

# American Hotel

## Certificate of Appropriateness

November 2010



Urbana Development

# AMERICAN HOTEL

## CULTURAL HERITAGE COMMISSION—OCTOBER 11, 2010

### Name and Address

American Hotel

224 E. Broadway Avenue

Long Beach, CA 90802

### Executive Summary

Originally constructed in 1905 as the home of the “Society of New or Practical Psychology” and more commonly called the “Psychic Temple” the building at 224 E. Broadway has seen numerous changes in its 105 years.

From its grand beginning to its more humble use as a day-rate hotel, the building has been in almost constant flux since. Our proposal envisions revitalizing the American from its current derelict state into a vibrant part of the community.

We are proposing the ground floor and basement to be used as restaurant/bar space and the upper two floors to be four live/work offices.

### Overall Description of Building

The American Hotel is a three story, unreinforced brick building with a full basement that extends under the city sidewalk.

The current state of the structure is poor; however, many of the buildings original exterior elements remain, and are in good condition.

The exterior of the building retains enough original elements that a fairly accurate assessment of the original design can be determined. The interior of the structure however is in very poor condition, with the only elements of value being the structural frame itself.

Years of neglect, water damage, mold, lead paint and necessary seismic upgrades will require the complete removal of all remaining interior plaster and finishes.

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### Historical Designation

The subject property was originally listed on the State of California, Department of Parks and Recreation's Historic Resources Inventory in 1988.

The City of Long Beach declared the American Hotel a Historical Landmark by Ordinance No. C-6672 on December 14, 1989.

### Current Zoning

The building is currently zoned in the City of Long Beach Downtown Planned Development District PD-30 in the downtown core district.

### Significant Historical Elements

The original Broadway facade uses a tan colored facing brick which provides a colonnade design and varied relief elements surrounding the upper story windows. There are also prominent decorative granite keystones on the North facade.

Selective demolition of non-original exterior elements revealed two decorative cast iron columns bordering one of the central bays on the ground floor. Also exposed during the selective demolition was a plaster veneer with a brick pattern and capped with an Ogee style cornice. Under the non-original fire escape an egg and dart cornice can also be seen.

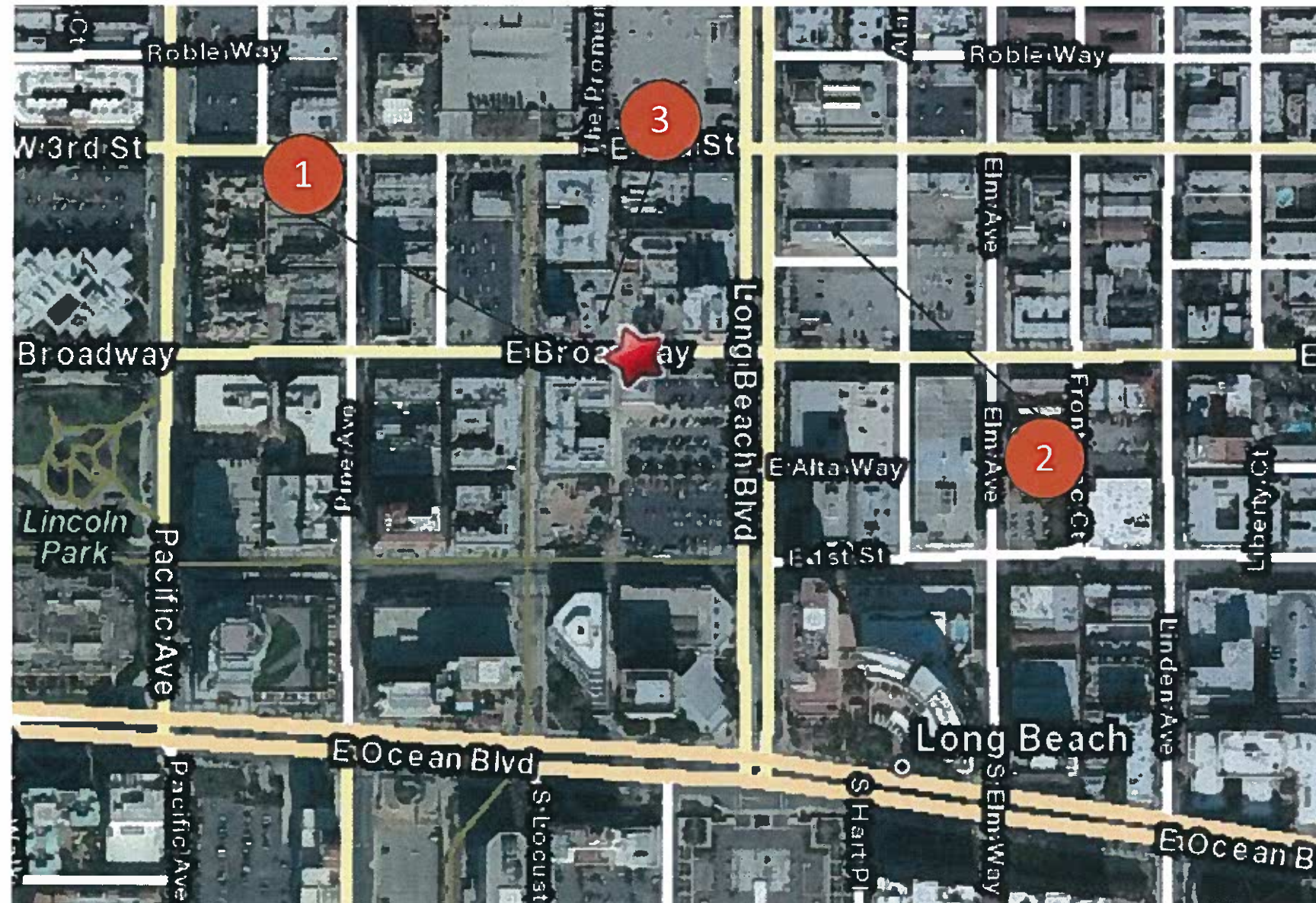


## PROXIMITY PLAN

The American Hotel is located on the South side of Broadway near Long Beach Boulevard.

