



Cultural Heritage Commission

May 31, 2022

5354 E 2nd Street

Certificate of Appropriateness

Application Number COAC2201-05

Project Location



Location – 5354 2nd Street

Zoning – Neighborhood Pedestrian (CNP)
Zoning District

Site Area – 12,900-square-feet

Current Development – Two-Story
Commercial Building (Office and Bank Uses)

General Plan – 1989 General Plan Land Use
designation of Land Use District (LUD) No. 8P,
Pedestrian-Oriented Retail Strip



Landmark Status

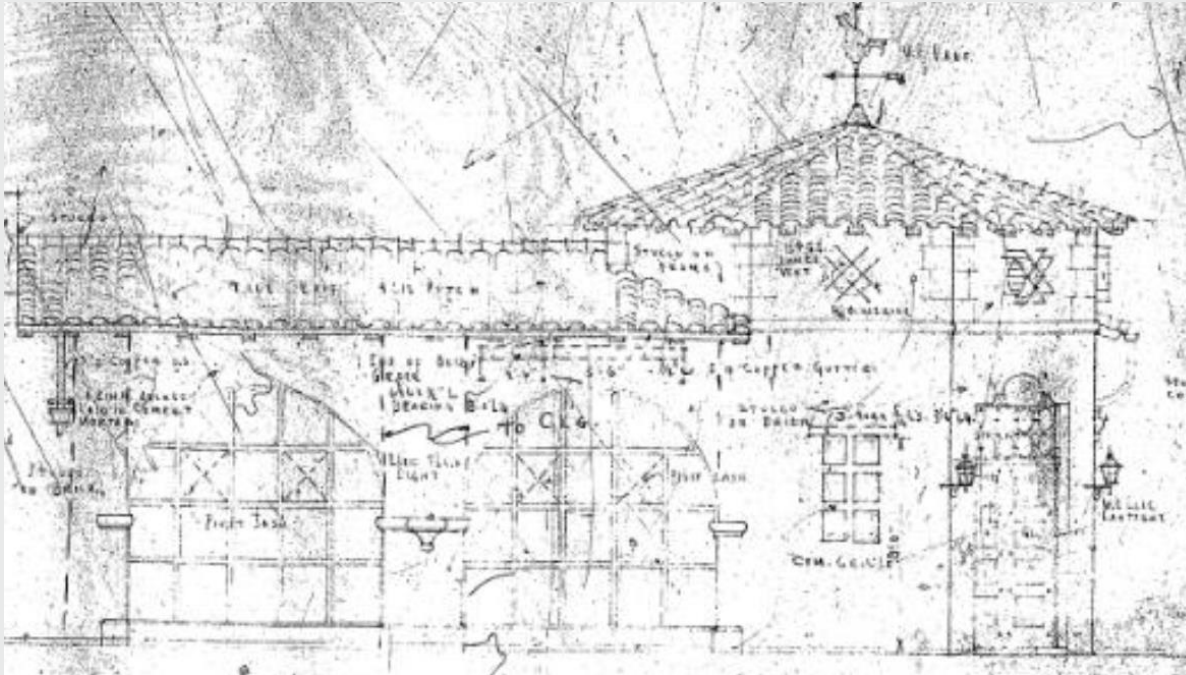


In 1994, the City Council designated the building as a local landmark (Bank of Belmont Shore) (Ord. C-7272)

The ordinance identified the building as: "...one of the few remaining structures on a busy commercial street to retain its original architectural character, Spanish Colonial Revival, with reference to the adjacent residential neighborhood of Belmont Shore which was developed primarily in the Twenties."

