

**CERTIFICATE OF APPROPRIATENESS
HP17-582
FINDINGS AND ANALYSIS
205 E. Anaheim Street**

ANALYSIS:

In compliance with Section 2.63.080 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):

The subject site is located on the northeast corner of Anaheim Street and Locust Avenue (Exhibit A – Location Map), within the Midtown Specific Plan area. The site is developed with a 15,150 square-foot single-story commercial building. Built in 1926, the building was originally constructed as a showroom for Packard automobiles. Built in 1926, the building was designed in a Spanish Baroque architectural style. This building is a designated historic landmark known as the Packard Motors Building. The proposed modifications are considered minor and reversible. All character defining features are remaining intact with restoration of original openings along the side elevation in second phase restoration project.

In compliance with Section 2.63.080 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 2.63.080(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, as conditioned, will not adversely affect any significant historical, cultural, architectural or aesthetic features of the subject property. All work will be conducted pursuant to the Guidelines of the Secretary of the Interior's Standards for Rehabilitation. The proposed alterations preserve character defining features, and Phase Two work will restore door and window openings that are no longer extant in a manner that is consistent with the Guidelines.

- 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 alterations are consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use –The Historic use of the building for auto sales is a significant part of the building history, but will be changed to a new commercial use.
- Character – The character of the existing structure is not proposed to change. The primary character defining features of the building will still be preserved.
- Changes to Historic Features – The proposed modifications will not change the historic features of the existing building.
- Historic Significance – The proposed modifications will not change the historic significance of the property or impact the integrity of the landmark building.
- Distinctive Features – The proposed alterations will not change or alter any of the distinctive features of the existing building. The existing distinctive features consisting of recessed arches and storefront system, Corinthian columns, decorative ironwork, stucco exterior finish, door and window fenestration will remain intact.
- Deteriorated Historic Features – The proposed modifications include repair of deteriorated historic features including window mullions and stucco exterior.
- Damage to Historic Materials – The proposed alterations will not cause damage to the historic materials on the existing structure.
- Archeological Resources – Any archeological resources found will be protected and preserved. No resources are known. No major excavations or grading is proposed.
- Historic Materials that Characterize the Property – The proposed alterations will not destroy historic materials that characterize the property as the proposed work preserves the architectural detailing, and showroom fenestration.
- Form and Integrity – The proposed alterations will not destroy or cause damage to the essential form and integrity of the existing structure.

The proposed alterations are consistent with the scale, form and materials of the existing building and preserve the character defining features of the landmark building.

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 landmark historic district.

CONDITIONS OF APPROVAL

Address: 205 E. Anaheim Street

Application No.: HP17-582

Hearing Date: December 11, 2017

1. This approval is for a request for exterior building modification and restoration of historic building features of the building. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted in November 2, 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 2.63.080(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 2.63.080(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.
6. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services – Planning Bureau. These conditions must be printed on the site plan or a subsequent reference page.

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7. Any building materials, vents, architectural details, window and door trim, used in the project, shall be constructed or restored with the same or similar material as those existing features, finished to match.
8. That any existing non-period appropriate windows be replaced with new wood windows or other material compatible with the period. Final selection of the new replacement windows shall be reviewed and approved by Planning Bureau staff prior to installation.
9. 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 -Planning Bureau.
10. A building 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.
11. 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.
12. The recessed arches shall be painted black and the board and batten painted grey. The final colors samples shall be provided and subject to approval of Planning Bureau prior to painting.
13. The proposed gold caps and bases in the Corinthian columns will be a more muted gold color. The final colors samples shall be provided and subject to approval of Development Services Department -Planning Bureau approval prior to painting.
14. The low wall supporting the storefront window systems shall be plaster finish or black tile.
15. The final sign plans shall be reviewed and approved by the Planning Bureau and shall remain subject to all requirements of the Section 21.44 of the Long Beach Municipal Code.
16. A Phase Two exterior restoration plan is contemplated upon completion of Phase One and shall be filed with the Planning Bureau. Phase Two plans shall include plans for reopening the original historic door and window openings on the west

elevation (facing Locust Avenue), detailed door and window specifications and materials (wood or steel). Future doors and windows shall be based on original doors and windows.