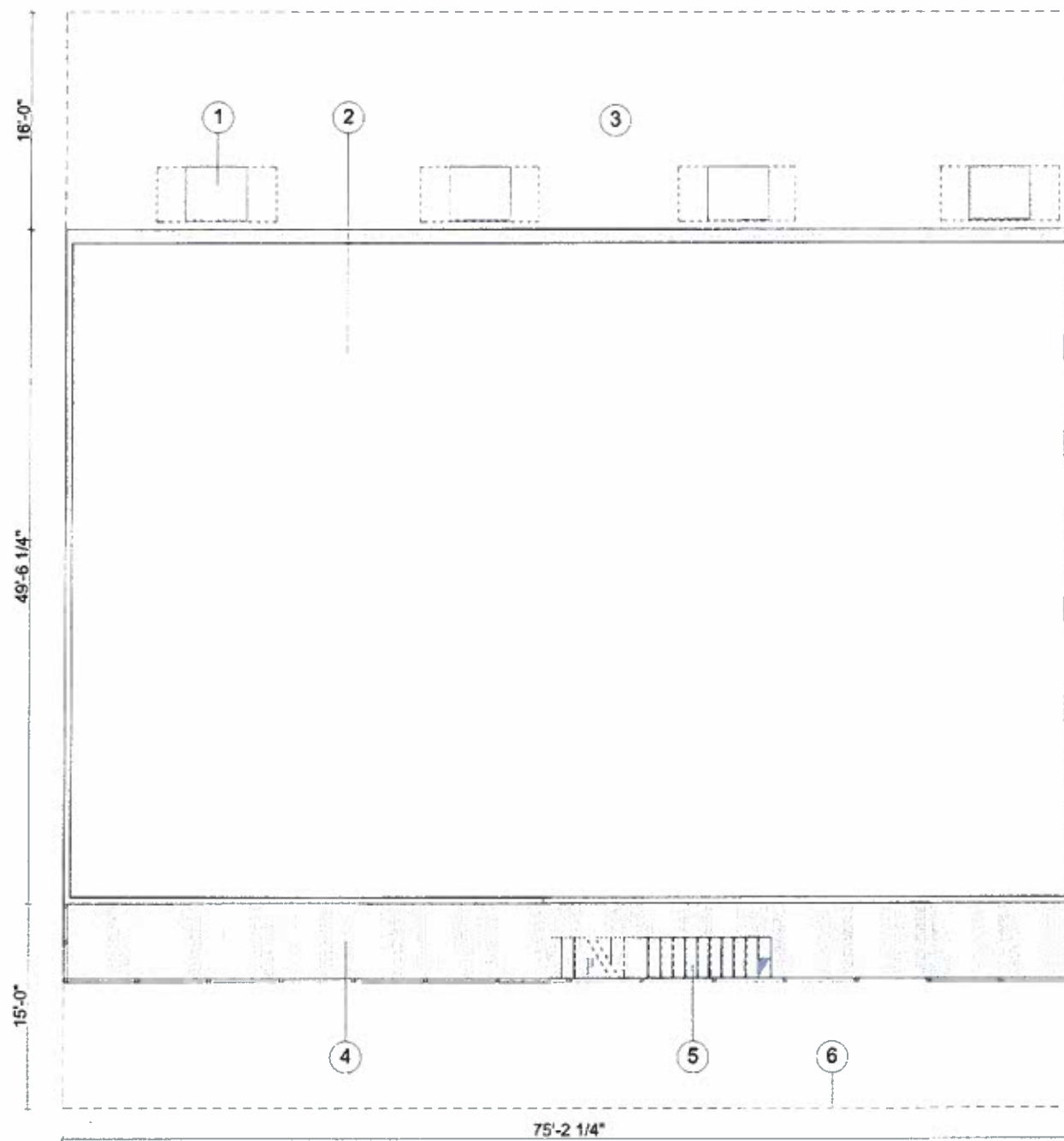
This is an emerging cultural corridor for downtown Long Beach

The site is in close proximity to Pine Avenue, the Long Beach Boulevard Blue Line Station, the proposed Art Exchange, the Edison Theatre and the East Village Arts District.