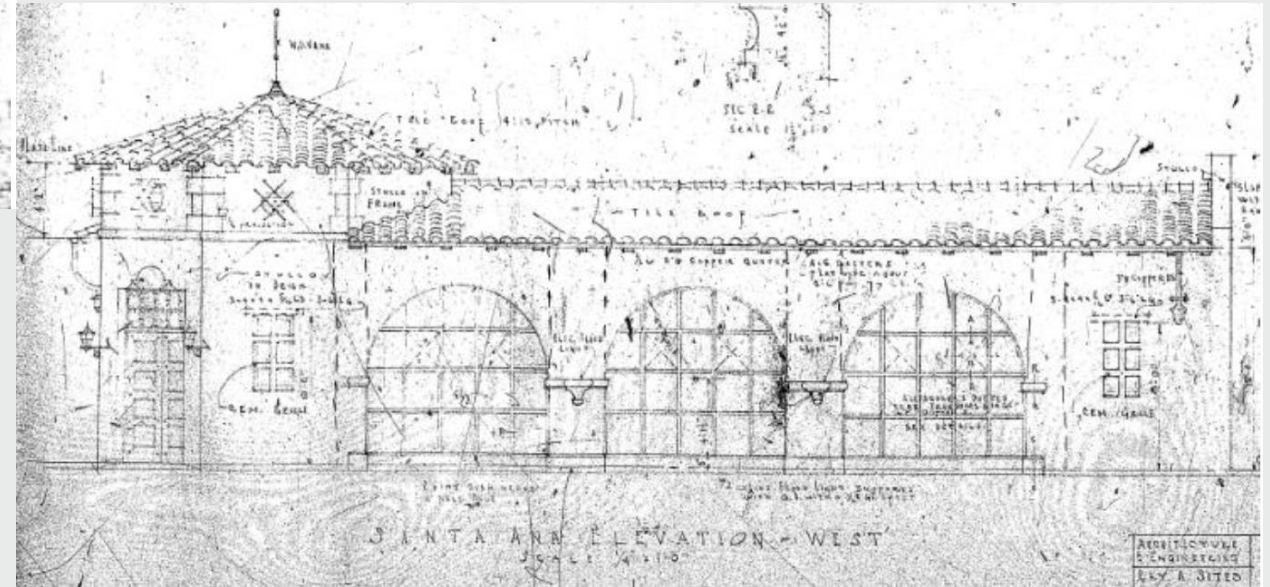


Historic Photos – 1929

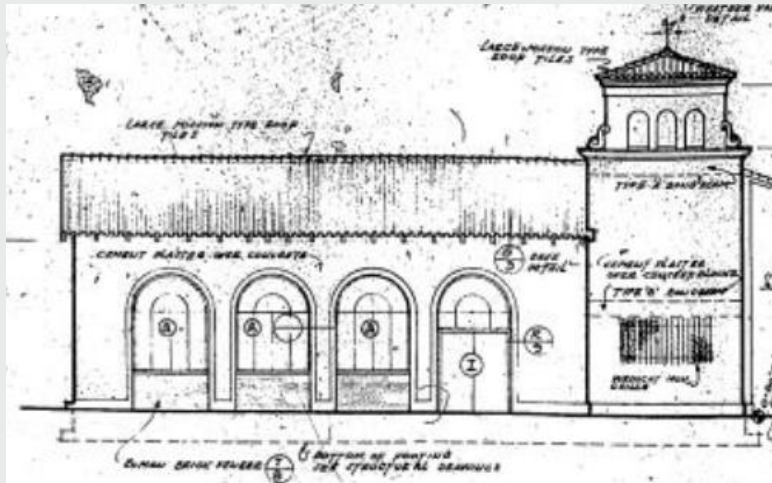


2nd Street Elevation

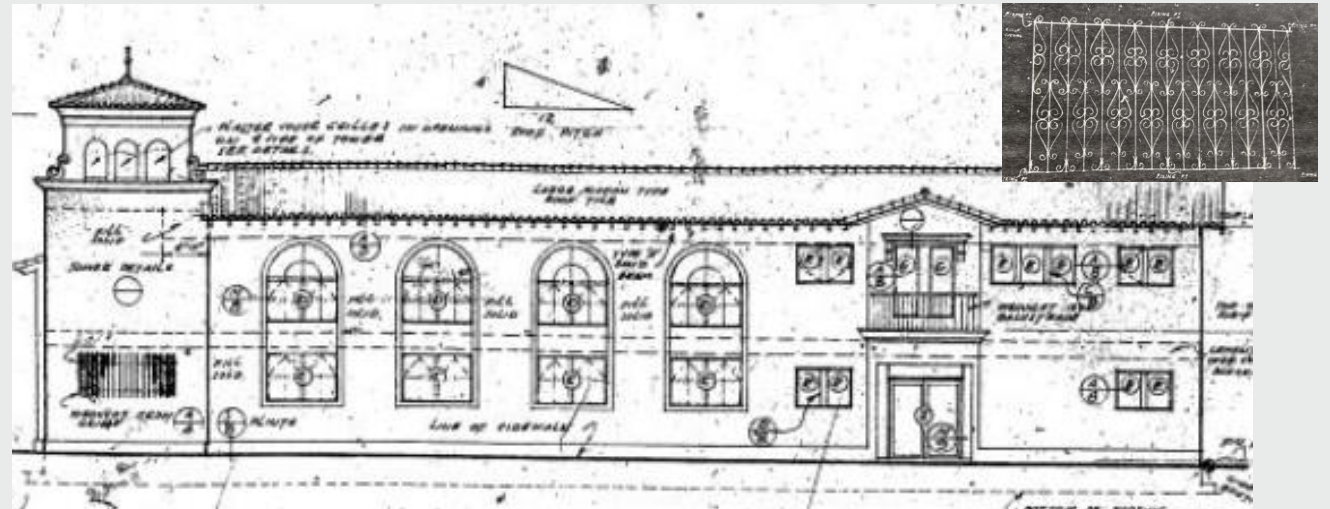
