

CERTIFICATE OF APPROPRIATENESS  
Minor (Staff) Project Application

Please print legibly or type

DATE: 10 MAY 2021

PROJECT NO: PLNE50259

CASE NO: COAS 2105-17

PROJECT ADDRESS (NOT MAILING LIST): 429 W. 8th STREET, L.B. CA 90813	HISTORIC DISTRICT/LANDMARK NAME: Drake Park/Willmore
APPLICANT'S NAME: KEVIN NOTRICA	PROPERTY OWNER'S NAME: NOTRICA, KEVIN
APPLICANT'S ADDRESS: 102 SAINT JOSEPH AVE	PROPERTY OWNER'S ADDRESS: 102 SAINT JOSEPH AVE
CITY, STATE, ZIP: L.B. CA 90803	CITY, STATE, ZIP: L.B. CA 90803
TELEPHONE (INCLUDING AREA CODE): 562-715-5961	TELEPHONE (INCLUDING AREA CODE): 562-715-5961
EMAIL ADDRESS: KEVIN.NOTRICA@ME.COM	EMAIL ADDRESS: KEVIN.NOTRICA@ME.COM
PRIMARY CONTACT PERSON: SELF	<input checked="" type="checkbox"/> Applicant <input checked="" 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 type="checkbox"/> Restoration/Rehabilitation	<input type="checkbox"/> Alteration	<input type="checkbox"/> Demolition	<input type="checkbox"/> Other: _____

## 2. PROJECT DESCRIPTION

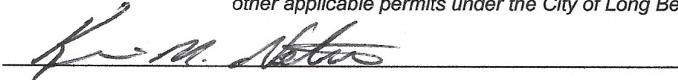
Removed 55 ROTTED SINGLE GLAZED WOOD SASHES LEAVING THE WOOD JAMS AND SILLS INTACT. REPLACED WITH A DUAL GLAZED ENERGY EFFICIENT VINYL SASH

## 3. REASON FOR CHANGE(S)

TENANT COMPLAINTS WOOD WINDOW SWELL IN HEAT. HARD TO OPEN. TRIED HEAVY DUTY SCREENS. SAME PROBLEM TRIED SANDING WINDOWS. SAME PROBLEM. NOT SAFE

TOTAL SQUARE FEET OF THIS PROJECT:			VALUATION OF WORK COVERED BY THIS APPLICATION:
COMM	RES	GAR	\$ 25,000 +

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: 

Date: 10 MAY 2021

## 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 type="checkbox"/> Approved	<input checked="" type="checkbox"/> Denied	<input type="checkbox"/> Referred to CHC	COA Fee \$
Issued By:		Date: 6/30/21	Other Fee: \$	
			9.3% Surcharge: \$	
			<b>TOTAL: \$ 555.36</b>	

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.

LICENSED CONTRACTORS DECLARATION		WORKER'S COMPENSATION DECLARATION	
I hereby affirm that I am licensed under provisions of Chapter 9 (Commencing with Section 7000) of Division 3 of the Business and Professional Code, and my license is		I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:	
License _____	License _____	Carrier: _____	Policy _____
Dat _____	Contract _____	{This Section need not be completed if the permit is for one hundred dollars (\$100) or less.}	
OWNER-BUILDER DECLARATION			
I hereby affirm that I am exempt from the Contractors License Law for the following reason {Sec.7031 California Business and Professional Code: Any City which requires a permit to construct, alter, improve, demolish or repair any structure prior to its issuance also requires the applicant for such permit to file a signed statement that he is a licensed contractor pursuant to the provisions of the Contractors License Law (Ch.9) {Commencing with Sec.7000 of Div.3 of the B. & P. C.} or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Sec.7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500.00):.			
<ul style="list-style-type: none"> <li>I as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale {Sec.7044, B. &amp; P. C. : The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the owner-builder will have burden of proving that he did not build or improve for the</li> </ul>			
<ul style="list-style-type: none"> <li>I am exempt under _____, B. &amp; P. C. for this _____</li> </ul>			
Dat _____	Owne _____	- IMPORANT -	
Application is hereby made to the Superintendent of Building and Safety for a permit subject to the conditions and restrictions set forth on the front faces of this application			
<ol style="list-style-type: none"> <li>Each person upon whose behalf this application is made and each person at whose benefit work is performed under or pursuant to any permit issued as a result of this application agrees to and shall indemnify and hold harmless the City of Long Beach its officers, agents, and employees from any liability arising out of the issuance of any permit from this application.</li> <li>Any permit issued as a result of this application becomes null and void if work is</li> </ol>			
JOB ADDRESS 429 8TH ST		RECEIPT NO. 03889403	DATE 5/12/21
JOB DESCRIPTION Work completed: Remove 55 rotted single gla		PROJECT NO. PLNE50259	
OWNER		OCCUPANCY	PLANNING MIXED USES
ADDRESS		ASSESSOR NO.	ZONE PD-10
CITY	STATE	ZIP CODE	FSB S RSB CENSUS TRACT 575802
APPLICANT KEVIN M TR NOTRICA			
CONTRACTOR			
ADDRESS			
CITY	STATE	ZIP CODE	PHONE NO.
STATE LICENSE NO.		CITY LICENSE NO.	
ARCHITECT/ENGINEER		LICENSE NO.	
ADDRESS			
CITY	STATE	ZIP CODE	PHONE NO.
VALUATION 0.00	PRESENT BLDG USE	PROPOSED BLDG USE	BLDG HEIGHT 4
TYPE OF CONSTRUCTION			
LEGAL DESCRIPTION			

