

**CERTIFICATE OF APPROPRIATENESS**  
**COAC1907-01**  
**REVISED FINDINGS AND ANALYSIS**  
**240 Long Beach Boulevard**

**ANALYSIS:**

In compliance with Section 2.63.080 of the City of Long Beach Municipal Code (Cultural Heritage Commission) and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards):

The subject site is located at 240 Long Beach Blvd., between Broadway to the south and 3<sup>rd</sup> Street to the north. The property has a zoning designation of PD-30 and is improved with a one-story commercial building. Based upon City records, the building was originally constructed in 1924, then later reconstructed in 1935 after damage from the 1933 Long Beach earthquake. The structure is a designated historic landmark known as the Acres of Books building.

In compliance with Section 2.63.080 of the City of Long Beach Municipal Code (Cultural Heritage Commission) and 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 some of 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 modification will adversely affect significant historical, cultural, architectural or aesthetic features of the subject property. The structure will be reconstructed using new materials but will not salvage and reuse existing brick as originally anticipated, based on the findings of a feasibility study and preservation plan, which found that reuse of the building's existing materials would result ultimately in loss of historic fabric to an extent that the building would no longer retain its historic integrity and would be inconsistent with Secretary of Interior Standards. The project would however preserve character-defining features along the front façade.

- 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. Thus, this finding is not applicable.

**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 the requirements of the Secretary of the Interior's Standards for Rehabilitation.

- Use – The use of the building as a commercial building will be retained and is anticipated to be a restaurant or retail space. The building has previously been used as a grocery market, retail (bookstore) 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 includes retaining and restoring the front façade which will allow the building's most prominent, character-defining features to be retained. While the existing brick side walls will be removed, and the materials will not be used in the reconstruction of the building, these historic materials were on secondary elevations. The brick used in these side walls was a common brick, and not a distinctive brick intended for a primary façade.
- Historic Significance – The proposed project as conditioned will retain some historic features but the building will not ultimately retain its historic significance. The most highly visible and recognizable architectural features along the exterior front façade will be retained and restored.
- Distinctive Features – The most highly visible distinctive features are along the exterior front wall and will be retained. Those features include cement plaster finish, horizontal banding, pilaster, frieze, and chevron molding.
- Deteriorated Historic Features – There are deteriorated historic features on the building including the brick used in the building walls. The exterior front façade is in fair condition and will be restored to appropriate finishes. The remainder of the brick building is deteriorated and cannot be materially salvaged, as determined by the Brick Salvage Feasibility Study & Preservation Plan prepared for the project.
- Damage to Historic Materials – Many of the historic building materials are in poor to fair condition but cannot be salvaged. The exterior architectural features on the front wall will be restored.
- Archeological Resources – The project is subject to the PD-30 Downtown Plan Mitigation Monitoring and Reporting Plan (MMRP). Any archeological resources found will be protected and preserved during excavation and subject to tribal consultation, as required by the MMRP.
- Historic Materials that Characterize the Property – The project plans to retain and restore the front building façade that was constructed after the 1933 earthquake.
- Form and Integrity – The new project will retain some of the building's form and integrity. The reconstruction of the front portion of the building to a depth of 70 feet and new rear building will maintain the historic rectangular

envelope, form, and roof shape, keeping the essential form and integrity associated with the building. Furthermore, the proposed redevelopment project on the site maintains 10- to 15-foot separations from the building and other structures proposed on the site to prevent encroachment on the reconstructed building and to allow its essential stand-alone form to remain visible from the street.

It is not physically possible for the proposed project to meet all the Standards in this case. The project will meet some of the Standards by retaining the distinctive Streamline Moderne features constructed after the Long Beach Earthquake an EIR Addendum (EIRA-02-17) was prepared for this project as well as an addendum to a prior historic assessment of the Acres of Books building. The historic addendum determined that, although the project would have significant and unavoidable impacts to a historic resource and result in an adverse change to the historic building, these impacts have already been analyzed and this finding is consistent with the analysis and conclusions presented in the Downtown Plan PEIR. Thus, the impacts to a historic resource will not be greater than those already analyzed in the Downtown Plan PEIR. Additionally, the development is subject to the Downtown Plan Mitigation Monitoring and Reporting Program (MMRP) that was adopted with the Downtown Plan PEIR. The MMRP is designed to ensure compliance with adopted mitigation measures during project implementation.

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

The property is not located in a Long Beach Landmark District.