



CERTIFICATE OF APPROPRIATENESS

Attachment C

Minor (Staff) Project Application

PLNE51041

COAS2109-07

Please print legibly or type

DATE: 7/16/21	PROJECT NO: 7258-020-028	CASE NO: COAS CEPH268505
PROJECT ADDRESS (NOT MAILING LIST): 761 Obispo Ave.	HISTORIC DISTRICT/LANDMARK NAME: Rose Park	
APPLICANT'S NAME: Centennial Properties for Phyllis + Donald Ford	PROPERTY OWNER'S NAME: Phyllis Ford	
APPLICANT'S ADDRESS: P.O. Box 4397	PROPERTY OWNER'S ADDRESS: 4737 Bindewald Rd.	
CITY, STATE, ZIP: Long Beach, CA 90804	CITY, STATE, ZIP: Torrance CA 90505	
TELEPHONE (INCLUDING AREA CODE): 562-438-7125	TELEPHONE (INCLUDING AREA CODE): 310-986-4943	
EMAIL ADDRESS: Service@centprop.com	EMAIL ADDRESS: project2055@yahoo.com	
PRIMARY CONTACT PERSON: Nancy Newnes	<input type="checkbox"/> Applicant	<input type="checkbox"/> Property Owner Prop Manager

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 checked="" type="checkbox"/> Alteration | <input type="checkbox"/> Demolition | <input type="checkbox"/> Other: _____ |

2. PROJECT DESCRIPTION

Vinyl windows installed in unit #4 at a time unknown to manager and owner (Phyllis Ford). We propose the addition of white trim + white paint added to windows of units 1, 2, + 3, which are closest to the street. This will blend all windows together and diminish greatly the recognizability of the vinyl windows at rear of property, and will improve appearance of the building as a whole.

3. REASON FOR CHANGE(S) Property was built in 1970's and does not adhere to the historic properties in Rose Park. Replacing windows in unit #4 is very expensive, disruptive to tenants, and will have a negative impact on environment by adding to the landfill unnecessarily. Plus, it puts a financial burden on the owner.

TOTAL SQUARE FEET OF THIS PROJECT: Detached	VALUATION OF WORK COVERED BY THIS APPLICATION: \$
COMM RES 4375 GAR unknown MISC	

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: Nancy Edgerton Date: 9/2/21