Paid by: KEVIN NOTRICA

\$555.36 Credit or Debit Card (PC)

22504276	15.60	Surcharge Technology
22504277	19.76	Surcharge General Plan
22504278	520.00	COA Windows - MFR
	555.36	

---

CHECK

**CERTIFICATE OF APPROPRIATENESS**  
**COAS2105-17**  
**FINDINGS AND ANALYSIS**  
**429 West 8<sup>th</sup> Street**  
**June 30, 2021**

**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 subject site, addressed as 429 West 8<sup>th</sup> Street, is located on the north side of 8<sup>th</sup> Street between Magnolia Avenue and Chestnut Avenue. A named 16-foot-wide alley (Virginia Court) abuts the entire western boundary of the site. A named 10-foot-wide alley (Cypress Way) abuts the entire northern boundary of the site and functions as the vehicular access point for the rear attached garages. The subject site is located in Subarea 1 of the Willmore City Planned Development Plan (PD-10). The property is located in the Drake Park/Willmore City Historic Landmark District (Ordinance C-7538), which was established in 1998.

The property totals 7,500 square feet of area (50'-0" x 150'-0"). The property is developed with a two-story, 12-unit multi-family dwelling. The building features two (2) one-car garages with access to West 8<sup>th</sup> Street and four (4) one-car attached garages at the rear with access to Cypress Way.

The two-story, multi-family structure spans the entire property. Due to the location of Virginia Court (alley) along the western boundary of the site, both the front and west building elevations are highly visible from West 8<sup>th</sup> Street. The structure was built in 1955 and is not listed as a contributing resource to the Willmore City Historic District Planned Development Plan (PD-10). The two-story structure maintains the massing and orientation and design of its original construction. The house features a composition shingle roof, smooth stucco, wood siding at the front facade, overhanging eaves, and a ground-level stone façade treatment. The dwelling still retains some of the original wood windows at the courtyard area.

The Applicant removed fifty-five (55) original wood hung windows on the apartment building and replaced them with vinyl windows within the existing wood window frame and sills. On September 24, 2019, the property owner was issued a Code Enforcement citation (Number CEPH264269) 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 fifty-five (55) vinyl windows on May 10, 2021.

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 windows and doors with like materials. On June 30, 2021, staff denied the Certificate of Appropriateness application. 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.

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) and the Drake Park/Willmore City Historic District Ordinance. 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) and the Drake Park/Willmore City Historic District Ordinance, 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 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, legalizing the installation of fifty-five (55) vinyl windows on the multi-family residential building would affect historical, architectural, and aesthetic features of the subject property and the Drake Park/Willmore City Historic District as a whole. The Drake Park/Willmore City Historic District Ordinance restates, "The goal of the Certificate of Appropriateness review is to retain and preserve all original architectural materials and design features on the exterior of buildings which have historic character; to encourage rehabilitation which restores original historic fabric rather than remodels and to ensure architectural compatibility between new and old." Alterations to windows qualifies as a change that requires a Certificate of Appropriateness. Important architectural features, such as windows, should be consistent with the original building materials. Therefore, any alterations with substitute materials that are different from the predominant style of the structure 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 (1955). 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 Drake Park/Willmore City Historic District.

- 2. (It) will 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 at this site. The current vinyl windows were not installed with building permits.

**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 Drake Park/Willmore City 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. Secretary of the Interior Standard No. 6 requires: "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 and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence." Therefore, 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 and material. The proposed vinyl material does not match the original wood hung 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 comply with the Design Guidelines for Landmark Districts, for a property located within a Landmark District.**

The apartment building was first constructed in 1955, which is outside the period of significance for the historic district. However, due to the age of the structure, the property is classified as a non-contributing property within the Historic District and is subject to the approval of a Certificate of Appropriateness. The Drake Park/Willmore City Historic District and Secretary of the Interior Standards 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. Any replacement of original (wood) 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, wood hung 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 Drake Park/Willmore City Historic District Ordinance.

A photograph of a house's exterior. The wall is a light grey color. There are two windows: one is a double-hung window with white frames and dark grey horizontal blinds, and the other is a smaller window with a white frame and light grey horizontal blinds. To the right of the windows is a black wrought-iron gate with a small number '3' above it. A black metal railing is visible on the left. In the foreground, there is a potted plant with variegated leaves and a bush with small pink flowers. A large green tree is partially visible on the right side.

Original Windows

A photograph of a house's exterior. The house has a dark grey or black stucco-like exterior. On the left side, there is a large window with a white frame, divided into four panes. To the right of this window, there is a smaller, single-pane window. A black metal railing is attached to the wall on the left. The house has a white roofline and a white downspout. In the background, there is a yellow building and some power lines.

Updated  
windows

# West Side—31 Windows



# South Side – 9 Windows





# North Side — 4 windows



East side 12  
windows

442 8th St. Across the  
Street from 429.  
Same vinyl windows