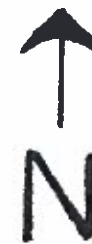


## KEYNOTES

- 1 American Hotel  
224 East Broadway  
Long Beach, CA 90802
- 2 Proposed Art Exchange Project  
Broadway & Long Beach Boulevard
- 3 Edison Theatre  
213 East Broadway  
Long Beach, CA 90802



- ① Blue glass light well inserts
- ② Existing building @ 224 E Broadway
- ③ Diamond pattern sidewalk
- ④ Exterior steel landing
- ⑤ Steel exterior stairs to second floor landing
- ⑥ Proposed property line





## PRECEDENT IMAGES

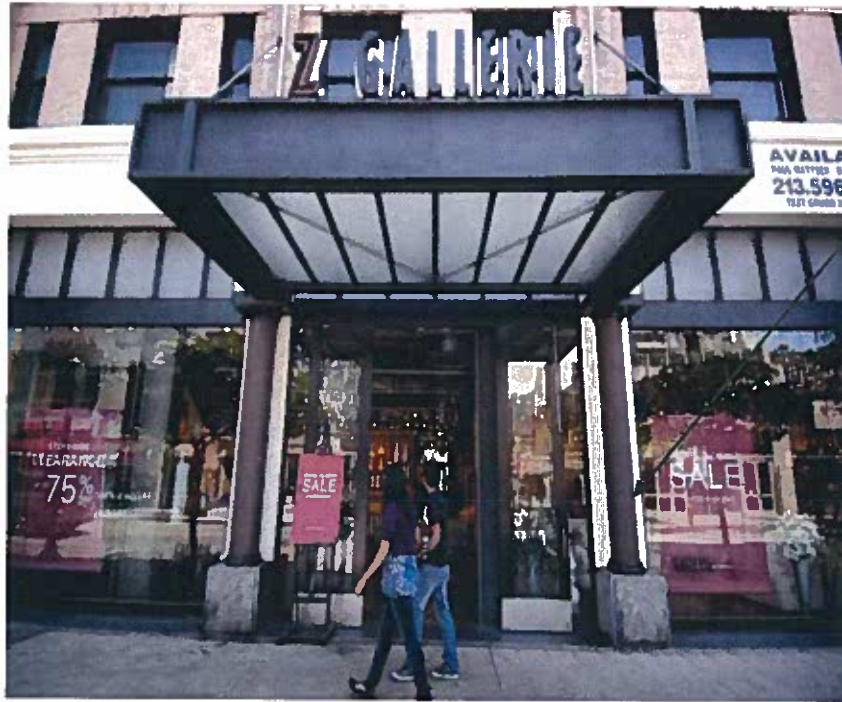
### Former “Z Gallerie” Building

230 Pine Ave, Long Beach, CA 90802

Originally designed as a Masonic Temple by Henry F. Starbuck, this is one of the oldest buildings in downtown Long Beach. The building is a three-story (with basement) rectangular brick building. The decorations at the top of the roof line gives the building its Romanesque look. The central-front of the building shows a block with Masonic Temple written in it and the Masonic symbol by the center gable.

## KEYNOTES

- 1 Original Pre-Formed Steel Columns with similar coloring to the ones uncovered at the American Hotel.
- 2 Concrete Base elements in the design concept for the American Hotel are reminiscent of the original bases seen here.
- 3 Plaster veneer akin to the one uncovered at the American Hotel. Notice not only the size and scale similarities but also the juxtaposition to the 2nd floor windows.
- 4 Original Brick Façade on upper stories similar in material shape and coloring to that of the American Hotel.



1



3



2



4



# HISTORICAL ELEMENTS

## KEYNOTES

- 1 Selective demolition revealed two decorative cast iron columns bordering one of the central bays on the ground floor.
- 2 The two columns are identical in design with detail work running from top to bottom adding a unique element to the restored façade.
- 3 The original exposed facade uses a tan colored facing brick installed in a colonnade design seen here in the field, and varied relief designs surrounding the upper story windows. Also note the prominent decorative granite keystones.
- 4 Also exposed during the selective demolition was this plaster veneer stamped with a brick pattern and capped with an Ogee style cornice. Under the non-original fire escape an egg and dart cornice can also be seen.



1



3



2



4



# NORTH ELEVATION

## KEYNOTES

- 1 Original facing brick and stone details on 1st and 2nd floors
- 2 Existing double-hung windows on the Broadway facade
- 3 Original cornice elements between plaster and brick facade
- 4 Plaster brick pattern detailing above clerestory windows
- 5 Original cast-iron support columns
- 6 Patterned sidewalk with blue glass light-well inserts







1



3



2

# EAST, SOUTH AND WEST ELEVATIONS

## KEYNOTES

- 1 **East Elevation of Building**  
Masonry block repair to remain.
- 2 **South Elevation of Building**  
New steel exterior stairs to be installed as second point of egress.
- 3 **West Elevation of Building**  
Non-functioning vent system to be removed. Fire escape balconies to stay. Ladders to be removed.