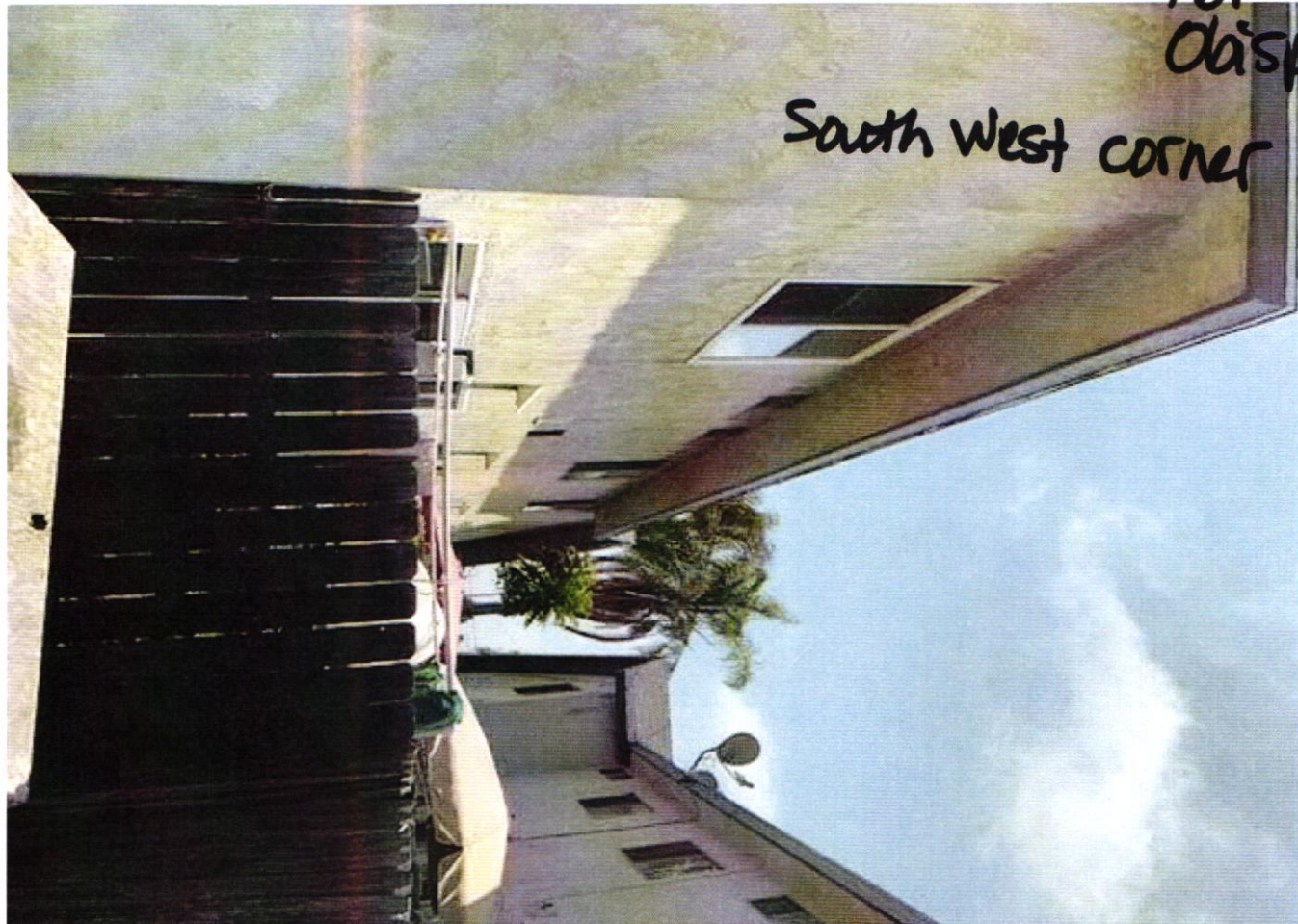
FOR DEPARTMENT USE ONLY BELOW THIS LINE

CEQA Review: <input checked="" type="checkbox"/> Exempt <input type="checkbox"/> Pending <input type="checkbox"/> Completed (note type):	COA Fee: \$
Project Review: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> Referred to CHC	Other Fee: \$
Issued By: <u>Margaret Liu</u> Date: <u>10/6/21</u>	9.3% Surcharge: \$
	TOTAL: \$ 280.80

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.

