



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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December 14, 2015

CHAIR AND CULTURAL HERITAGE COMMISSIONERS  
City of Long Beach  
California

## RECOMMENDATION:

Approve a Certificate of Appropriateness request for 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 Avenue 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. HP15-498)

## THE REQUEST

The applicant requests a certificate of appropriateness for required exterior emergency exit stairs.

## BACKGROUND

The Cultural Heritage Commission approved an adaptive-reuse of this building on September 8, 2015. Those entitlements led to building permits and are vested. Upon that approval the project has continued through the design and development process. An exterior emergency exit stair has been added to the project as the result of code requirements and meetings among the applicant, planning and building staff and fire officials. None of the factors underlying staff's previous recommendation of approval have changed and staff is recommending approval of the proposed project.

The Security Pacific National Bank Building, located at the northeast corner of Pine Avenue and 1<sup>st</sup> 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 1920s. 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 just a few blocks north on Pine Avenue, the Security Pacific National Bank Building is divided into three parts: base, midsection and attic. The building 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 (Federal Bar) and the upper floors (2<sup>nd</sup>-13<sup>th</sup>) are used as office space.

## **ANALYSIS**

The applicant is approved to adaptively reuse the building and convert the upper floors of the structure from office use to 118 residential condominium units. Adaptive reuse is encouraged in Downtown Long Beach and has long been contemplated for this site. The first of the Secretary of Interior's Standards for Historic Preservation instructs "a property shall be used for its intended historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment." The proposed use is a change from office but results in minimal change to the defining characteristics of the building and will result in an economically beneficial use of the property, which will support long-term maintenance and care of this historic structure.

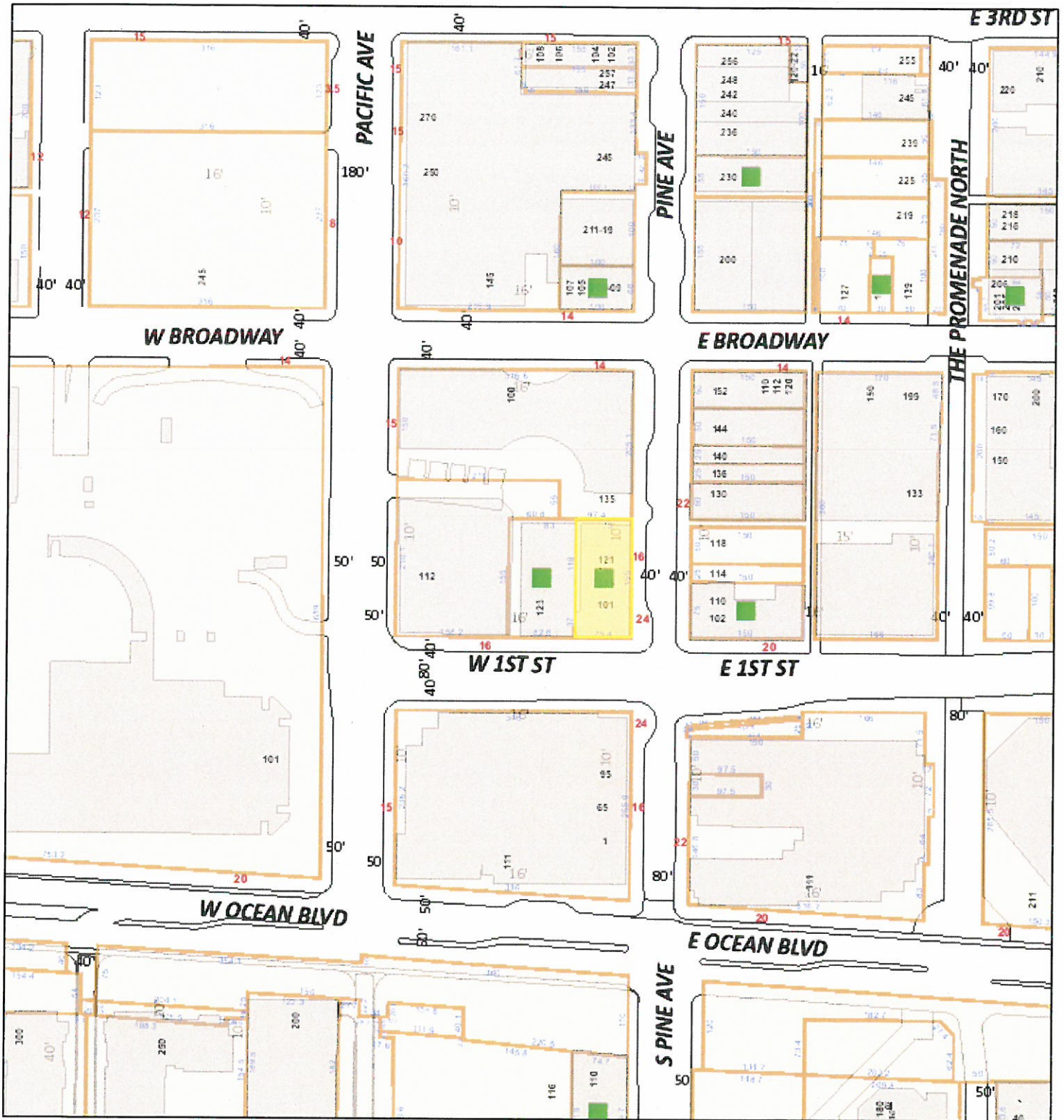
To facilitate the adaptive reuse from office to residential, the applicant was approved to modify the single panel fixed windows between the 3<sup>rd</sup> and 13<sup>th</sup> floors. These windows will be removed and replaced with a two-panel window with a fixed panel over operable awning panel. Each 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 achieve the same historically accurate look. This approach preserves the architectural integrity of the building while removing deteriorated windows and replacing them with higher energy-performance windows that achieve an aesthetic consistent with the building.

