



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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JULY 14, 2014

CULTURAL HERITAGE COMMISSION
City of Long Beach
California

RECOMMENDATION:

Approve a Certificate of Appropriateness request to allow exterior changes to the Security Pacific National Bank Building, a designated historic landmark, in conjunction with the adaptive reuse of the building located at 110 Pine Ave within the Downtown Long Beach Planned Development District (PD-30). (District 2)

APPLICANT: David Takacs
824 S. Los Angeles Street, Suite 305
Los Angeles, CA 90014
(Application No.: HP14-011)

DISCUSSION

The Security Pacific National Bank Building, located at northeast corner of Pine Avenue and 1st Street (Exhibit A – Location Map), was designated as a historic landmark in 1989. Built in 1924, this elegantly designed landmark represents the financial and commercial growth of the City of Long Beach during the boom of the twenties (Exhibit B – Photographs). The subject site is located within the Downtown Plan (PD-30), Height Incentive District.

Designed in a classic Beaux Arts style by prominent Los Angeles architects Curlett and Beelman, who also designed the Farmers and Merchants bank a few blocks north on Pine Avenue, this building is divided into three parts (base, midsection, and attic) and is clad in contrasting light marble and dark red brick, and crowned with a classical cornice. The three-story base has a recessed entryway behind large Corinthian columns. Currently, the main level and basement are occupied by a restaurant use and the upper floors (2nd-13th) are used as office space.

The applicant is proposing to adaptively reuse the building and convert the upper floors of the structure from office use to 118 residential condominium units; the restaurant use on the ground floor and basement will remain. The Cultural Heritage Commission reviewed the sign for the restaurant in June 2013. To facilitate the adaptive reuse from office to residential, the applicant is seeking approval to modify the exterior of the building. Specifically, existing single panel fixed windows between the 3rd floor and 13th

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floor will be removed and replaced with a two-panel window with a fixed panel over operable awning panel and each window will have clear glazing and brown anodized aluminum frame. There is a slight variation for windows on the east side alley-facing elevation where new shear walls will be internally located, but all new windows will consist of clear glazing and brown anodized aluminum frames. Other proposed exterior changes include, removing a portion of the roof on the north side elevation at the 2nd floor to create a community open patio area, increasing the width of a door along the alley for access to the trash room, and adding new window openings along the roof bulkhead. Finally, the elevator lobbies, elevator cars, and the shadow sign on the upper portion of the north elevation will remain unchanged; the applicant is not proposing to restore the shadow sign.

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), and the Historic Landmark Ordinance for The Security Pacific National Bank Building (Ordinance No. C-6665); staff has analyzed the proposed project and believes the project meets these requirements and those of the City's zoning codes (Exhibit C – Findings and Conditions of Approval).

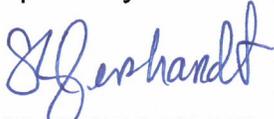
PUBLIC HEARING NOTICE

Public notices were distributed on June 30, 2014. No responses were 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,



