



233 Wilshire Boulevard
Suite 150
Santa Monica, CA 90401
310.451.4488 **phone**
310.451.5279 **fax**

www.esassoc.com

September 12, 2019

David Blumenthal, AICP
Senior Planner, Community Development Department
City of Hermosa Beach
1315 Valley Drive
Hermosa Beach, California 90254

Subject: Certificate of Appropriateness Review, Suite 101 in Bijou Building, 1221 Hermosa Avenue, Hermosa Beach, California

Dear Mr. Blumenthal,

Environmental Science Associates (ESA) appreciates the opportunity to submit this letter report (Report) to the Community Development Department, City of Hermosa Beach (City), which summarizes and documents the results of a Certificate of Appropriateness Review for the proposed tenant improvements (Project) at 1221 Hermosa Avenue, Hermosa Beach, California ("1221 Hermosa Avenue" or "Project Site") by Gensler for Beach City Capital (Tenant). The Neoclassical Revival-style Bijou Building, designed by architect Richard Douglas King and constructed in 1923, is a designated City of Hermosa Beach landmark (Landmark). The Project would adaptively reuse the interior of the theater (Theater Space) at the rear (west side) of the locally designated Bijou Building ("Bijou Building" or "subject property"), which is located at 1221-1237 Hermosa Avenue at the southwest corner of Hermosa Avenue and 13th Street on assessor parcel number (APN) 4183-002-008 (Project Site), as continued office space. Because the Bijou Building is considered a historical resource and the proposed tenant improvements may result in potential adverse impacts, the Tenant must obtain a Certificate of Appropriateness review of the Project for conformance to the Secretary of the Interior's Standards for Rehabilitation (Standards).

This Report includes a Project description, summary of previous evaluations of the Project Site, character-defining features analysis, and review of Project plans to ensure compliance with the Standards. This Report was prepared by ESA's architectural historians, including Margarita C. Jerabek, Ph.D., Director of Historic Resources, Alison Garcia Kellar, M.S., Senior Architectural Historian, who meet and exceed the Secretary of the Interior's Professional Qualification Standards in history and architectural history. Professional qualifications are provided in Attachment A.

Previous Evaluations of the Bijou Building

The Bijou Building was designed by architect Richard Douglas King in the Neoclassical Revival style and constructed in 1923. In 1998, PCR Services Corporation (PCR), now ESA, evaluated the Bijou Building, finding it eligible for listing in the National Register of Historic Places (National Register) under criteria A and C and as a Landmark under local criteria A, C, and D.¹ The report found the Bijou Building to exemplify the early social

¹ Jan Ostashey, PCR Services, *Department of Parks and Recreation Form: Bijou Theater Building*, December 22, 1998. The National Register criteria are: (A) It is associated with events that have made a significant contribution to the broad patterns of our history; (B)



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and economic history of Hermosa Beach and be a distinctive example of the Neoclassical Revival architectural style and representative example of notable Southern California architect Richard Douglas King's work. The Bijou Building's period of significance was identified as 1923, its original date of construction. The Department of Parks and Recreation (DPR) form recording the 1998 survey findings is included in Attachment B.

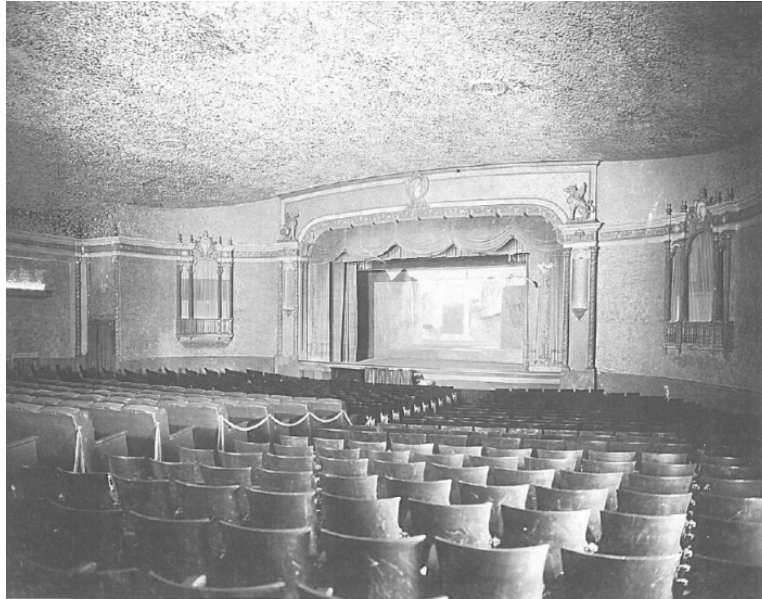
On April 27, 1999, the City adopted Resolution Nos. 99-5980 and 99-5981 designating the Bijou Building as a historic landmark pursuant to Section 15.53.070 of the City's Historic Preservation Ordinance and approving the use of the Standards to guide future change to the Project Site. Recent modifications to the building occurred in 2017, including conservation and restoration of the decorative plaster elements at the proscenium arch, flanking tri-partite loggias, surrounding cornice molding, and Corinthian columns with helical shafts.