The other proposed changes including new patio, increased door width along the alley, and roof opening alterations are all minor in nature and preserve the historic structure. The feature that is new to the commission is the exterior exit stair. This feature is necessary for fire safety and is designed to preserve life in the case of a fire or other emergency. The structure has been designed first for safety and also in consideration for differentiating the enclosed stairs from the original building, so as to not create a false sense of history.

The proposed stairs (Exhibit B – Plans and Renderings) are depicted in the rendering. This rendering is helpful in understanding the structure but also visually overstates the stairway because in reality it is notched into a nook of the building and only visible from the street from limited locations and angles. The Downtown Plan (PD-30) encourages the development of vacant sites and the parking lot adjacent to the subject site is likely to be developed over time and obscure all views of the proposed exit stairs.

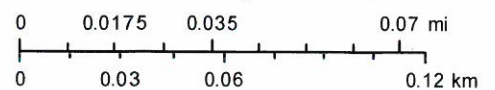
Attachments: Exhibit A – Location Map  
Exhibit B – Plans & Renderings  
Exhibit C – Findings and Conditions





December 3, 2015

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**CERTIFICATE OF APPROPRIATENESS  
HP15-498  
FINDINGS AND ANALYSIS  
110 PINE AVENUE**

**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 (Ordinance No. C-6665):

Staff has analyzed the proposed project in accordance with relevant standards and ordinances. The proposed modifications to 110 Pine will preserve the historic fabric of the building while allowing the adaptive reuse of upper floors to provide high quality housing. The proposed work to be done on the building will be in keeping with the character defining features of the west and south facades with the improvements to 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 herein, staff has concluded that the project is consistent with 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, 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 ("Standards"). The proposed work does not involve the significant features of the building. Changes in this approval are limited to a required exterior emergency exit stair.

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

There are no active code enforcement cases at this site. The addition of the fire exit stairs will improve the safety of the structure in the case of a fire or emergency at the site.

- 3. The proposed change is consistent with or compatible with the architectural period of the building.**



The proposed project retains the historic features of the building. The proposed stairs will not detract from the building and are located to limit visibility.

- 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 no 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 proposed project does not impact the existing scale, massing, or proportions of the building. The existing structure will be maintained under a new use. A proposed exit stair will be obscured from view and not impact the overall bulk of the building as seen from the property line.

- 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.**

The addition and garage addition are consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The upper floors of the building will change to a residential use. This change of use is accomplished without compromising the integrity or style of the building.
- Changes to Historic Features – The historic features of the structure will be preserved and not change. The integrity of the architecture will not change. The exterior stair is adjacent to the structure and will not impact existing building features.
- Historic Significance – The project will not change the historic significance of the property. The new residents will provide for the long-term maintenance and protection of the building.
- Distinctive Features – The distinctive features of the building will remain. The primary facades will not change and the exit stairs do not obscure distinctive features.
- Deteriorated Historic Features – This approval relates to a new exterior exit stair, it does not relate to repair of deteriorated historic features.
- Damage to Historic Materials – The project will not cause damage to the historic features on the structure.
- Archeological Resources – Any archeological resources found will be protected and preserved.
- Historic Material that Characterize the Property – The addition of the exit stair 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.

## CONDITIONS OF APPROVAL

Address: 110 Pine Ave

Application No.: HP15-498

Hearing Date: December 14, 2015

1. This approval is for the exterior improvements proposed on plans received by the Department of Development Services – Office of Historic Preservation dated November 16, 2015. The approved exterior improvements include, but are not limited to, installation of a new exterior emergency exit staircase and other minor improvements related to the adaptive reuse of the upper floors for residential condominium units. This approval is in addition to the approvals issued on September 8, 2015 in HP 14-011.
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. This permit shall be invalid if the owner(s) and/or applicant(s) have failed to return written acknowledgement of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgement Form* supplied by the Planning Bureau. This acknowledgement 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

## CULTURAL HERITAGE COMMISSION

December 14, 2015

the design changes, if any, set forth in the conditions of approval to the satisfaction of the Zoning Administrator or their designee.

6. All required building permits shall be obtained by the applicant, as needed. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.
7. All plans submitted for plan check must explicitly call out and describe all materials, textures, colors and finishes approved by the Cultural Heritage Commission.
8. 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 require review and approval by the Cultural Heritage Commission.
9. 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.