STEVE GERHARDT, AICP
ACTING PLANNING OFFICER

SG:AZ

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

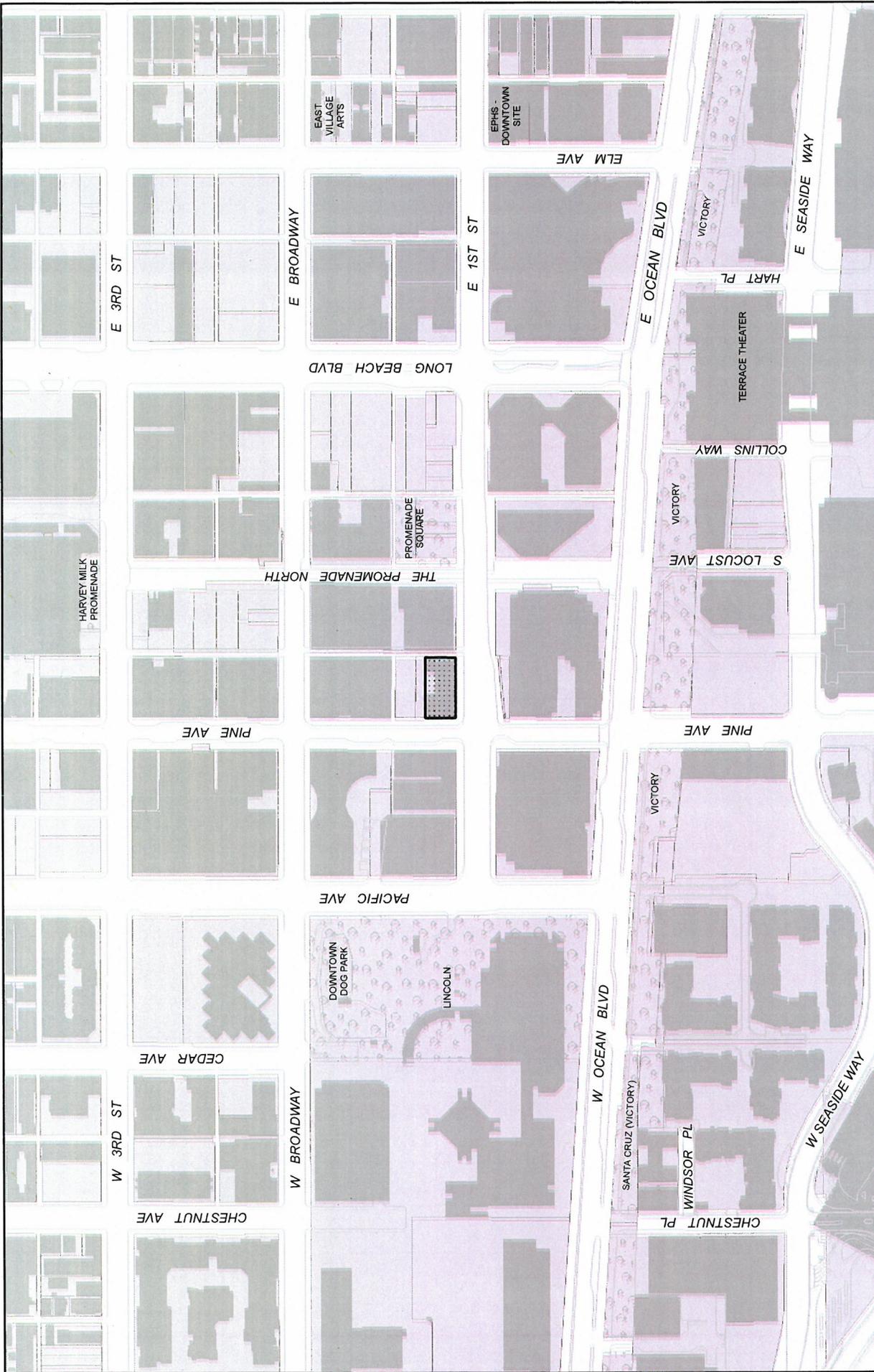


Exhibit A

Subject Property:
 110 Pine Ave
 Application No. HP14-011
 Council District 2
 Zoning Code : PD-30



01

Exhibit B



02



SITE PHOTOS

110 PINE AVE.



03

SITE PHOTOS



04

Exhibit B

110 PINE AVE.

05



SITE PHOTOS

06



Exhibit B

110 PINE AVE.

Exhibit B



SITE PHOTOS

07

110 PINE AVE.

**CERTIFICATE OF APPROPRIATENESS
FINDINGS AND ANALYSIS
Application No.: HP14-011
Address: 110 Pine Ave**

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), and the Historic Landmark designation ordinance for 110 Pine Avenue (Ordinance No. C-6665):

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 Guidelines for Rehabilitating Historic Buildings*, and the American Hotel historical landmark designation ordinance (Ordinance No. C-6672 (1989)). Staff has also reviewed the plans for consistency with the City's zoning codes and has found that the project complies with the development standards.

The Security Pacific National Bank Building, located at northeast corner of Pine Avenue and 1st Street (Exhibit A – Location Map), was designated as a historic landmark in 1989. Built in 1924, this elegantly designed landmark represents the financial and commercial growth of the City of Long Beach during the boom of the twenties (Exhibit B – Photographs). Designed in a classic Beaux Arts style by prominent Los Angeles architects Curlett and Beelman, who also designed the Farmers and Merchants bank a few blocks away, this building is divided into three parts (base, midsection, and attic) and is clad in contrasting light marble and dark red brick, and crowned with a classical cornice. The three-story base has a recessed entryway behind large Corinthian columns. Currently, the main level and basement are occupied by a restaurant use and the upper floors (2nd-13th) are used as office space.

The ordinance designating the building requires a Certificate of Appropriateness for any exterior changes to the building and interior changes to the lobby which contains valuable historic design features and materials and should be preserved.

The applicant is proposing to adaptively reuse the building and convert the upper floors of the structure from office use to 118 residential condominiums units; the restaurant use will remain.

To facilitate the adaptive reuse from office to residential, the applicant is seeking approval to modify the exterior of the building. Specifically, existing single panel fixed windows between the 3rd floor and 13th floor will be removed and replaced with a two-panel window with one fixed panel over operable awning panel and each window will have clear glazing and brown anodized aluminum frame. There is a slight variation for windows on the east side, alley-facing elevation where new shear walls will be internally located, but all new windows will consist of clear glazing and brown anodized aluminum frames. Other proposed exterior changes include, removing a portion of the roof on the

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north side elevation at the 2nd floor to create a community open patio area, increasing the width of a door along the alley for access to the trash room, and new openings along the roof bulkhead on a non-street facing elevation. Finally, the elevator lobbies and the shadow sign on the north elevation will remain unchanged; the applicant is not proposing to restore the shadow sign.