### Demo and Repair Notes

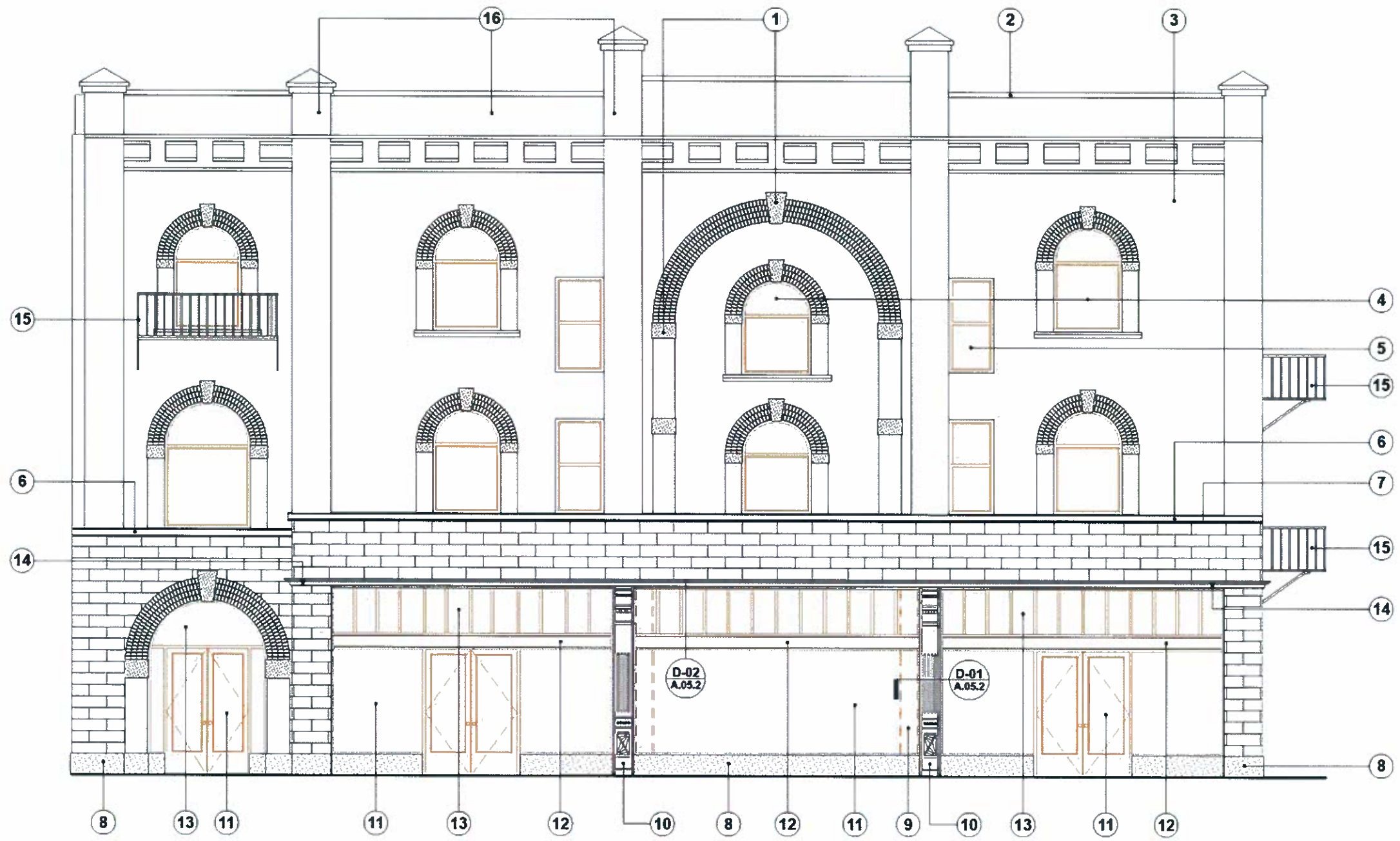
Repair and replace deteriorated brick in kind with salvage or new brick and mortar that matches original. Clean surface using the gentlest method possible such as low pressure water and detergents using natural bristled brushes.

Remove deteriorated mortar by carefully hand raking the joints to prevent damage. Duplicate old mortar in strength, composition, color and texture.

Remove any deteriorated paint and patch concrete and plaster as needed.

All windows on East, South and West elevations to be replaced with new double hung windows.





**KEYNOTES**

- |   |  |   |
|---|--|---|
| ① Existing rough stone keystone and springblock to remain             | ⑥ Existing concrete cornice to be repaired                     | ⑪ New butt glazed storefront  |
| ② New pre-cast concrete cornice                                       | ⑦ Existing scored plaster to be restored to original condition | ⑫ New painted steel "I" BEAM for support. (TYP.)                            |
| ③ Clean and repair existing brick cladding. (TYP.)                    | ⑧ Stone base to match existing keystones above                 | ⑬ New clerestory windows (TYP.).  |
| ④ Restore all existing wood framed double hung arched windows. (TYP.) | ⑨ Existing steel frame to be painted (behind)                  | ⑭ Repair/replace existing plaster cornice                                   |
| ⑤ Replace all wood double hung rectangular windows to match existing. | ⑩ Existing cast iron columns to be restored                    | ⑮ Existing fire escape to be retained.<br>Remove existing vertical ladders. |
|   |  | ⑯ New plaster caps on top. (TYP.)   |