Santa Ana Ave Elevation



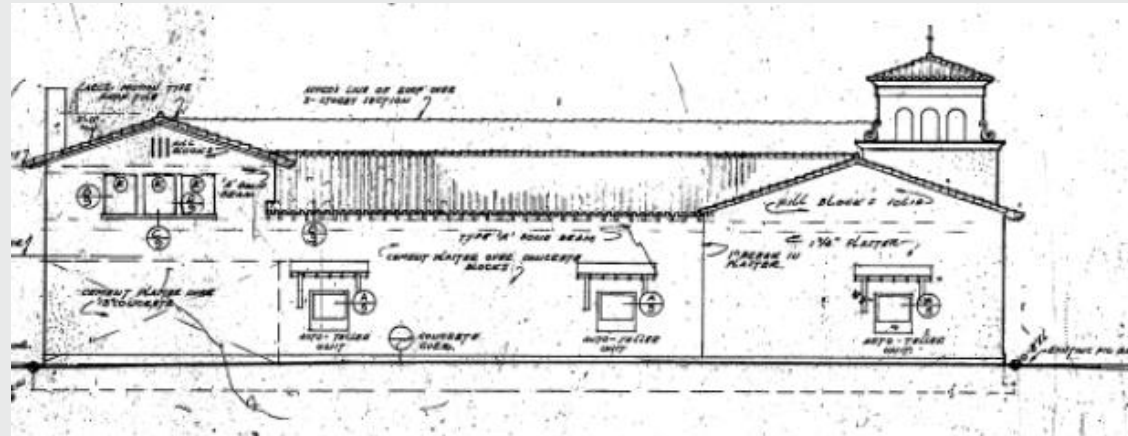
Historic Photos – 1950



2nd Street Elevation



Santa Ana Ave Elevation



Interior Elevation (Parking Lot)