A historic photograph of the interior of the original auditorium of the Bijou Building (now part of the Theater Space) is provided in Figures 1 and 2 below. For comparison purposes, current photographs of the interior of the Theater Space are provided in Figures 2 through 8 below.

It is associated with the lives of persons significant in our past; (C) It embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; (D) It yields, or may be likely to yield, information important in prehistory or history.

The City of Hermosa Beach Historic Preservation Ordinance defines a landmark as: (A) A resource exemplifying special cultural, social, economic, political, aesthetic, engineering, or architectural history; (B) A resource identified with persons or events significant in local, state, or national history; (C) A resource embodying distinctive characteristics of style, type, period, or method of construction or a valuable example of the use of indigenous materials or craftsmanship; (D) A resource representative of notable work of a builder, designer, or architect; (E) A resource with unique location, singular physical characteristics, representing an established and familiar visual feature or landmark of a neighborhood, community or the City.

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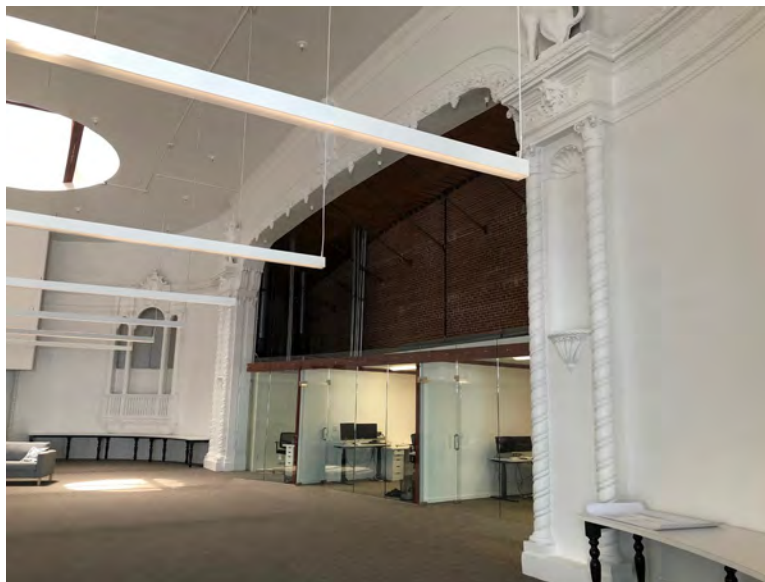


SOURCE: Hermosa Beach
Historical Society

1221 Hermosa Avenue / D190790.00

Figure 1

Original auditorium of Bijou Building, view southwest, early twentieth-century



SOURCE: ESA, 2019

1221 Hermosa Avenue / D190790.00

Figure 2

Theater Space, view southwest, 2019



SOURCE: ESA, 2019

1221 Hermosa Avenue / D190790.00

Figure 3
Theater Space, view northwest, 2019

SOURCE: ESA, 2019

1221 Hermosa Avenue / D190790.00

Figure 4 (Left) Theater Space, view north, 2019
Figure 5 (Right) Theater Space, view north, 2019



SOURCE: ESA, 2019



1221 Hermosa Avenue / D190790.00

Figure 6 (Left) Theater Space, view southeast, 2019
Figure 7 (Right) Theater Space, view southeast, 2019



SOURCE: ESA, 2019

1221 Hermosa Avenue / D190790.00

Figure 8
Theater Space, view northwest, 2019

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Interior Alteration History of the Theater Space at 1221 Hermosa Avenue

The interior of the Theater Space has undergone substantial alteration since 1983, when the original auditorium was converted into a movie theater; at that time, the auditorium was divided into two spaces, and the subject property was renamed the Bijou Twin Cinema.² In 1997, the CIM Group, a real estate development company, purchased the vacant Bijou Building and adaptively reused the interior of the auditorium as retail and office space.

