

CERTIFICATE OF APPROPRIATENESS
COAC2012-03
FINDINGS AND ANALYSIS
2800 East 4th Street
February 23, 2021

ANALYSIS:

In compliance with Section 2.63.080 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 property is located on the southeast corner of the intersection of East 4th Street and Temple Avenue (Exhibit A - Location Map) within the CNR (Neighborhood Commercial and Residential) Zoning District. Currently, the property is developed with a commercial structure that is not a contributing structure to the Bluff Heights Historic District and was substantially remodeled from its original use as an automotive repair shop.

The subject building currently houses a cannabis dispensary. In 2004, the building underwent a remodel that included both a ground-level and second-story addition. At that time, a Site Plan Review and Standards Variance were approved for the site to permit the conversion of an automotive repair shop to a restaurant (App. No. 0403-11 and 0405-16). The remodel and addition were completed in 2007. In 2017, a Certificate of Appropriateness was approved to remodel the existing restaurant patio. In 2018, a building permit was issued for the conversion of the restaurant to a cannabis dispensary. Exterior work included the demolition of an unpermitted roof deck and exterior entry patio cover (Exhibit B – Existing Photos and Proposed Mural Renderings).

In compliance with Section 2.63.080 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 2.63.080(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 façade walls of a noncontributing building without any significant historic architectural features, it will not damage any original historic building materials on primary facades which is in conformance with Standard #2, of the Secretary of the Interior's Standards for Rehabilitation. The murals represent a project that does not materially alter the structure and can be easily reversed by

repainting the building. Visibility of the mural from the public right-of-way will be limited to pedestrians and vehicles traveling eastbound and westbound on East 4th Street and southbound on Temple Avenue, and the proposed project generally is conditioned to ensure compatibility with the surrounding context, to the extent feasible .

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 mural is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The current commercial use of the existing building will remain unchanged.
- Character – The building is a noncontributing structure, and the character of the existing structure is not changing. The painting of mural areas has minimal effect on the overall character of the property or the historic district and can easily be reversed. The mural areas would be most visible from commercial areas at the intersection of 4th Street and Temple Avenue. The elevation closest to Temple Avenue will be painted a muted purple color that is neutral, as compared to the mural walls. As conditioned, the Applicant shall coordinate with the property owner of the abutting residential property to the south on the paint color of the south elevation. This color is conditioned to be a neutral color that is compatible with the residential character to the south of the subject site within the Bluff Heights Historic District.
- Changes to Historic Features – The existing structure is a noncontributing building. The mural areas will be limited to the north and west facing elevations of the building. The majority of the existing building and its features will remain intact.
- Historic Significance – The existing structure is a noncontributing building. The mural walls will not change the historic significance of the property or impact the integrity of the building.
- Distinctive Features – The existing structure is a noncontributing building. The murals will not change the distinctive features of the existing building or property.
- Deteriorated Historic Features – The building is a non-contributing structure to the historic district. No change to any historic features are proposed.
- Damage to Historic Materials – The existing structure is a noncontributing building. The mural will not cause damage to historic building materials as

there are none on the existing structure. The north and west elevations will be painted and could easily be reversed in the future. Other portions of the building materials will remain unchanged.

- Archeological Resources – The project would not include excavation into soils. No archeological resources are anticipated to be found as a result of the proposed murals.
- Historic Materials that Characterize the Property – The existing structure is a noncontributing building and therefore does not contain historic materials. As such, the proposed murals will not destroy historic materials that characterize the property.
- Form and Integrity – The murals and paint colors 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 primary structure on the subject lot is a noncontributing structure to the Bluff Heights Historic District. The District ordinance requires that all projects within the district comply with the Secretary of Interior's Standards for Rehabilitation. In addition, the Design Guidelines address appropriate paint color selection for structures. While murals are not explicitly discussed in the Design Guidelines, the project has been designed and conditioned in a manner to be compatible with the district surroundings and the Secretary of the Interior's Standards for Rehabilitation, including conditions of approval related to painting the south elevation abutting residential and the inclusion of solid painted areas on the north elevation.

The elevations for the murals are setback from the property lines along 4th Street and Temple Avenue. As conditioned, the prominent elevations visible from the residential areas of the Bluff Heights Historic District would be painted a muted solid color that is generally compatible with the district. The remainder of the mural elevations would be oriented towards the commercial corner of the intersection of 4th Street and Temple Avenue in area known as Retro Row which is an artistic and eclectic enclave of the City generally characterized by unique storefronts, often adorned with vivid color schemes and bold design motifs.

The design established for this project would be consistent with the intent of the Bluff Heights Historic District Design Guidelines in that the murals are located on a noncontributing building that contains no historic features or materials and is generally oriented toward the commercial area and away from the core of historic district. The project is further conditioned to harmonize the building with the surrounding context to the extent feasible and to ensure visual cohesion across all the building elevations.