Current Building - 2022



2nd Street Elevation

Santa Ana Elevation



Current Building - 2022



Side and Rear Elevations



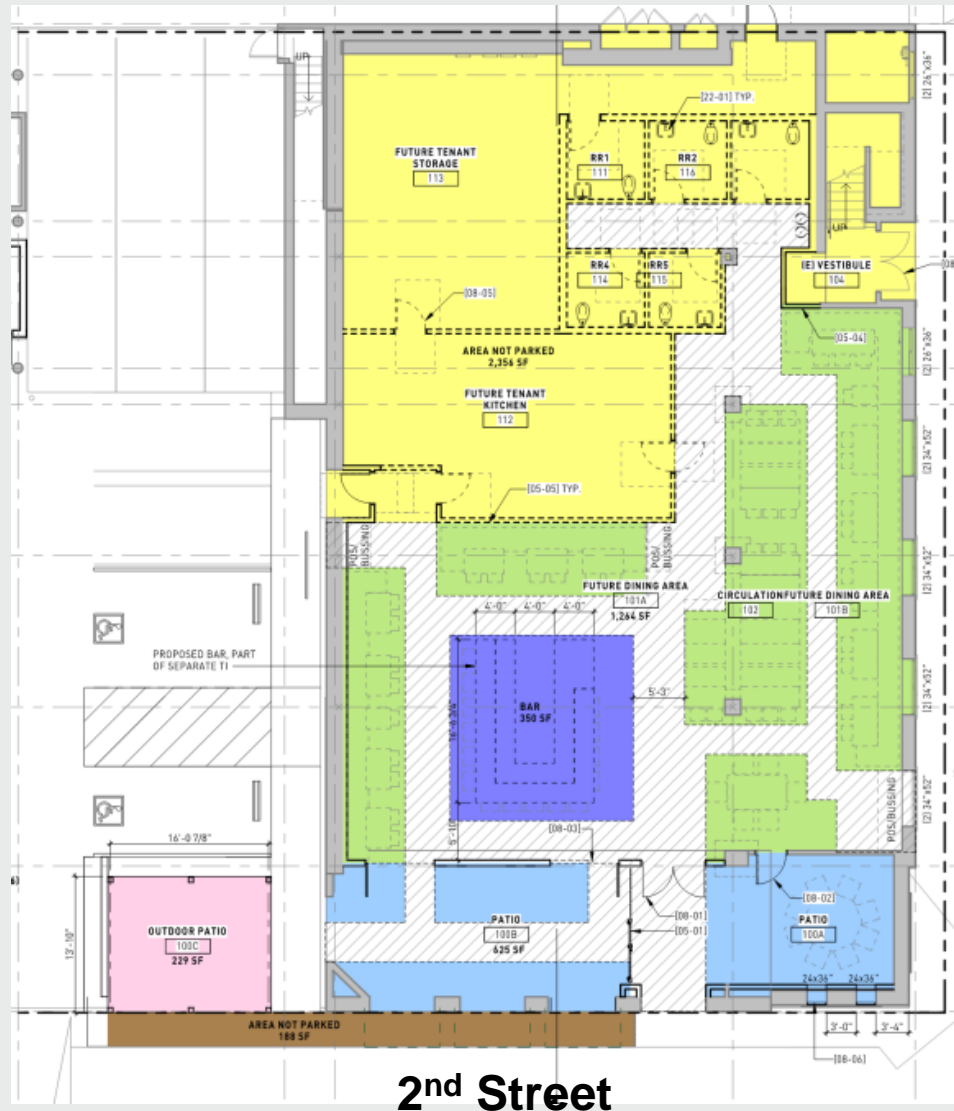
Proposed Project



Certificate of Appropriateness for exterior modifications to a landmark building:

- Removal of existing storefront windows
- Create an Arcade Feature
- Restore the iron grilles at the corner tower element
- Install new wall tiles along the perimeter of the archways
- Construct a detached patio structure
- Install new fabric awnings along the 2nd Street elevation
- Install new mechanical equipment behind existing screening on the roof

