



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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August 10, 2015

CHAIR AND CULTURAL HERITAGE COMMISSIONERS
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness to install a new roof, paint, front door, electrical service, replacement of rafter tails and fascia, siding, windows and other rehabilitation work at the Coffee Pot Café, a designated landmark building at 957 E 4th Street. (District 2)

APPLICANT: Marvin Winkler
c/o Frank Alvarez
11306 E 183rd Street, #204
Cerritos, CA 90703
(Application No. HP15-169)

THE REQUEST

The proposed project includes a complete rehabilitation of the Coffee Pot Café to address outstanding code violations, upgrade the structures electrical and other services and ultimately paint, roof and rehabilitate the structure for its return to an active coffee/café commercial use.

BACKGROUND

This case was originally heard on June 8, 2015. At that hearing the Commission requested additional analysis regarding the rehabilitation of character defining features of the structure. The matter was continued for two months and the commission created a two-commissioner subcommittee to work with the applicant on the required analysis and documentation. The scope of the subcommittee's work included the following items:

1. Original paint colors
2. Original roofing material and pattern
3. Original window materials and stained glass art
4. Percolator material and design
5. Front door design
6. Original signage design and attachment

Staff met with the subcommittee, property owner and applicant on June 17, 2015. A second meeting was held on July 13, 2015. The first meeting outlined a strategy to address the paint and roofing analysis as well as an agreement on required documentation for the project. With this information the applicant prepared a rehabilitation plan for character defining features of the structure. Staff and the subcommittee provided feedback on that analysis during the second meeting.

THE PROPOSED REHABILITATION ELEMENTS

1. Original Paint Colors

KC Restoration conducted a forensic paint study of the structure on July 7, 2015. The goal of the study was to determine the original paint colors through sample and identification. Paint samples were taken from the wood eaves, siding, windows, façade brickwork, metal coffee pot rooftop, and clearstory window area. The results and color photographs of each of these paint samples is attached (Exhibit A - Color Analysis). The report indicates the eaves and window molding were a light cream color, the wood siding was a rose color, metallic silver was used on the metal portion of the frame and sides of the coffee pot and the brickwork had 11 different paint colors added over the years. The paint analysis and the historic record indicate that the brick was initially exposed and later painted. The proposed paint pallet has been adjusted to reflect the color analysis. Due to environmental concerns the lead based paint is not proposed for removal at this time. The proposed painting of the brick will allow for the rehabilitation and re-occupancy of the building while not precluding future removal of the layers of toxic lead based paint.

2. Original roofing material and pattern

The existing roofing material is asphalt shingles on the octagonal portion and rolled asphalt in the rear area. The multiple layers of roofing materials will be removed from both the front and rear roofs. The original red, white and blue asphalt shingles cannot be accurately replicated. The proposed roof colors are black, gray and off-white to complement the historic building. The same design pattern as the original front roof will be utilized. The rear roof will be replacement with the same rolled asphalt roofing material as the original.

3. Original window materials and stained glass art

The original windows have all been removed from the building. The windows will be replaced with wood windows as listed below:

- West window – replace with clear glass in the lower portion of the frame and recreate the window design with clear glass in a leaded frame in the upper transom. The frames will be painted neutral cream.
- East window – replace windows to match the west elevation.
- Transom window above front door – replace wood with clear leaded glass to match original stained glass pattern with neutral colored frame.

- Multi-lite window on north elevation of octagon – clean, repair and replace same to same.
- Clearstory stained glass windows – the area where these windows were once located has been filled with concrete and covered in stucco where the windows were removed. These windows will not be reinstalled, but rather the stucco will be repaired and painted to match the brick cladding color.
- Windows/glass panels in the spout – these glass panels will be removed, cleaned and remounted in place.

4. Percolator material and design

The percolator has been removed. The applicant proposes a new oblong shaped percolator composed of small squares of stained glass within a steel frame. The stained glass colors will be based on photographic evidence.

