. Furthermore, new aluminum

windows are manufactured today, and may be ordered from manufacturers and local suppliers, and would meet Secretary of the Interior's Standard # 6 for like materials.

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


The subject property is a non-contributing structure within the Bluff Park Historic District. However, all structures are required to comply with the Bluff Park Historic District Ordinance (Ord. C-6835) and the adopted Bluff Park Historic District Design Guidelines.

Upon review, staff determined that the proposed substitute material (vinyl) does not maintain the original design of all-aluminum windows from this era of multi-family construction. Therefore, the City cannot approve the application of this non-historic material and design.

The Guidelines for the Bluff 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 or aluminum – 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 aluminum windows nor are they the original aluminum materials. The proposed windows would be inconsistent with this Standard.

Based on the analysis the application is denied. If you wish to file an appeal of staff's decision, refer to Long Beach Municipal Code Section 2.63.100 – Appeals, for specific requirements.

Sincerely,



Gina Casillas
Planner

(562) 570-6879

Gina.casillas@longbeach.gov

GC