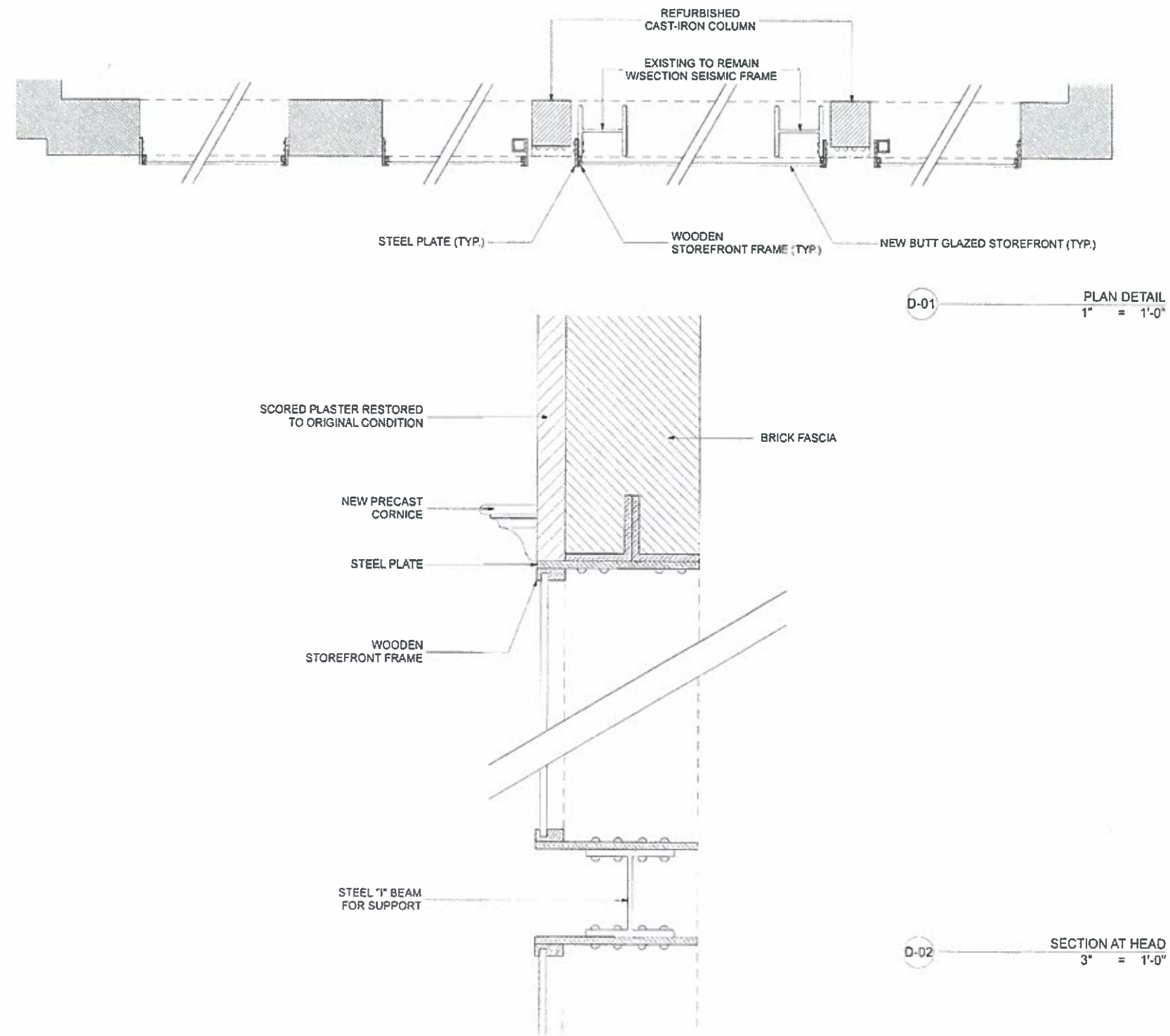




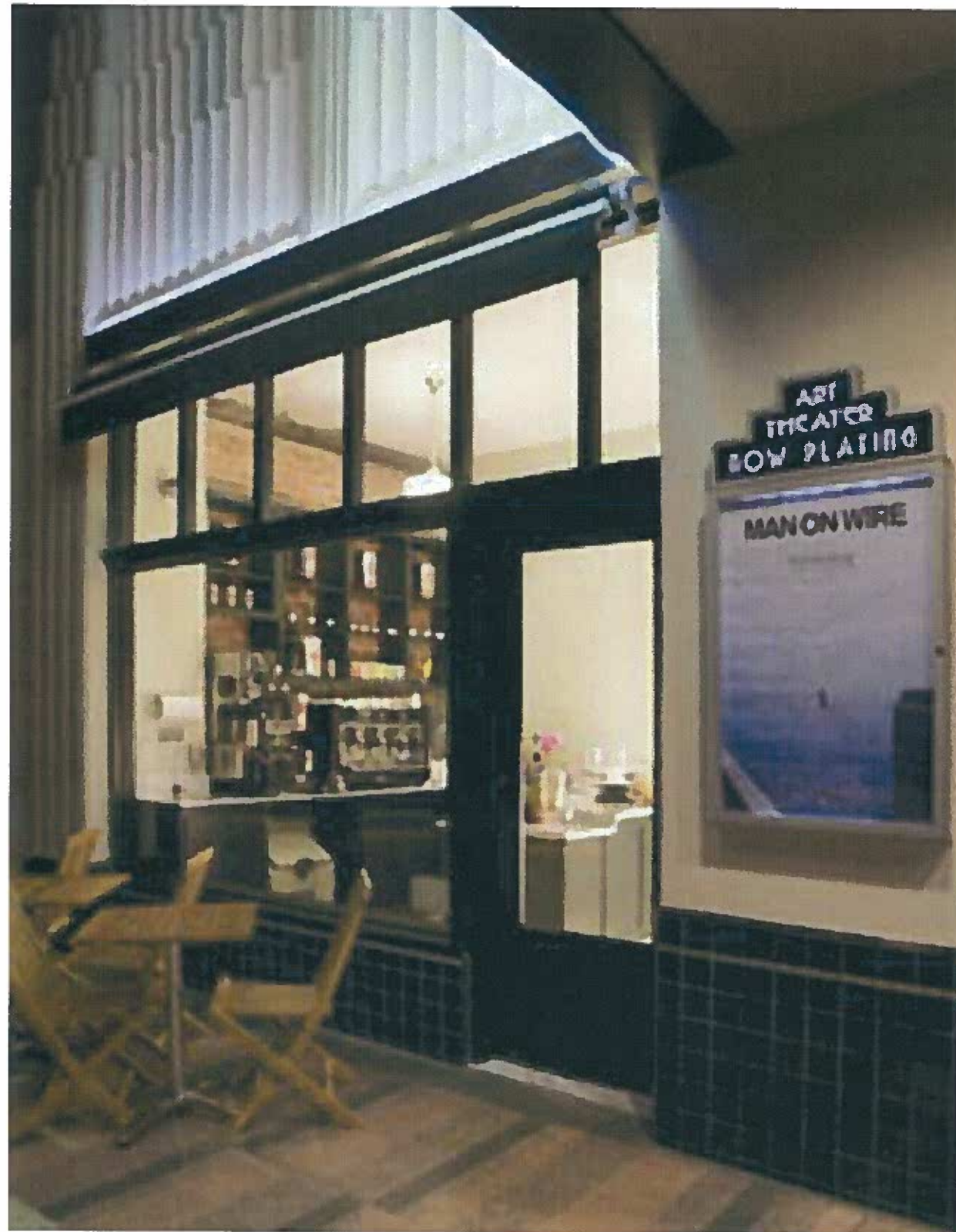




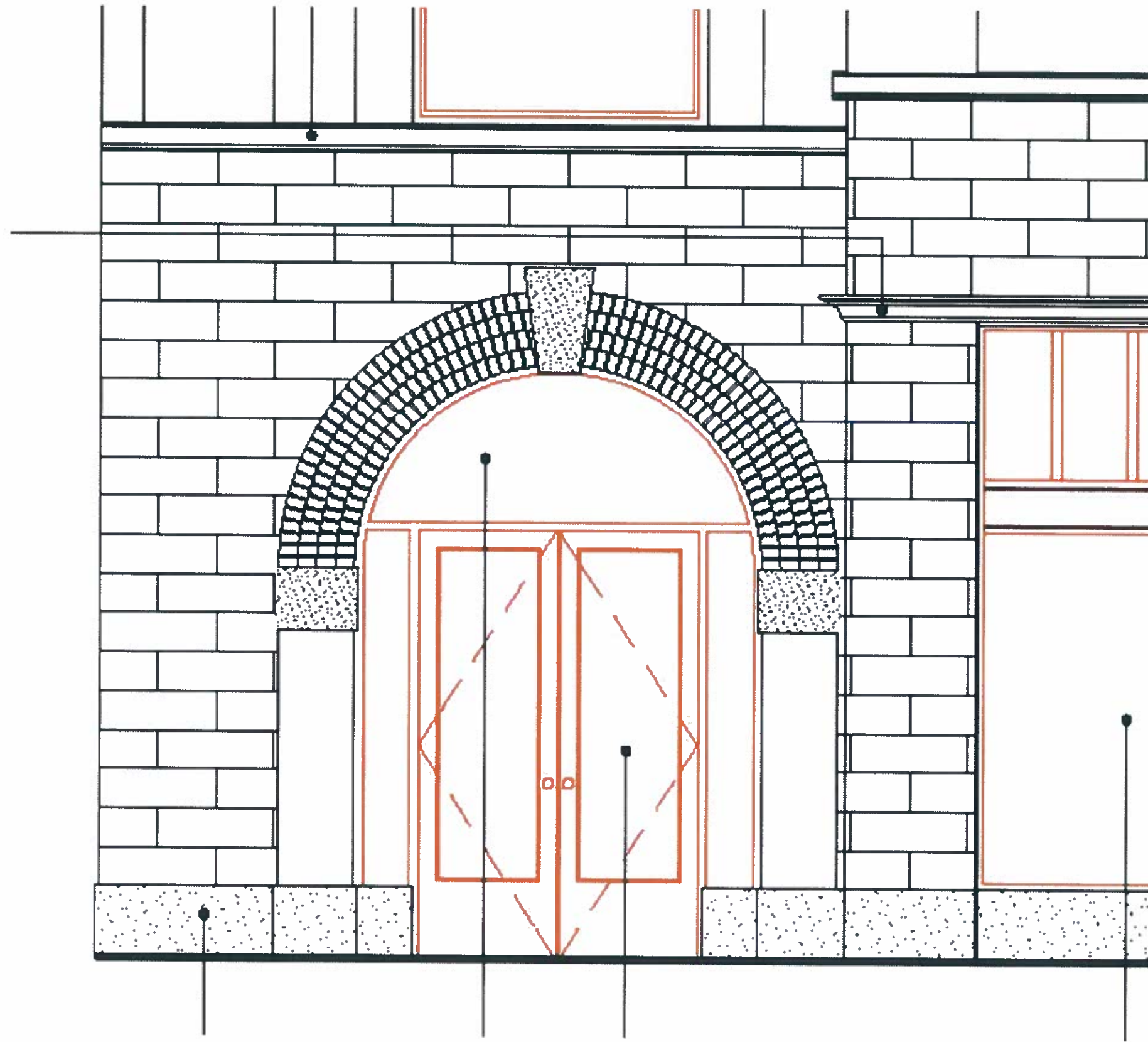




