

**CERTIFICATE OF APPROPRIATENESS**  
**COAS2105-17**  
**FINDINGS AND ANALYSIS**  
**429 West 8<sup>th</sup> Street**  
**August 31, 2021**

**ANALYSIS:**

In compliance with Section 2.63.080 of the City of Long Beach Municipal Code (Cultural Heritage Commission) and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings:

The subject site is located at 429 West 8<sup>th</sup> Street, 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 also 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 covers the entire property. Due to its location at the corner of Virginia Court (alley), which abuts the property on the west, and 8<sup>th</sup> Street, 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 structure 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 with 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 non-compatible, vinyl windows, is not consistent with the spirit or intent for the preservation of the structures nor the Drake Park/Willmore City Historic District as a whole.

- 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 installed without the required building permits and Certificate of Appropriateness.

**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, as well as compatibility with the district as a whole. 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, or texture nor is it visually compatible with architectural style of the subject structure or the district as a whole. Windows are considered important features of a building in historic districts that have ability to significantly alter character and replacing them with an incompatible material, such as vinyl does not comply with the Secretary of the Interior's Standards.

The existing site is a developed site in the Drake Park/Willmore City Historic District. The proposed vinyl windows would be out of character with the architectural style and period, which is found within the context of the District as a whole. There are existing non-contributing buildings within the district that are subject to the Secretary of the Interior Standards and maintain windows that are appropriate to the architectural styles and periods of construction of the buildings. Nearby properties maintain consistency with the district regulations pertaining to windows, and therefore, the legalization of vinyl windows at the subject site could affect the integrity of the district (Secretary of Interior's Standards for Rehabilitation, Standard No. 4).

**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, although the property is classified

as a non-contributing property within the Historic District, it is still 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 and the district as a whole. 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.