



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

333 W. Ocean Boulevard, 5th Floor • Long Beach, CA 90802 • (562) 570-6194 • FAX (562) 570-6068

June 8, 2015

CULTURAL HERITAGE COMMISSION
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness to change out three storefront windows and install one service window on the east elevation of the Broadlind Hotel, a designated landmark building, located at 149 Linden Avenue, Suite C. (District 2)

APPLICANT: Moon Corporation
Sanaa Cannella
149 Linden Avenue, Suite C
Long Beach, Ca 90802
(Application No. HP 15-165)

DISCUSSION

The subject site, 149 Linden Avenue, Suite C, is located on the southwest corner of E. Broadway and Linden Avenue (Exhibit A – Location Map). The site has a zoning designation of PD-30 (Planned Development 30). The historic Broadlind Hotel, built in 1928, is a 19,939 square-foot, 4-story building including a penthouse and a full basement. Historically the building was used as a 20-room hotel including a managers unit. However, in 2002, the building was converted into a 17-unit apartment complex located on the upper floors with commercial units located on the ground floor. Designed in an Italian Renaissance architectural style, the Broadlind Hotel was designated as a landmark in 1985.

The Broadlind Hotel is square in shape and contains four stories. The brick building has arched street level windows two stories high. The windows are accented with large decorative arches that rest on square marble columns with Corinthian capitals. A penthouse suite is situated on top of the northeast corner of the building giving the appearance of a tower element. The penthouse windows on the street sides are arched and six in number with larger arches framing each pair.

Large storefront windows extend across the entire east elevation of the building which fronts on Linden Avenue. Decorative arched windows sit directly above the storefront windows. These arched windows contain three windows in total, one larger, centered window with two smaller flanking windows accented with vertical mullions. Currently the storefront windows are large fixed windows without mullion accents.

In conjunction with a tenant improvement for a coffee shop to occupy the tenant space, the applicant is requesting to remove three large storefront windows along the east elevation. Three new fixed storefront windows will be installed inside the existing window openings. The new storefront windows are wood-framed and match the existing wood windows on the building. The new storefront windows will contain three windows in total, one larger centered window with two smaller flanking windows with vertical mullions that will match the decorative arched windows above.

A new service window will be installed in one of the new storefront windows. The service window will be located within the small side window and will slide vertically. This service window will be wood framed to match the windows on the building measuring 3'-0" high and 2'-0" wide.

The existing storefront windows do not match the decorative windows on the second floor. The proposed new storefront windows will mimic the design of the windows above with a larger window centered between two smaller windows and matching a vertical mullion. This proposed alteration would improve the building's consistency with its original design, finishes and materials.

Based on the plans and proposed conditions of approval, staff is recommending approval of the project. 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 and the Landmark Designation Ordinance for the Broadlind Hotel (Ordinance No. C-6154), staff has analyzed the proposed project and believes that the project as conditioned meets these requirements and those of the City's zoning codes (Exhibit C - Findings and Conditions of Approval).

PUBLIC HEARING NOTICE

Public notices were distributed on May 19, 2015, in accordance with the provision of the Zoning Ordinance. No comments have been received as of the preparation of this report.

ENVIRONMENTAL REVIEW

In accordance with Section 15302 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this project is exempt as an alteration to an existing structure, subject to the requested Certificate of Appropriateness.

Respectfully submitted,



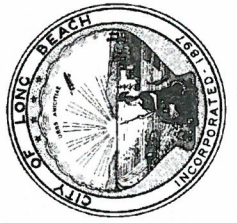
CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

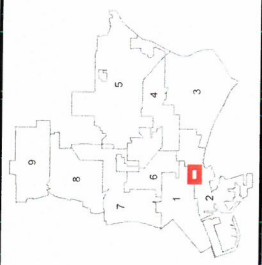
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Attachments: Exhibit A – Location Map
 Exhibit B – Plans
 Exhibit C – Findings and Conditions of Approval



Subject Property:
 149 Linden Ave
 Application No. HP15-165
 Council District 2
 Zoning Code : PD-30

Exhibit A



**CERTIFICATE OF APPROPRIATENESS
HP15-165
FINDINGS AND ANALYSIS
149 Linden Avenue, Suite C
Broadlind Hotel**

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 the Landmark Designation Ordinance for the Broadlind Hotel (Ordinance No. C-6154). Staff has also reviewed the plans for consistency with the City's zoning codes and has found that the project complies with the Planned Development 30 (PD-30) development standards.

The applicant is requesting to remove three (3) large storefront windows along east elevation of the building. The new storefront windows will be wood framed to match the existing windows on the building. The new storefront windows will contain three (3) windows in total, one larger centered window between two (2) smaller windows and vertical mullions that will match the arched windows above. The proposed new storefront windows will better complement building design and match with the decorative windows located above.