5. Front door design

The existing door is non-original and was installed in 2006. There are no pictures of the original door in the historic record. The applicant proposes to replace the current door with a new wood door with a solid wood panel on the lower third and a single lite in the upper portion of the door. The solid wood panels on each side of the front door will be removed and replaced with clear fixed glass sidelights in the upper portion to match the door. The lower third of the sidelights will be solid wood panels.

6. Original signage design and attachment

The existing sign mounting structure is likely from the 1940s or 1950s and not original to the building. The existing plastic blade sign is attached to this frame. The applicant proposes to remove the sign and mounting structure for possible future use. The new sign will be mounted in a similar manner.

BACKGROUND

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. This style features a building where 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 to appear as a coffee pot. The building was designated as a landmark in 1991 (Ordinance C-6947).

The subject site is 48 feet wide and 150 long with an alley to the west and north of the property. There are three other residential buildings on this site constructed from the early 1900s to the 1930s. All of these other buildings have recently been remodeled and are not within the jurisdiction of the Cultural Heritage Commission. The applicant is proposing exterior alterations to the Coffee Pot building. This structure has been vacant

for an extended period of time. The City's Code Enforcement Division has ordered various improvements to the property per case CESB203150. First inspected in October of 2013, the code enforcement case has been ongoing for multiple years. The current owners acquired the property in August of 2014 and have been working cooperatively with City staff to address the various compliance issues on the property.

At one time the building had stained glass in the upper portion of the window mullions that flank the front door and a colored mosaic tile percolator on top of the coffee pot. The roof also had a decorative pattern insert in each roof section and the separation between the two roof levels consisted of windows prior to existing alterations of the building. The metal struts supporting an existing sign attached above the building door are also believed to be original to the building's construction. Unfortunately, the building has been neglected for many years and is in need of immediate attention.

ANALYSIS

The primary goal of rehabilitating this historic landmark is 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 applicant has provided a preservation plan (Exhibit B – Preservation Plan) in which staff and the subcommittee have concurred.

The proposed project will rehabilitate 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. No changes are proposed to the building footprint (Exhibit C- Plans and Photographs).

RECOMMENDATION

The only area of disagreement among the subcommittee members was the painting of the brick material. Historic buildings are rehabilitated and maintained when there is an opportunity for an economically beneficial use of the structure. The proposed rehabilitation of this structure and its return to a coffee/café use will lead to not only its rehabilitation but also its long-term maintenance and care. The painting of the brick is allowed under the findings as it will not damage the historic fabric, rather the brick will remain similar to its current condition under layers of paint. The paint is also consistent with the period of significance (1932-1960) and the fact that the brick was not painted on the day the coffee pot opened is not sufficient grounds to require the expensive and environmentally complicated removal of the lead-based paint.

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

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Guidelines for Rehabilitating Historic Buildings, and the Landmark Designation Ordinance for the Coffee Pot Café (Ordinance No. C-6947), staff has analyzed the revised project and finds the project meets the requirements for approval pursuant to the imposed conditions (Exhibit D – Findings and Conditions of Approval).

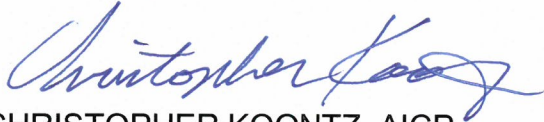
PUBLIC HEARING NOTICE

This item was continued from the June meeting where it was duly noticed.

ENVIRONMENTAL REVIEW

In accordance with the 15331 Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for the maintenance and repair of historic buildings.

Respectfully submitted,



CHRISTOPHER KOONTZ, AICP
ADVANCE PLANNING OFFICER



LINDA F. TATUM, AICP
PLANNING BUREAU MANAGER

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Attachments: Exhibit A – Color Analysis by KC Restoration
Exhibit B – Preservation Plan
Exhibit C – Plans and Photographs
Exhibit D – Findings and Conditions