

**CERTIFICATE OF APPROPRIATENESS
HP15-499
FINDINGS AND ANALYSIS
117 E. 8th Street**

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 117 E. 8th Street, on the northeast corner of Pine Avenue and 8th Street (Exhibit A – Location Map). The property has a zoning designation of PD-30 (Downtown Plan) and is improved with an eight-story building designed in an Art Deco architectural style. This building is a local historic landmark and is listed in the National Register of Historic Places.

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 project, as conditioned, will not adversely affect any significant historical, cultural, architectural or aesthetic features of the property. The work will be conducted pursuant to the Guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The new windows and new storefront features, and paint colors are compatible with the building's Art Deco style. The new window design will match the original 6-pane window design.

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 at this site. However, the new exterior storefront door leading to the fire control room will improve life safety for the proposed use.

- 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 project is consistent with the Secretary of the Interior's Standards for Rehabilitation.

Use – The adaptive reuse of the building requires a change in use to allow assisted living/memory care facilities, but will still include offices, and retail as has historically been the use of the building.

Character – The character of the structure will not change, and instead will be preserved and restored to its original form through this project. The project includes a major restoration to the historic lobby.

Changes to Historic Features – The remaining historic features of the structure will be preserved and not change. Window changes are consistent with the appearance of the original window style and are similar to the appropriate material.

Historic Significance – The project will not change the historic significance of the property.

Distinctive Features – The project will not change the remaining distinctive features of the property.

Deteriorated Historic Features – Deteriorated historic features will be repaired and preserved. Although original windows will be replaced, great care has been taken to replicate the original window style and materials and staff finds the window replacement is appropriate.

Damage to Historic Materials – The project will not cause damage to the historic features on the structure. The building's primary character defining features are on the building's wall surface, generally well preserved and will be preserved in accordance with the Secretary of the Interior's Standards.

Archeological Resources – Any archeological resources found will be protected and preserved.

Historic Material that Characterize the Property – The project will not destroy historic materials that characterize the property.

Form and Integrity – The project will not cause damage to the essential form and integrity of the structure.

- 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 Landmark District.

CONDITIONS OF APPROVAL

Address: 117 E. 8th Street

Application No.: HP15-499

Hearing Date: July 11, 2016

1. This approval is to remove all windows and install new aluminum framed windows; add one new store front door along 8th Street, repair and repaint existing exterior storefronts; repair and paint existing clerestory window panels; replace existing storefront awnings; repair and repaint exterior walls as needed matching existing paint color; install new roof top glass screen as previously approved; install new glass security barrier and door in lobby; repaint existing historic lobby as recommended in paint color analysis study, install three new lobby ceiling light fixtures as shown on plans received by the Department of Development Services – Planning Bureau originally submitted in November 24, 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 and Engineering permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.

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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.
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 future exterior signs must obtain approval of a Certificate of Appropriateness from the Planning Bureau or Cultural Heritage Commission.
10. Any chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures and distinctive materials, if appropriate shall be undertaken using the gentlest means possible.
11. The applicant shall salvage original windows and any original bathroom fixtures, and provide documentation of their salvage to the Department of Development Services.
12. That all new windows shall be aluminum, and match the original 6-pane window pattern in size and proportions and be inset in the same recessed configuration as the original windows.
13. The applicant shall provide screen wall plans to screen all roof mounted equipment at the rear of the building. The height of the new screen wall shall completely screen all existing and anticipated equipment and shall be painted to match the existing building color. The final screen wall plan shall be reviewed and approved by Planning Bureau staff.
14. 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.