With the conditions of approval included in the staff report, staff believes that the project meets the requirements of Chapter 2.63.070 of the Municipal Code (Cultural Heritage Commission ordinance), as well as the recommendations of the *Secretary of the Interior's Standards for Rehabilitation* and the Landmark Designation Ordinance for the Broadlind Hotel (Ordinance No. C-6154).

FACTS FOR 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 and that issuance of the certificate is consistent with the spirit and intent of this chapter.**

The proposed change is not expected to adversely affect any significant historical, cultural, architectural or aesthetic features of the subject property or the historic district in which the property is located. The applicant is proposing to remove three (3) large storefront windows along east elevation of the building. New fixed storefront windows with vertical mullions will be installed inside the existing window openings. The new storefront windows will contain three (3) windows in total, one larger centered window between two (2) smaller windows with vertical mullions that will match the arched windows above. The new storefront windows will be wood framed to match the existing windows on the building.

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

The existing property is not considered dangerous or unsafe. Therefore, this finding is not relevant for this particular property.

- 3. The proposed change is consistent with or not incompatible with the architectural period of the building.**

The proposed changes are consistent with the original architectural period of the structure. New fixed storefront windows with vertical mullions and one service window will be installed inside the existing window openings. The new storefront windows will contain three (3) windows in total, one larger centered window between two (2) smaller windows with vertical mullions that will match the arched windows above. The new storefront windows will be wood framed to match the existing windows on the building. The new storefront window design is compatible and consistent with the architectural design of the building.

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

The Broadlind Hotel is not located within a historic district. The building was designated a historic landmark in 1985 (Ordinance C-6154).

- 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.**

Three (3) large storefront windows along east elevation will be replaced with new fixed storefront windows and one service window. The new storefront windows will contain three (3) windows in total, one larger centered window between two (2) smaller windows with vertical mullions that will match the arched windows above.

A new service window will be installed in the new storefront window located within the new small windowpane. The existing storefront windows do not match the decorative arched windows on the second floor. The new storefront windows will mimic the decorative windows on the second floor and will be more compatible with the windows on the building on the whole.

- 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 new storefront windows are designed to mimic the distinctive style of the arched windows on the second floor. The proposed project is consistent with Standard No. 6 which states "new features shall match the old in design and color where possible".

CONDITIONS OF APPROVAL
149 Linden Avenue, Suite C
Historic Landmark Broadlind Hotel
Application No. HP15-165
Hearing Date: June 8, 2015

1. This approval is for the replacement of three (3) storefront windows and one service window as detailed on plans received by the Department of Development Services - Office of Historic Preservation dated May 26, 2015.
2. The plans are on file in this office, except as amended herein.
3. 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 the Cultural Heritage Commission staff before implementing. Upon completion of the project, a Cultural Heritage Commission staff inspection must be requested by the Applicant to ensure that the plans have been executed according to approved plans and that all conditions have been implemented before the OCCUPANCY hold can be released.
4. There is a ten-day appeal period that will lapse at 4:30 p.m., 10 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 made by the Cultural Heritage Commission.
5. 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(J) 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.
6. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgment of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date).
7. Any changes to the plans reviewed by the Cultural Heritage Commission and staff will need prior approval by applicable staff before implementing. 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. 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. Plans submitted for Building plan check shall be drawn to scale and include details on all areas of restoration and reconstruction, and shall include a window and door schedule.
9. The materials used shall be as shown on the elevations and materials packet submitted as part of the application process. Any substitutions proposed shall be of a similar or higher quality than originally identified to the satisfaction of the Director of Development Services. Requests for significant changes in materials will have to be reviewed and approved by the Cultural Heritage Commission.
10. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances are prohibited.
11. The proposed alterations should not destroy historic materials or architectural features that characterize the property as a contributing historic structure.
12. Any damages caused to the building during any phase of the project shall be reported to the Planning Bureau and repaired immediately in a manner that is consistent with the Standards.
13. Any other exterior work not specifically included in the approved scope of work reviewed herein shall require review and approval by the Cultural Heritage Commission.
14. The Certificate of Appropriateness is valid for one (1) year from the date of issuance. It may be extended by the Department of Development Services upon request by the applicant prior to the date of expiration.
15. Any new exterior light fixtures shall be period appropriate subject to approval by the Director of Development Services.
16. The new storefront windows and service window shall be fixed wood framed windows that match the decorative arched windows located above on the second floor. The new storefront windows will contain three (3) windows in total, one larger centered window between two (2) smaller windows with vertical mullions that will match the arched windows above.
17. All conditions of approval must be printed verbatim on all plans submitted for plan review to Long Beach Development Services. These conditions must be printed on the site plan or a subsequent reference page.