The DPR form recording the 1998 survey findings includes a description of the plaster ornamentation in the interior of Theater Space as follows:

*The...interior is styled after the classical orders of architecture and contain plaster molded swags, flowers, dancing fairies, and the theatrical masks "Tragedy and Comedy" illustrating the spirit of entertainment. A wide decorative frieze, depicting the muses of vaudeville – Song, Dance, Music, and Drama, runs along the north...and east walls, as well as small portions of the west wall.*³

Since the time of the 1998 survey, the interior of the Theater Space has been altered further. In 2000, the Bijou Building was structurally retrofitted, with the installation of plywood panels along the ceiling of the Theater Space, as well as steel bracing. In 2003, the interior of the Theater Space was remodeled as a fine art gallery and artist space.⁴ Finally, in the early 2010s, the interior of the Theater Space was adaptively reused as an architectural office.

Presently, as detailed in the interior character-defining features analysis below, the Theater Space retains original plaster ornamentation around the proscenium (west side) and on the side (north and south) walls; however, the plasterwork has been painted white. The remainder of the Theater Space has been extensively altered. The current rear (east) wall of the Theater Space is not original and has subdivided the original house area. Original seating and related sloped flooring have been removed. It is possible that the original stage below the proscenium arch has been removed, or that it still partially or fully remains below contemporary flooring and sub-flooring. Moreover, the original stage area presently includes partitions for four office spaces; partition walls have also been added along the non-original rear wall, immediately to the south of the original proscenium, to create a kitchen and storage area. The storefront window and door assemblies along the north wall at 13th Street and the rolled carpeting are not original.

² "Cove Theater Trying Again, as Art House," *Los Angeles Times*, October 6, 1983, p. SB_A1.

³ Ostashey, Bijou Theater Building.

⁴ "You have to C it," *Daily Breeze*, March 11, 2003.



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It should be noted that in May 2017, Spectra Company completed conservation of all original decorative plasterwork in the interior of the Theater Space, which will be retained under the Project. The scope of work carried out by Spectra Company included the restoration of damaged plasterwork and replication of missing decorative features, such as a medallion at the apex of the proscenium and balusters below the two loggias flanking the proscenium. ESA inspected all conservation work carried out by Spectra Company, finding it to conform with the Standards. ESA previously reviewed proposed project plans for the building which were not executed.

Interior Character-Defining Features Analysis

The Project would continue to adaptively reuse the interior of the Theater Space at the rear of the locally designated Bijou Building as office space. Therefore, it is important to identify the character-defining features that should be retained in order to ensure Project conformance with the intent of the Standards in support of a Certificate of Appropriateness and a finding of a less than significant impact pursuant to CEQA. A project that retains a significant combination of character-defining features associated with the Bijou Building and is designed to confirm to the Standards would result in a less than significant impact to the historical resource pursuant to CEQA impact thresholds. Under the Standards, minimal change is allowed to support a compatible change in use. Under the Standards and CEQA, minimal changes and adverse impacts are allowed, respectively, as long as the eligibility of a property is preserved and appropriate mitigation measures are included to reduce potential adverse impacts that may be caused by removal of non-contributing additions or alterations necessary to rehabilitate the building for its new use.

According to the National Park Service's *Preservation Brief 17, Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Their Preservation*, "character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. The purpose [is to] identify those features or elements that give the building its visual character and that should be taken into account in order to preserve them to the maximum extent possible."⁵

Below is an inventory of character-defining features, classified as primary, contributing, and non-contributing, that are associated with the Theater Space at the rear of the Bijou Building. Primary character-defining features are by definition the most important and should be considered for retention in order to preserve and protect the eligibility of the Bijou Building as a historical resource. Alteration or removal of these features should be

⁵ Lee A. Nelson, *Preservation Brief 17: Architectural Character- Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character*, National Park Service, Department of the Interior. <http://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>, accessed 8/1/2019.

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avoided. Contributing character-defining features add to the character of a historic property and should be retained to the greatest extent feasible and rehabilitated as appropriate; however, more flexibility is given to these features as alterations to some contributing features may not adversely impact the Bijou Building's eligibility as a historical resource. The greatest flexibility is afforded to non-contributing features; their complete removal does not usually adversely impact the significance of the Bijou Building. Non-contributing features were not identified; if a feature is not listed below as significant or contributing, it can be assumed that the elevation or feature is non-contributing. However, non-contributing alterations to significant or contributing character-defining features are noted in italics (*italics*).

Period of Significance: The period of significance identified for the Bijou Building is 1923, its original date of construction.

