

**CERTIFICATE OF APPROPRIATENESS  
HP16-249  
FINDINGS AND ANALYSIS  
228 E. Broadway**

**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 228 E. Broadway, on the south side of Broadway between The Promenade and Long Beach Boulevard. The property has a zoning designation of PD-30 (Downtown Plan) and is improved with a three-story, brick commercial building. The historic building is a designated historic landmark known as the American Hotel. Built in 1905, the building was constructed in a Classical Revival architectural style.

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 subject property. Since the mural will be painted on a secondary and altered wall façade, it will not damage any original historic building materials which is in conformance with the Secretary of the Interior's Standards for Rehabilitation. Visibility of the addition from the public right-of-way will be limited as the one-story addition will be located at the rear of the building and entirely behind the existing building. No alterations are proposed to the primary front façade which retains the character defining features.

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 or dangerous conditions at this site thus, this finding is not applicable.

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 proposed one-story addition is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The current commercial use of the existing structure building will remain unchanged.
  - Character – The character of the existing structure is not changing. The painting of a mural that is partially visible from Broadway has minimal effect on the overall appearance of the building since the character defining features along the Broadway façade will remain intact.
  - Changes to Historic Features – The alterations are limited to the west facing wall. The existing historic building and its significant historic features will remain intact.
  - Historic Significance – The proposed addition will not change the historic significance of the property or impact the integrity of the building.
  - Distinctive Features – The proposed addition will not change the distinctive features of the existing building or property. The proposed mural will be painted on an already altered façade. The proposed changes are reversible in the future.
  - Deteriorated Historic Features – No change to any historic features are proposed.
  - Damage to Historic Materials – The new mural will not cause damage to the historic building materials on the existing structure. The west wall has been plastered and painted. Other portions of the building retain the original exposed brick which will remain unchanged.
  - Archeological Resources – Any archeological resources found will be protected and preserved.
  - Historic Materials that Characterize the Property – The new mural will not destroy historic materials that characterize the property. The west wall is limited to painted plaster and some windows which will not be painted and remain unchanged.
  - Form and Integrity – The mural will not cause damage to the essential form and integrity of the existing 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: 228 E. Broadway****Application No.: HP16-249****Hearing Date: July 11, 2016**

1. This approval is to paint a mural on the west wall of the historic landmark building known as the American Hotel. The mural shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted in June 2016, as amended. These drawings are on file in this office, except as amended herein.
2. The mural 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 permits and approvals shall be obtained by the applicant, as needed. Permits must be obtained prior to the implementation of any work. Separate plan check and permit fees will apply.
6. 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.

7. The mural shall be painted to match the proposed sketch approved by the Cultural Heritage Commission with the colors.
8. A building inspection must be completed by Planning Bureau staff to verify compliance with the plans approved by Cultural Heritage Commission.
9. The mural shall not be used to advertise or promote any services, or altered in the future so as to be classified as a sign as defined in Chapter 21.44 of the Long Beach Municipal Code.
10. 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.