



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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July 11, 2016

CHAIR AND CULTURAL HERITAGE COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Approve a Certificate of Appropriateness for exterior building improvements, repair, paint colors, awnings, add new storefront door, new windows, and other interior alterations to an existing historic landmark building at 117 E. 8<sup>th</sup> Street located in the PD-30 zone. (District 1)

APPLICANT: John Thomas  
280 Molino Avenue #101  
Long Beach, Ca 90803  
(Application No. HP15-499)

## THE REQUEST

The applicant requests a Certificate of Appropriateness to remove all existing original and non-original windows throughout the building and install new aluminum framed windows; add one new storefront door along 8<sup>th</sup> Street; repair and repaint existing exterior storefronts; repair and repaint existing clerestory window panels; replace existing storefront awnings; repair and repaint exterior walls as needed matching existing paint color; install new rooftop glass screen as previously approved; install new glass security barrier and door in the lobby; repaint existing historic lobby as recommended in the paint color analysis study, and install three new lobby ceiling light fixtures at 117 E. 8<sup>th</sup> Street. The subject eight story Art Deco style office building is a designated historic landmark known as the Long Beach Professional Building and is located at the northeast corner of Pine Avenue and 8<sup>th</sup> Street (Exhibit A – Location Map).

## BACKGROUND

This request was originally presented to the Cultural Heritage Commission on December 14, 2015. After extensive discussion, the Commission voted to continue the item pending receipt of further information. Specifically, the applicant was directed to provide a sample of the proposed windows; a forensic paint color study of the windows and lobby; and a final paint color palette for the building interior.

In May 2016, the project was re-noticed and placed on the Cultural Heritage Commission agenda, but continued at the request of the applicant. The applicant now has a sample of

the proposed window; has completed a forensic paint study of the exterior windows, and has paint samples for both step ceilings in the interior lobby.

### **ANALYSIS**

The overall project includes replacement of all windows on the upper levels in order to meet energy and life safety requirements. The building retains the original windows along the north and east elevations which are 6-pane metal casement windows. The windows along the two street side elevations have been replaced with shorter non-period windows and a tin panel was placed over the upper third of the window opening.

The proposed new windows will be custom fabricated to match the appearance of the original 6-pane windows which are casement style metal windows. The new windows will be fixed on the bottom two-thirds and will slide open in the upper portion of the window. The custom windows will be fabricated to fit the existing window openings. The plans provided illustrate both the original and non-original windows (Exhibit B – Plans & Photographs). A condition has been included for salvaging of the original windows.

As requested by the Cultural Heritage Commission, the applicant hired KC Restoration in January 2016, to prepare a color analysis study for the window color (Exhibit D- Window Color Analysis). The study used four samples from the window: three different mullions and a fourth sample from the window frame of a second floor window. The results showed multiple paint layers, and all samples consistently showed black to be the original paint color. While the original color was determined and an important record for future restoration, the applicant is proposing to paint the new windows white to match the existing exterior building paint color.

Building interiors are generally not within the Commission's scope of historic review. In this case however, the lobby is noted in both the local designation and the National Register designation. Over time the step ceilings were painted with colors that are not compatible with Art Deco period or style. The color analysis was prepared and found the original interior ceiling to be a combination of Maison Blanche, Tricorn Black, Silver Leaf and Row House Tan. The applicant has prepared custom color samples to match the original ceiling colors which staff finds to be a comparable matching color scheme that is appropriate for the period and architectural style.

The proposed project retains the building's character defining features, distinctive features that characterize the building, and historic building materials. The replacement of all windows is a necessary exterior building alteration to the historic building character for this facility. The applicant has made a concerted effort to replicate the original window style with the new windows using the remaining original windows as a historical guide. Other exterior changes such as paint colors, awnings and repairs are necessary and appropriate for this building. The proposed project is consistent with the Secretary of Interior's Standards for Rehabilitation.

**RECOMMENDATION**

Staff has analyzed the proposed project and has determined that the project meets the requirements set forth in Title 21 of the City's Zoning Code, Section 2.63.070 (Cultural Heritage Commission) of the Long Beach Municipal Code, the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Staff supports approval of the Certificate of Appropriateness because the adaptive reuse of the building will help improve the functionality of the building and extend the life of a designated historic landmark building. All the findings can be made in the affirmative for the proposed improvements, as these improvements will not affect the overall scale, massing, proportions, but will use compatible materials and colors consistent with the Art Deco architectural style of the building. Staff recommends approval of the Certificate of Appropriateness, subject to the conditions of approval (Exhibit C – Findings and Conditions of Approval).

**PUBLIC HEARING NOTICE**

Public notices were distributed on June 22, 2016. As of this date, no letters have been received.

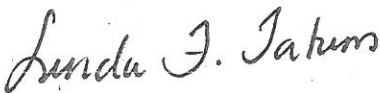
**ENVIRONMENTAL REVIEW**

In accordance with the 15331 Guidelines for Implementation of the California Environmental Quality Act (CEQA), environmental review is not required for maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for treatment of historic properties with Guidelines for Preserving, Rehabilitation, Restoring, and Reconstructing Historic Buildings.

Respectfully submitted,



CHRISTOPHER KOONTZ, AICP  
ADVANCE PLANNING OFFICER



LINDA F. TATUM, AICP  
PLANNING BUREAU MANAGER

LFT:CK:ap

Attachments: Exhibit A – Location Map  
Exhibit B – Plans & Photographs  
Exhibit C – Findings & Conditions of Approval  
Exhibit D – Color Analysis Study: August 17, 2015 & January 12, 2016