761
Oa'ispa

South West corner



East



NE
corner



View from
sidewalk





761
Obispo
North side
unit 2



unit 3,4
North side
furthest west





Unit 3

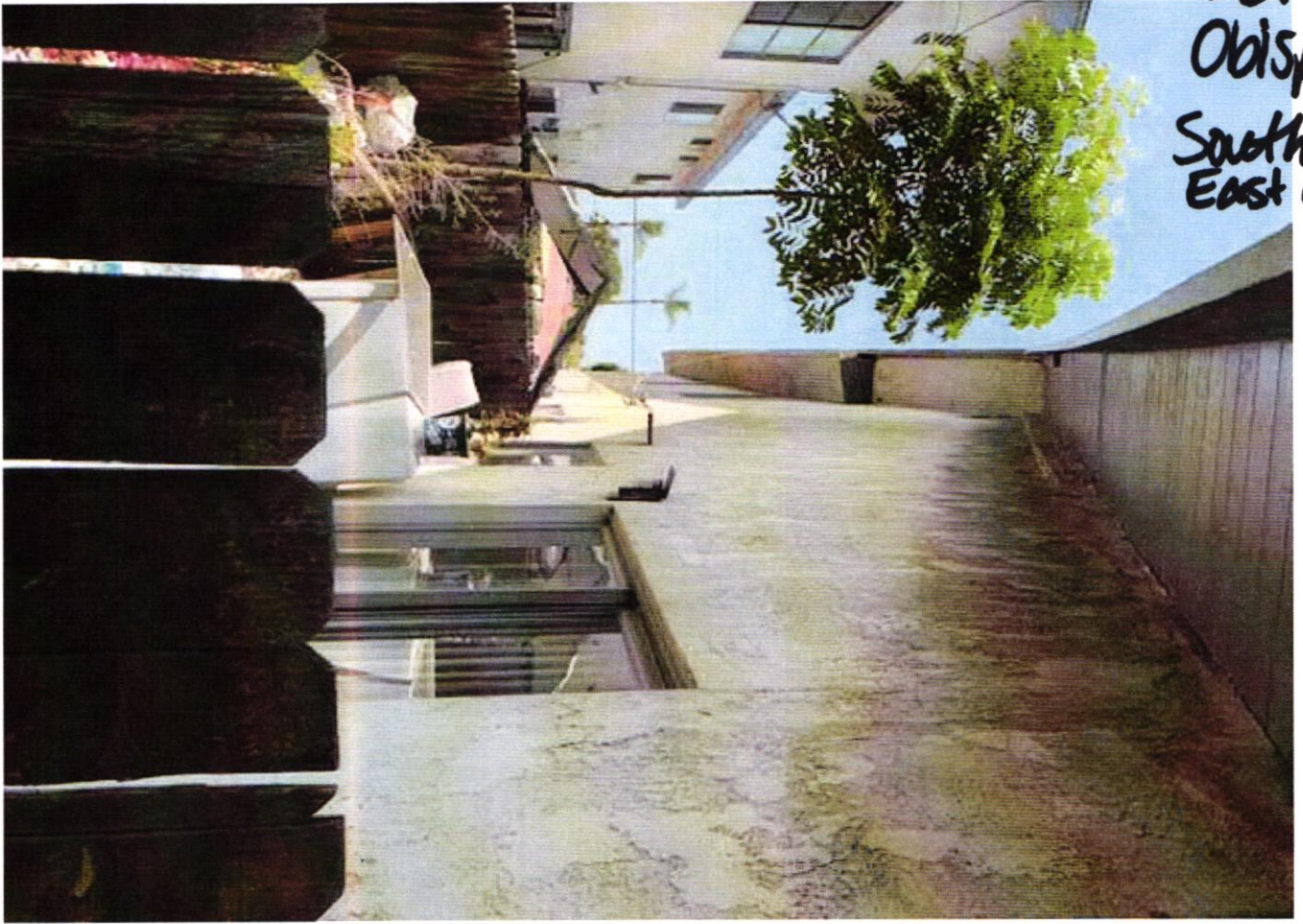


Unit 2

Unit 3

Unit 4

761
Obispo
South Side
East corner



North side

761
Obispo
Northwest
unit 4



**CERTIFICATE OF APPROPRIATENESS
COAS2109-07
FINDINGS AND ANALYSIS
761 Obispo Ave
October 6, 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 761 Obispo Avenue, on the west side of Obispo Avenue between East 8th Street and East 7th Street. A 10-foot-wide alley ends at the northwest corner of the site, but does not provide vehicular access to the site. The subject site is located in the R-2-N (Two-Family Residential District with Standard Lots) Zoning District. The property is also located in the Rose Park Historic Landmark District (Ordinance C-7497), which was established in 1997.

The property totals 6,750 square feet of area (50'-0" x 135'-0"). The property is developed with a two-story, 4-unit multi-family dwelling. The building features a detached five-car garage at the rear.

The two-story, multi-family structure is developed approximately 16 feet from the front property line along Obispo Avenue. The front and east building elevations visible from Obispo Avenue due to the driveway along the eastern side of the property. The structure was built in 1971 and is not listed as a contributing resource to the Rose Park Historic District. The two-story structure maintains the massing and orientation and design of its original construction. The house features a shingle roof, stucco, stone façade treatment at the front facade, overhanging eaves, and aluminum windows. The structure still retains some of the original aluminum windows at the various elevations.

On April 10, 2020, the property owner was issued a Code Enforcement citation (Number CEPH268505) for unpermitted window and door replacement without the approval of a Certificate of Appropriateness or the issuance of a building permit. A total of five (5) windows and one (1) patio sliding door were noted in the citation. Deteriorated roof fascia was also cited but is not subject to this appeal. On July 16, 2021, the property owner submitted a Certificate of Appropriateness (minor) application requesting the approval (retroactively) for the installation of the vinyl windows and door with a request to paint the aluminum windows white to correspond with the vinyl windows previously installed.

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 October 1, 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 Rose Park 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), the Rose Park Historic District Ordinance, and the Rose 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)

- 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 five (5) vinyl windows and one (1) vinyl sliding door on the multi-family residential building would affect historical, architectural, and aesthetic features of the subject property and the Rose Park Historic District as a whole. The Rose Park Historic District Ordinance restates, "Demolitions, alterations, additions, and all environmental changes shall be regulated by the provisions of Chapter 2.63 of the Long Beach Municipal Code and in accordance with the Secretary of the Interior's "Standard for Rehabilitation and Guidelines for Rehabilitating Historic Buildings." 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, which retains the original aluminum windows constructed with the building (1971). The approval of the Certificate of Appropriateness to allow non-compatible, vinyl windows and a vinyl sliding door, is not consistent with the spirit or intent for the preservation of the structures nor the Rose Park 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 and vinyl patio door 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 Rose Park 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 aluminum 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 Rose Park 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 (adjacent structures). The existing site maintains original aluminum windows from the time of construction. 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 are also required to 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. 9).

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 1971, 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 Rose Park 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 (aluminum) 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, aluminum 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 Rose Park Historic District Ordinance and Rose Park Historic District Design Guidelines.