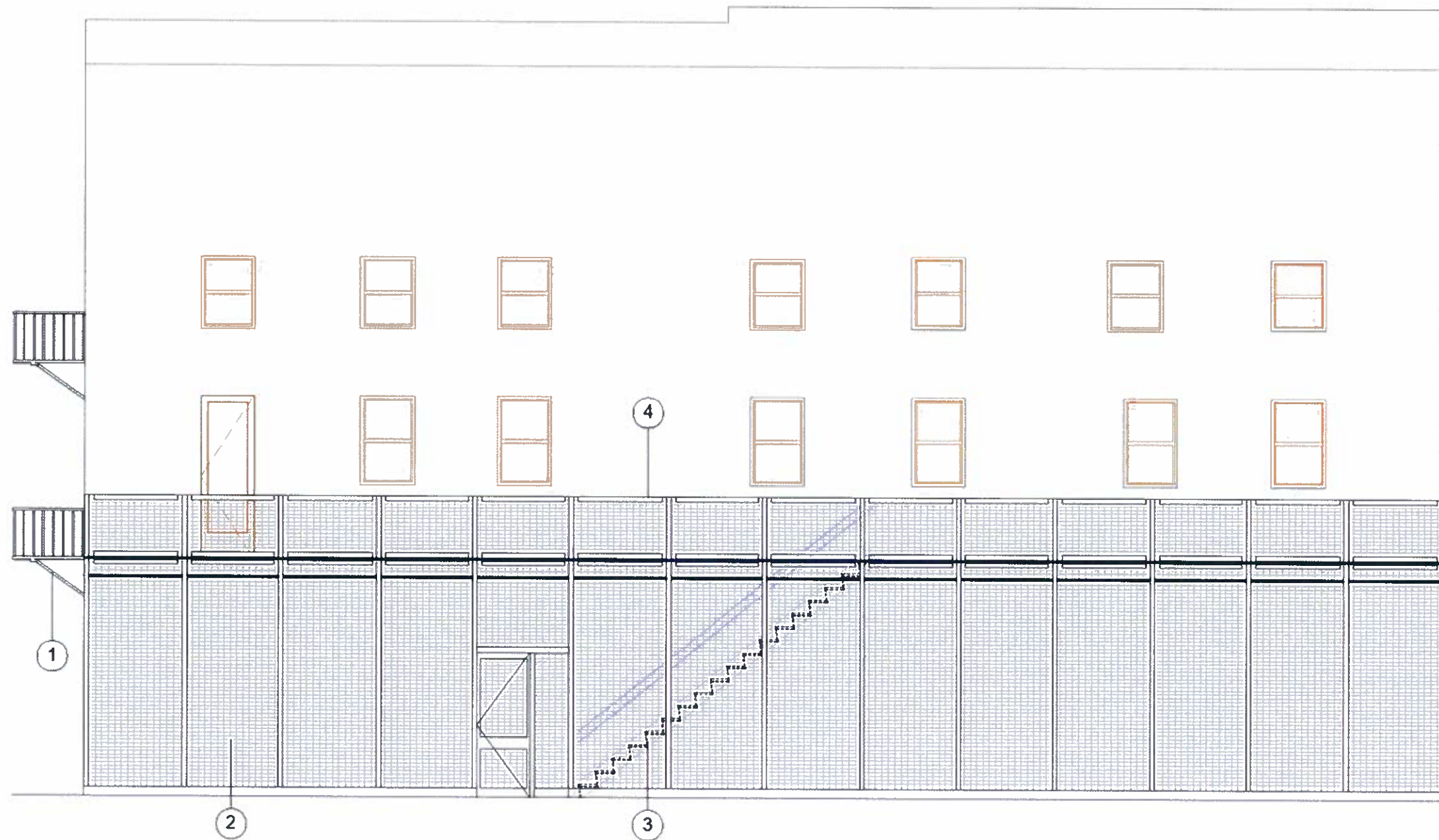












- ① Existing fire escape to be retained. Remove existing vertical ladders.
- ② Steel gate enclosure
- ③ Steel exterior stairs to second floor landing
- ④ Railing ant 42" height from landing

SOUTH FACE EXTERIOR STAIR DETAILS  
 3/8" = 1'-0"

