



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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March 11, 2013

CULTURAL HERITAGE COMMISSION
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness for interior and exterior alterations in conjunction with the adaptive reuse of the Masonic Temple, a locally designated landmark, located at 230 Pine Avenue. (District 2)

APPLICANT: Jonathan Glasgow
Interstices, Inc.
1322 Coronado Avenue, Suite C
Long Beach, CA 90804

DISCUSSION

The requested Certificate of Appropriateness is for interior and exterior modifications to the Masonic Temple, located at 230 Pine Avenue (Exhibit A – Location Map). The three-story building was established as a City Landmark in 1985, owing in part to its status as the oldest extant structure in downtown Long Beach. Under the subject proposal, the building's second and third floors are to be restored to their original event space occupancy, and two leasing areas – in all likelihood restaurant spaces – would be created on the ground floor for commercial use (Exhibit B – Plans and Photographs).

When it was built in 1903, the Masonic Temple was the largest and among the earliest downtown commercial structures. Upon construction, the first floor consisted of retail tenancy while the second and third floors contained Pine Avenue-facing office suites and an open hall to house the Long Beach Masonic Lodge. Various fraternal orders used the hall space until the 1950s, while retail occupancy of the first floor has remained constant, for the most part, throughout the life of the building.

Its most recent tenant, Z Gallerie, utilized the entire building from 1995 through 2010. Prior to Z Gallerie's occupancy, the Cultural Heritage Commission approved a Certificate of Appropriateness request for minor Pine Avenue façade modifications and the remodel of parts of the interior, including the installation of a new stairway between the first and second floors. Since Z Gallerie's departure the building has stood vacant.

Proposed exterior alterations consist of the following:

- Removal of two existing, non-original storefronts on the Pine Avenue elevation for purposes of creating recessed entries. These ADA-compliant entries would consist of new recessed aluminum doors and windows, painted to match existing storefront façade treatment;
- Removal of existing, non-original storefront on the Tribune Court (east) elevation for purposes of creating an ADA-compliant recessed entry with new folding/sliding aluminum doors and windows, painted to match existing storefront façade treatment;
- Creation of two new wall openings on the building's south elevation for access to a potential outdoor dining area within a formerly vacated alley. Modifications in this area would include the installation of a brake-metal canopy and new folding/sliding aluminum doors and windows, painted to match existing Pine Avenue storefront treatment; and
- Creation of a new south elevation opening for access to the second floor from an existing exterior stairway.

Proposed interior alterations consist of the following:

- Modification of the ground floor main front stairway to its original historic configuration;
- Removal of the existing, non-original center stairway and related in-fill of second floor opening for purposes of restoring the second floor's original hall space configuration; and
- Various occupancy-related improvements covering all floors.

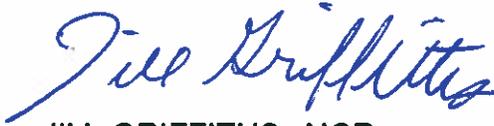
The subject request was previously discussed as a study session item at the Cultural Heritage Commission meeting of January 14, 2013. Subjects raised during the study session included historic changes to the Pine Avenue storefronts, the purpose of recessed storefront entries, and treatment of the new openings.

In compliance with Section 2.63.070 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 Standards), staff has analyzed the proposed alterations and believes the project meets these requirements and those of the City's zoning codes (Exhibit C – Findings and Conditions of Approval).

PUBLIC HEARING NOTICE

Public notices were distributed to all property owners and tenants within 750 feet of the subject site. Additionally, a full-size poster notification was posted on the building's Pine Avenue façade, as required. Staff has received no comments or inquiries on the item at the time of writing of this report.

Respectfully submitted,



JILL GRIFFITHS, AICP
PLANNING OFFICER



ROBERT M. ZUR SCHMIEEDE, AICP
DEPUTY DIRECTOR

RMZS:JG:mh

Attachments: Exhibit A – Location Map
Exhibit B – Plans and Photographs
Exhibit C – Findings and Conditions of Approval