

Development Services
Planning Bureau411 W. Ocean Boulevard, 2nd Floor, Long Beach, CA 90802
562.570.6194 | longbeach.gov/lbdsCERTIFICATE 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: LB 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"/> Relaction | <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	MISC	\$ 25,000 + r

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: Kevin NotricaDate: 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	
Issued By: <u>Margaret Lin</u>	Date: <u>6/30/21</u>	COA Fee:	\$	
		Other Fee:	\$	
		9.3% Surcharge:	\$	
		TOTAL:	\$ 555.36	

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			
<p>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</p> <p>License _____ License _____</p> <p>Dat _____ Contract _____</p> <p style="text-align: center;">OWNER-BUILDER DECLARATION</p> <p>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}.</p> <ul style="list-style-type: none"> 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. & 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 <ul style="list-style-type: none"> I am exempt under _____, B. & P. C. for this _____ <p>Dat _____ Own _____</p> <p style="text-align: center;">- IMPORANT -</p> <p>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</p> <ol style="list-style-type: none"> 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. Any permit issued as a result of this application becomes null and void if work is 				<p>____ 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:</p> <p>Carrier: _____ Policy _____</p> <p>(This Section need not be completed if the permit is for one hundred dollars (\$100) or less)</p> <p>____ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall</p> <p>Dat _____ Applica _____</p> <p>WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS, IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION</p> <p>I hereby state that there is a construction lending agency for the performance of the work for which this permit is issued {Sec.3907, Civ. C.}.</p> <p>Lender's _____</p> <p>Lender's _____</p> <p>I certify that I have read this application and state that the above information is correct. I agree to comply with all City and State laws relating to the building construction, and hereby authorize representatives of this city to enter upon the</p> <p>_____ Signature of Owner or Contractor</p> <p>_____ Date</p>			
JOB ADDRESS		RECEIPT NO.		DATE		PROJECT NO.	
429 8TH ST		03889403		5/12/21		PLNE50259	
JOB DESCRIPTION						AREA	
Work completed: Remove 55 rotted single gla						0	
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		PRESENT BLDG USE		PROPOSED BLDG USE		BLDG HEIGHT	
0.00						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 8th 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 8th Street, is located on the north side of 8th 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 8th 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 8th 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 the exterior of a house with a light grey stucco wall. Two white-framed, double-hung windows are visible, each with light-colored horizontal blinds. To the right of the windows is a black metal door with a decorative grille. A black metal railing is on the left, and a black metal staircase with a railing is on the right. A large green tree is on the far right, and a potted plant is in the foreground. The text "Original Windows" is overlaid in the center.

Original Windows



Updated
windows

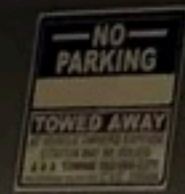
West Side—31 Windows



South Side — 9 Windows



North Side — 4 windows





East side 12
windows



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

448A,B,C,D
IN REAR