Interior Modifications - First Floor Plan



Santa Ana Ave

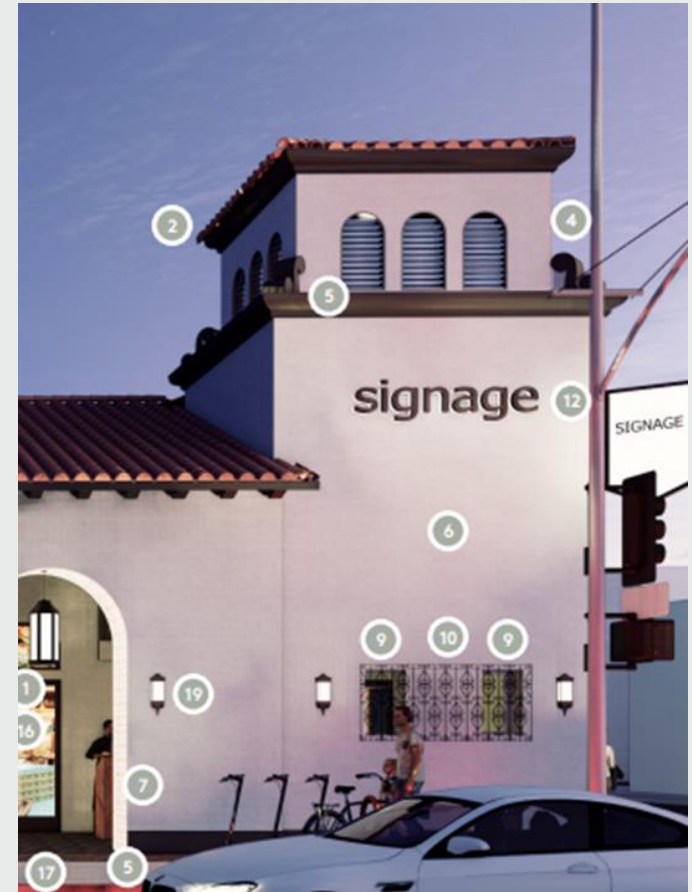
2nd Street

- The tenant improvement would include the conversion of the ground floor area (bank use) to a restaurant use.
- A portion of the interior floor area would be converted to an arcade area (patio dining).
 - Yellow – Kitchen and back of house
 - Green – Dining
 - Purple – Bar
 - Blue – Arcade/Dining
 - Pink – Outdoor Patio
 - Brown – Sidewalk Dining

Exterior Modifications



- Existing storefront windows (non-historic) removed to create new arcade feature
- Restore Tower – Install windows and new iron grilles on 2nd Street elevation
- Install new wall tiles along the perimeter of the open archways
- Construct a detached patio structure
- Install new fabric awnings along the 2nd Street elevation



Exterior Modifications



Special Conditions

- The new detached patio structure shall be of high-quality wood material and shall feature a final design compatible with the Spanish Colonial Revival style.
- Final design specifications for building materials, vents, architectural details, window and door trim, used in the project, shall be detailed on the construction plans.
- No resizing of the arched window openings.
- The existing wrought iron balconet and window openings on the Santa Ana Avenue shall remain at their existing location and dimension.
- The new recessed wall and storefront system at the interior of the arcade patio areas shall maintain specified design treatments
- All future signs installed on the landmark building shall be subject to a separate staff-level Certificate of Appropriateness approval.

Secretary of the Interior's Standards

In compliance with:

1. **A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics...**
2. ...The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. ...Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. **Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced...
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used...
8. Significant archeological resources affected by a project shall be protected and preserved...
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property...
10. **New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Findings

**As conditioned,
the proposed
adaptive reuse
project is:**

In compliance with:

1. Secretary of Interior's Standards;
2. Ordinance (C-7272) – Bank of Belmont Shore Landmark Ordinance;
3. Spanish Colonial Revival Design Guidelines
4. Certificate of Appropriateness Findings

Public Comments

Twenty-two (22) written comments were received on the project in response to the required noticing.

The cited concerns include, but are not limited to:

- Support for the project
- Concerns related to the operation of a restaurant with alcohol at this location

Recommendation

Staff recommends approval of the Certificate of Appropriateness for the adaptive use of the building to restaurant and office space, which includes the removal of non-original storefronts, restoration of iron grilles at the corner tower element, construction of a detached patio structure, installation of new mechanical equipment, and completion of associated Title 24 and life and safety upgrades to support the change of use.



Thank you

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