

FINDINGS AND ANALYSIS
Address: 230 Pine Avenue
Historic Landmark: Masonic Temple
Application No.: HP13-0008
Hearing Date: March 11, 2013

ANALYSIS:

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 project in accordance with Chapter 2.63.070 of the Municipal Code (Cultural Heritage Commission ordinance), the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. Staff has also reviewed the plans for consistency with the City's zoning codes and has found that the project will comply with PD-30 and the Downtown Plan Height Incentive Area development standards.

The subject site is the Masonic Temple, located at 230 Pine Avenue. The building was designated a Long Beach Landmark by the City Council on August 20, 1985, via Ordinance No. C-6193.

The Masonic Temple was built in 1903 in a Romanesque style that was accentuated by a triple-gable Pine Avenue facade inspired by Masonic symbolism. The building featured an asymmetrical Pine Avenue ground floor façade with second and third floor symmetry. Commercial storefronts occupied the building's first floor, and an open hall for fraternal gatherings was located on the second and third floors.

The Freemasons and other groups used the hall space through the late 1950s. Commercial uses on the ground floor have remained fairly constant throughout the life of the building, and a number of façade modifications have been made throughout the years for tenant accommodations. Among these modifications was the introduction of symmetrical storefronts (to match the look of the second and third floor facade) sometime in the 1980s. The building's most recent tenant was Z Gallerie, a home décor and furniture store. Their tenancy spanned from 1995 – 2010 and coincided with a number of building alterations, such as the installation of a center stairway to the second floor (breaking up the former hall space configuration), the addition of a new opening on the east alley façade, minor alterations to the Pine Avenue façade, and other tenant improvements.

The subject proposal's interior scope of work consists of the restoration of the second and third floors to their original assembly hall and meeting room configuration (through the removal of the aforementioned center stairway), modification of the ground floor's

main front stairway to its original historic configuration, and various occupancy related tenant improvements. Exterior changes proposed include the removal of two non-original Pine Avenue storefronts for purposes of creating recessed aluminum-framed entries, a new recessed entry on the east alley façade, the addition of two new wall openings on the building's south elevation for access to a potential outdoor dining area, and the creation of a new second floor opening on the south façade for hall space access from the building's existing exterior stairway.

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 modifications and believes the project meets these requirements and those of the City's zoning codes.

FINDINGS: (from Section 2.63.070(D) of the Long Beach Municipal Code)

- 1. (It) will not adversely affect any significant historical, cultural, architectural or aesthetic feature of the concerned property or of the landmark district in which it is located, is consistent with the spirit and intent of this chapter.**

The proposed project, as conditioned, will not adversely affect any significant historical, cultural, architectural or aesthetic features of the subject landmark property. The majority of proposed building modifications seek to restore original features (removing the center stairway for purposes of reestablishing the second floor assembly hall configuration; reconfiguring the front stairway to its original orientation) or alter non-original building elements (recessing the non-original storefronts on the Pine Avenue and east alley facades). Proposed openings on the building's south alley facade would modify the original 1903 appearance of the building, but not in a manner that would prove adverse. The work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation.

- 2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Department or the Development Services Department.**

The Masonic Temple is not considered dangerous or unsafe, and has been occupied on a full-time basis as recently as 2010. Since 2010, periodic events have taken place within the building without incident. Fire Department and Building Bureau staff will review the project for compliance with all applicable safety codes prior to the issuance of any building permit.

- 3. The proposed change is consistent with or compatible with the architectural period of the building.**

Proposed interior improvements would restore elements of the original building layout. Though the new openings on the building's south façade would modify

the 1903 appearance, they would be designed in a way that complements existing architecture.

- 4. The proposed change is compatible in architectural style with existing adjacent contributing structures in a historic landmark district.**

The proposed project, as conditioned, will not adversely affect the historic landmark since its architectural style will be in keeping with that of its 1903 construction.

- 5. The scale, massing, proportions, materials, colors, textures, fenestration, decorative features and details proposed are consistent with the period and/or are compatible with adjacent structures.**

The proposal maintains the proportions, scale, and character of the original structure. No square footage is being added to the building, and façade modifications will be treated to match existing colors, materials, and details.

- 6. The proposed change is consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings by the U.S. Department of the Interior.**

The proposed interior and exterior changes will be made to be compatible to the existing structure.

CONDITIONS OF APPROVAL
Address: 230 Pine Avenue
Historic Landmark: Masonic Temple
Application No.: HP13-0008
Hearing Date: March 11, 2013

1. This approval is for interior and exterior modifications in conjunction with the adaptive reuse of the Masonic Temple, a local historical landmark. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau submitted on December 11, 2012 (Site Plan, Basement and First Floor Plans, and Elevations) and February 21, 2013 (Second and Third Floor Plans). These plans are on file in this office, except as amended herein.
2. The project must be completed per the plans approved by the Cultural Heritage Commission, including all conditions listed herein. Any subsequent changes to the project must be approved by the Cultural Heritage Commission or by Planning Bureau staff before implementation. Upon completion of the project, a staff inspection must be requested by the applicant to ensure that the approved plans have been executed according to approved plans and that all conditions have been implemented before occupancy hold can be released.
3. There is a ten calendar-day appeal period that will lapse at 4:30 p.m., ten calendar days after the action by the Cultural Heritage Commission is made. Appeal of the Commission's action will not be accepted after this time. A separate fee will apply to appeal an action taken by the Cultural Heritage Commission.
4. This Certificate of Appropriateness shall be in full force and effect from and after the date of the rendering of the decision by the Cultural Heritage Commission. Pursuant to the Cultural Heritage Commission Ordinance Section 2.63.070(I), this approval shall expire within one year if the authorized work has not commenced. Should the applicant be unable to comply with this restriction, an extension may be granted pursuant to Section 2.63.070(I) for an additional 12 months maximum. The applicant must request such an extension prior to expiration of this Certificate of Appropriateness. After that time, the applicant will be required to return to the Cultural Heritage Commission for approval. In addition, this Certificate of Appropriateness shall expire if the authorized work is suspended for a 180-day period after being commenced.
5. All required Building permits shall be obtained by the applicant. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.

6. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
7. Any proposed changes to the plans approved by the Cultural Heritage Commission and staff will need to be reviewed and approved by the Director of Development Services or their designee prior to implementation. Significant changes to the project's design will require review and approval by the Cultural Heritage Commission before permits are issued by the Department of Development Services.
8. The third floor window under the southernmost gable on the Pine Avenue façade shall be replaced with a window of style and treatment consistent with that of the other third floor windows.
9. The interior sun mural wall, located on the west side of the second floor hall space, shall be preserved and otherwise unmodified.