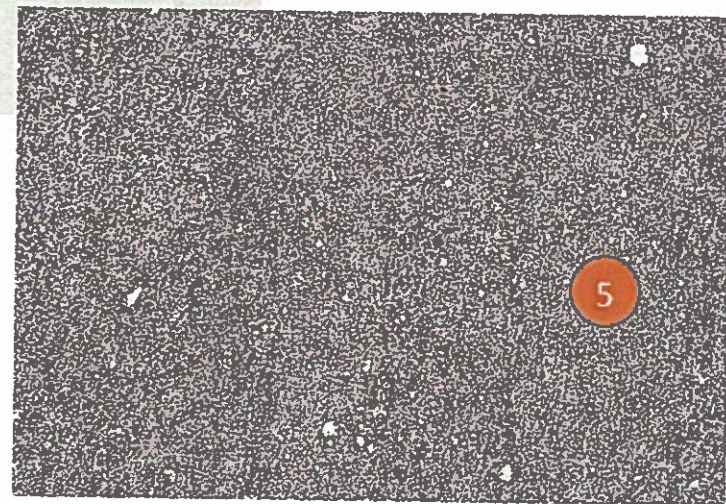
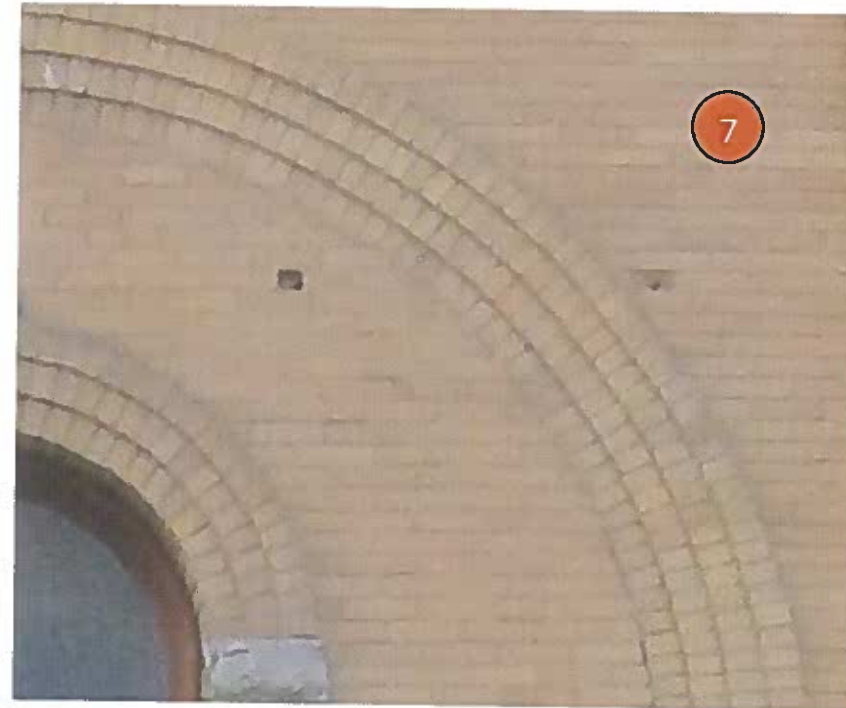
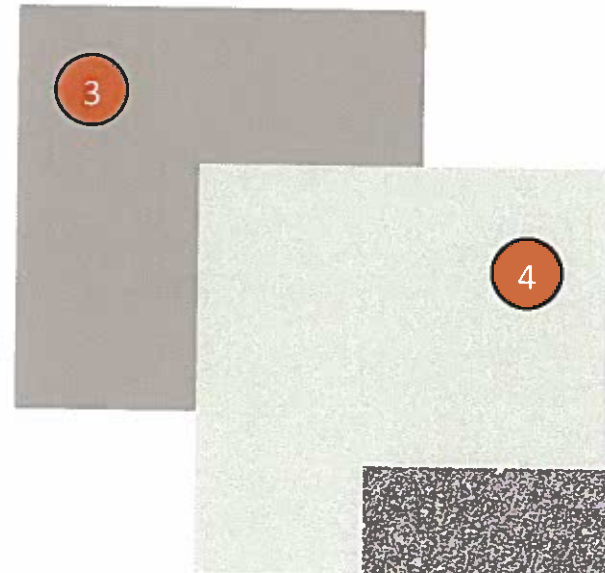
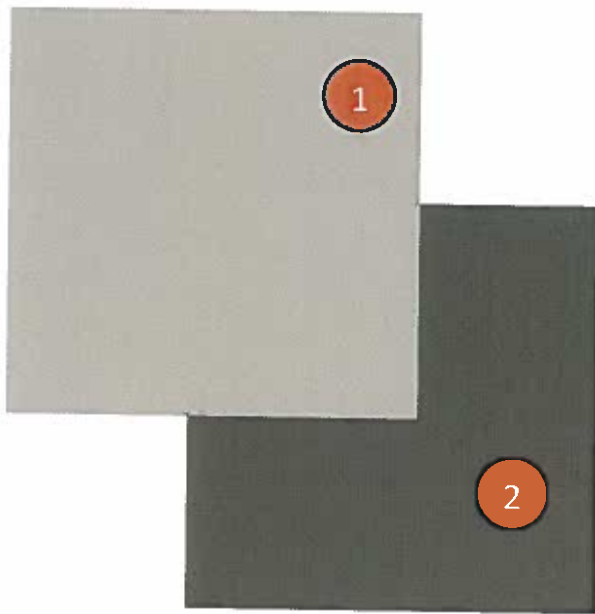












## Exterior Finish Schedule

- 1** Sherwin-Williams SW7044 Amazing Gray  
**Plaster Field**
- 2** Sherwin-Williams SW7048 Urbane Bronze  
**Steel Work**
- 3** Sherwin-Williams SW7045 Intellectual Gray  
**Mullions**
- 4** Sherwin-Williams SW7042 Shoji White  
**Cornice Work**
- 5** Grey Stone  
**Base Stone and Skirting**
- 6** Original Brick  
**East, South and West Façades**
- 7** Original Brick Facing  
**North Façade**