The proposed work to be done on the building will be in keeping with the character-defining features of the west and south façades with the improvements to the secondary elevations being in keeping with the overall aesthetic of the landmark building and will not detract or negatively impact the existing building.

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, the landmark designation ordinance as well as the recommendations of the *Secretary of the Interior's Standards for Rehabilitation*.

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 change as conditioned will not adversely affect any significant historical, cultural, architectural or aesthetic features of the subject property. The work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation ("Standards"). In the event that the work deviates from the Standards, further environmental review of the proposal and its impacts to the historic resource will be required.

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

The 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 compatible with the architectural period of the building.**

With the recommended conditions, the change is consistent with the design and will not compromise the integrity of the architectural period of the structure. The new windows that will be used to replace existing fixed panel windows will be in keeping with the original aesthetic. Existing windows comprise a single fixed panel of glazing. The new windows propose two panels, one fixed panel over an operable awning panel, with clear glazing and brown anodized aluminum frames. The new windows will not be flush mounted, but will retain a recess in keeping

with the historic building. The proposed removal of a portion of the 2nd story roof on the south elevation to create an open patio area for the future residents of the units will have minimal impact on the physical appearance of the building. The widening of the alley door for trash room access is also minimal.

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

The proposed work will not occur within a historic district. Therefore, this finding is not relevant for this particular property.

- 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 proposal does not add any additional square footage to the building, consequently, the scale, massing, proportions, materials, colors, textures et cetera are not applicable for this project. The new windows that will be used to replace existing fixed panel windows will be in keeping with the original aesthetic. Existing windows comprise a single fixed panel of glazing. The new windows propose two panels, one fixed panel over an operable awning panel, with clear glazing and brown anodized aluminum frames. The new windows will not be flush mounted, but will retain a recess in keeping with the historic building. Staff has found the proposed exterior changes to be compatible with the building and adjacent structures given the historical context of the building and that these elevations do not possess any character defining features that distinguish them any other masonry building.

- 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.**

As required by the Secretary of the Interior's Standards for Rehabilitation, additions to historic properties should be subordinate to the historic structure. The proposed change will not affect the public's experience of the building from the public right-of-way.

CONDITIONS OF APPROVAL

Application No.: HP14-011

Address: 110 Pine Ave

Historic Landmark: The Security Pacific National Bank Building

Date: July 14, 2014

1. This approval is for exterior improvements proposed on plans received by the Department of Development Services – Office of Historic Preservation dated April 2, 2014. The approved exterior improvements include, but are not limited to, the removal and replacement of exterior windows from between the 3rd and 13th floors; increase opening of a ground level door adjacent to the alley for trash room access; removal of a portion of the roof on the 2nd floor, south elevation to create an open patio area; and, creating new window openings at the bulkhead. The exterior changes are in conjunction with the adaptive reuse of the building converting it from office use to 118 residential condominiums (Application No. 1401-14), an application processed separately through the Planning Bureau.
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 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 approved plans have been executed according to approved plans and that all conditions have been implemented before a building permit hold can be released.
3. There is a ten calendar-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.
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.

CONDITIONS OF APPROVAL
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5. 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). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes, if any, set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
6. 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.
7. 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.
8. All plans submitted for plan review must explicitly call out and describe all materials, textures, and colors approved by the Cultural Heritage Commission.
9. The materials used shall be as shown on the elevations, materials board, 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. New windows shall have brown anodized aluminum frames and clear glazing. The installation of new windows shall maintain a recess from the building face; flush installation is prohibited.
11. The existing shadow sign on the south elevation shall remain in its present state and shall be protected during construction to avoid any damage. If damage should occur during construction, a restoration plan must be submitted for approval by the Cultural Heritage Commission or its designee and the sign restored prior to the issuance of a final certificate of occupancy.
12. The proposed alterations should not unnecessarily destroy historic materials or architectural features that characterize the property as historic including, but not limited to, the interior lobby, elevator lobbies, elevator cars, the exterior of the 1st and 2nd floor west and south elevations where the restaurant is located, the

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recessed entry to the restaurant, the shadow sign on the south elevation, and any and all other historic details not specifically mentioned on the exterior of the building.

13. Any damages caused to the building during any phase of the project shall be reported to the Historic Preservation Office and repaired immediately in a manner that is consistent with the Standards.
14. 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.
15. The conditions herein shall be included verbatim in the Conditions of Approval for the Site Plan Review and Tentative Tract Map entitlements (Application No. 1401-14) currently being processed by the Planning Bureau.
16. Any new mechanical equipment placed on the rooftop as part of the adaptive reuse and programming of the building shall be screened from view with compatible materials that blend appropriately with the building to the satisfaction of the Director of Development Services.
17. Exterior signage for future uses in the building shall be reviewed by the Cultural Heritage Commission through the Certificate of Appropriateness process.
18. Exterior security bars and roll-up doors applied to windows and pedestrian building entrances shall be prohibited.
19. 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.