

CERTIFICATE OF APPROPRIATENESS
HP17-459
FINDINGS AND ANALYSIS
240 Long Beach Boulevard

ANALYSIS:

In compliance with Section 2.63.070 of the City of Long Beach Municipal Code (Cultural Heritage Commission Ordinance), the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards) and the City's zoning codes and has found that the project complies with the development standards.

The subject property is located on the east side of Long Beach Boulevard between 3rd Street to the north and Broadway to the south (Exhibit A – Location Map) within the PD-30 (Downtown Plan Area) zone. The property is developed with a single-story commercial building constructed in 1924. The building approximately 12,000 square foot is rectangular in form, constructed masonry brick, with a bow truss style roof structure. The front façade was rebuilt after the 1933 Long Beach Earthquake into its current Streamline Moderne façade. The landmark designated building extends nearly the entire length of the parcel toward the rear alley.

Significant impacts are introduced as a result to this project including the removal of character defining features located on the rear of the building, removal of the rear 170 feet of building. The CEQA standard that must be met is whether the adverse significant impacts would lose its eligibility for listing in the National Register, California Register or local register. The CEQA analysis provided for the previous project concluded that the building would still be eligible for listing.

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 and 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 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 change as conditioned will not adversely affect any significant historical, cultural, architectural or aesthetic features of the subject property to

significant level. The project balances modifications to the historic building while retaining the City's and visual character and history.

- 2. (It) will remedy any condition determined to be immediately dangerous or unsafe by the Fire Marshal and/or Building Official.**

There are no active code enforcement cases or dangerous conditions at this site.

- 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 proposed project must balance requirements for CEQA and requirements with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The commercial use of the building will be retained. The building has previously been used as a grocery market, retail and a restaurant.
- Character – The most visible character defining features along the front façade will be retained and will still convey its character.
- Changes to Historic Features – The proposed project will retain its most prominent character defining features along the front façade.
- Historic Significance – The proposed project as conditioned will retain its historic significance.
- Distinctive Features – The most highly visible distinctive features will be retained. The reassembly of the building will reuse the existing brick, and finishes and treatments along the front façade will be restored.
- Deteriorated Historic Features – There are deteriorated historic features on the building including the brick. Any brick that is salvageable will be reused as part of the project.
- Damage to Historic Materials – Many of the historic building materials are in poor to fair condition. Those materials that are salvageable will be reused in the project.
- Archeological Resources – The project is subject to the PD-30 Downtown Mitigation Monitoring plan. Any archeological resources found will be protected and preserved during excavation and subject to tribal consultation.
- Historic Materials that Characterize the Property – The project plans to retain and restore the front building façade that was constructed after the 1933 earthquake. While there are other important building materials, none characterize the building like the front facade
- Form and Integrity – The new project will retain some of the building's form and integrity. The reassembly of the front portion of the building and new addition will maintain the historic rectangular form, and roof shape keeping the essential form and integrity associated with the building.

The project will meet some of the Standards including reuse of historic materials, retaining all the Streamline Moderne features constructed after the Long Beach

Earthquake and the reassembly of the front portion of building and addition which will maintain the historic building form.

4. **(It) will comply with the Design Guidelines for Landmark Districts, for a property located within a Landmark District.**

The subject property is not located in a Historic District.

CONDITIONS OF APPROVAL

Address: 240 Long Beach Boulevard

Application No.: HP17-459

Hearing Date: November 13, 2017

1. This approval is to restore and rehabilitate the front building façade, disassemble and reconstruct the northerly portion of the existing building with reuse of original building materials, demolition of rear portion of building, and a new addition. The building is located at 240 Long Beach Boulevard and is a designated historic landmark building known as the Acres of Books building. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted in September 1, 2017, as amended. 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 two years 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, as needed. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.

CULTURAL HERITAGE COMMISSION

November 13, 2017

Page 9 of 10

6. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
7. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
8. 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.
9. An inspection must be completed by Planning Bureau staff to verify compliance with the plans approved by Cultural Heritage Commission prior to issuance of a Certificate of Occupancy from the Building Bureau.
10. As a condition of any City approval, the applicant shall defend, indemnify and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.
11. To the extent possible, brick removed as part of the demolition of the rear 170 feet of the landmark building shall be cleaned and reused in the project. The reuse of brick shall follow National Park Service guidelines for cleaning and reuse.