

CERTIFICATE OF APPROPRIATENESS

Exhibit D

HP15-169

FINDINGS AND ANALYSIS

957 E 4th Street

Coffee Pot Cafe

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):

The subject site is located at 957 East 4th Street on the north side of 4th Street between Alamitos Avenue and Bonito Avenue. The property has a zoning designation of PD-30 (Downtown Planned Development District). The property is improved with a small one-story commercial building constructed in 1932 in the Programmatic architectural style in which the building form is based on a common object and serves as a large scale sign advertising the business within. In this case, the front of the building is designed like a coffee pot. The building was designated as a landmark in 1991 (Ordinance C-6947).

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 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 proposed work will remove materials that are deteriorated and/or not appropriate to the period of significance and replace these materials with appropriate materials to allow the reuse of this commercial building pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. A preservation plan has been prepared to assure the preservation and rehabilitation of the structure's character defining features are preserved.

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

There is an active substandard building case regarding this structure, CESB203150 dated October 2013. Approval of this application will address these violations and improve the appearance of this site.

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

The primary goal of rehabilitating this historic landmark is to restore the building to the look of its period of significance. The proposed work will restore character-defining features to how they would have appeared in the 1932-1960 period. The proposed changes will replace materials that are missing, deteriorated and or were installed after 1960.

The proposed exterior changes include rehabilitation of the character defining features to the period of significance using photographic documentation, as feasible based on available records. The character defining features that will be repaired and/or recreated are the exterior paint, front door with side lights, wood cladding on west and north elevations, wood windows including transom, front door, sign, roof, fascia boards, percolator, and roof-mounted spout. These changes will have either no impact or a positive impact by replacing non-original inappropriate materials with period appropriate materials designed to emulate the period of significance.

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 not be altered. The building is not located in a historic district.

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 proposed changes to the exterior materials are consistent with the period of significance. No additions or alterations to the building footprint are proposed. The surrounding structures have been significantly altered and do not maintain any historic character.

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 restoration project is consistent with the Secretary of the Interior's Standards for Rehabilitation. The proposed project is the rehabilitation of an existing landmark. A preservation plan and analysis of character defining features has been prepared.

- a. Use – The future use of this structure will likely be a coffee/café commercial use.
- b. Character – The character of the structure is not changing.

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- c. Changes to Historic Features – The historic features of the structure are being brought back to the period of significance.
- d. Historic Significance – The exterior alterations will improve the historic significance of the property.
- e. Distinctive Features – The distinctive features of the property have been identified and will be maintained. In some cases, the features will be replaced to a more original condition.
- f. Deteriorated Historic Features – Deteriorated historic features will be repaired, replaced and/or preserved.
- g. Damage to Historic Materials – The proposed changes will not cause damage to the historic features on the structure.
- h. Archeological Resources – Any archeological resources found will be protected and preserved.
- i. Historic Material the Characterize the Property – The changes will repair and replace the historic materials that characterize the property.
- j. Form and Integrity – The changes will not cause damage to the essential form and integrity of the structure.

CONDITIONS OF APPROVAL

Address: 957 East 4th Street

Historic Landmark: Coffee Pot Cafe

Application No.: HP15-169

Hearing Date: August 10, 2015

1. This approval is for the remodel of the Coffee Pot Café, a local landmark. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted on June 2, 2015, 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 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, 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. Any building materials, vents, architectural details, window and door trim used in the repainting project, shall be constructed or restored with the same or similar material as those existing features, finished to match.

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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. Any exterior light fixtures shall be period appropriate to the satisfaction of the Director of Development Services.
10. The decorative roof pattern shall be re-installed as shown on the historic photographs to the satisfaction of the Director of Development Services.
11. The decorative stained glass window pattern shall be recreated with clear glass in the upper portion of the two windows flanking the front door and above the front door to the satisfaction of the Director of Development Services.
12. The tile percolator shall be recreated on the top of the coffee pot as shown in the attached photographs to the satisfaction of the Director of Development Services.
13. A building permit shall be obtained to address all code violations per CESB 203150 to the satisfaction of the Director of Development Services.
14. A Certificate of Appropriateness will be required for all new signage subject to approval by the Department of Development Services.