Primary: Proscenium and Stage Area of Theater Space

- Rectangular stage area with north wall constructed of brick masonry laid in common bond (*partition walls non-contributing*)
- Arched proscenium supported by two piers and flanked by two curved walls, each punctured by a tri-partite loggia (*finish of northern, or inside, face of north curved wall non-contributing*); loggias consist of three rounded arches (central arch wider than two flanking arches)
- All decorative plasterwork associated with proscenium (*painted finish non-contributing*): moldings above proscenium; vegetal motifs in bas-relief along proscenium; scrolls supporting proscenium; pedestal adorned with bas-relief above each pier, including a stylized face, supporting a griffin; recessed niche on east face of each pier, with scalloped hood and stylized pedestal, flanked by engaged Corinthian columns with helical shafts; pilaster with Corinthian capital on inside-facing side of each pier; decorative frieze with bas-relief along curved walls flanking proscenium; each loggia surmounted by ornate frieze, supported by slender fluted Corinthian columns, and fitted with a faux-balustrade; slender Corinthian column with helical shaft at both ends of curved walls flanking proscenium
- Rough plaster finish directly above curved walls flanking proscenium (*rectangular vent openings and vents non-contributing; painted finish non-contributing*)

Primary: North and West Interior Walls of Theater Space

- Rectangular doorway on north side of proscenium with heavy geometric surrounds; decorative frieze with bas-relief above doorway; pair of slender Corinthian columns with helical shafts to the north of doorway, abutting north wall



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- North (side) interior wall along 13th Street (*fenestration non-contributing*); western portion of north wall constructed of brick masonry; eastern portion of north wall comprises entrance area and is adorned with decorative plasterwork (*painted finish non-contributing*), including frieze with bas-relief above window openings; engaged Corinthian columns with helical shafts
- West (front) interior wall constructed of brick masonry

CEQA Impacts Analysis

Significance Thresholds

The thresholds for determining the significance of environmental effects on historical resources identified below are derived from the CEQA Guidelines as defined in §15064.5. Pursuant to this guidance, a project that would physically detract, either directly or indirectly, from the integrity and significance of the historical resource such that its eligibility for listing in the National Register, California Register or as a City of Hermosa Beach Landmark would no longer be maintained, is considered a project that would result in a significant impact on the historical resource. Adverse impacts, that may or may not rise to a level of significance, result when one or more of the following occurs to a historical resource: demolition, relocation, conversion, rehabilitation, or alteration, or new construction on the site or in the vicinity.

CEQA Guidelines

According to the State *CEQA Guidelines*, Section 15064.5(b) a project involves a “substantial adverse change” in the significance of the resource when one or more of the following occurs:

- Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- The significance of a historical resource is materially impaired when a project:
 - A. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register of Historical Resources; or
 - B. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the PRC,

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unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

- C. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Secretary of the Interior's Standards (Standards)

As mentioned above, under CEQA, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing, Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, (Standards) shall be considered as mitigated to a level of less than a significant impact on the Historical Resource.⁶ The Standards were developed by the U.S. Department of the Interior as a means to evaluate and approve work on historic buildings for federal grants and rehabilitation tax credits. The Standards are codified at 36 Code of Federal Regulations (CFR) Section 67.7. CEQA recognizes the value of the Standards by using them to demonstrate that a project that generally follows the Standards shall be considered as mitigated to a level of less than a significant impact and may be approved without an EIR.⁷ In effect, CEQA has a "safe harbor" by providing either a categorical exemption or a negative declaration for a project which meets the Standards. See State CEQA Guidelines Section 15331 and 15064.5(b)(3). However, failure to strictly comply with the Standards may not result in significant impacts to a historical resource if the project does not result in material impairment that would detract from its eligibility.

Analysis of Project Impacts

Project Description

This analysis is required by the City as part of the Certificate of Appropriate Review process for a Project that would continue to reuse the Theater Space at the rear (west side) of the Bijou Building as office space for the Tenant. The Project would retain all of the extant character-defining features in the Theater Space that contribute to the overall significance of the Bijou Building as a historical resource and would not alter or be physically connected to them. Current Project plans, prepared by Gensler and issued on May 15, 2019, and an updated notes set issued on September 10, 2019 are included in Attachment C.

Exterior modifications along the north, 13th Street elevation of the Bijou Building would include the removal of the non-original double door with a transom and window assembly, and the removal of two additional non-

⁶ California Environmental Quality Act, 15064.5 (3).

⁷ Ibid.



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original window assemblies. The current main entrance door within the storefront at the westernmost extent of this north-facing elevation along 13th Street will be replaced. The door and replacement will be detailed and fabricated to match the existing mullions. Sensitive demolition and installation will be undertaken at the existing original brick when replacing doors and windows, noting the previous modifications in these areas. This will serve as the main entrance to the tenant space.

The Project would demolish previous, non-contributing tenant improvements in the Theater Space, including all existing interior glass partition walls and supports, lighting systems, break room built-in cabinetry and counter millwork, and flooring. The Project would then install new gypsum partition walls in the stage area to accommodate a conference room and a private office. The southern-most extant non-original partition wall will be modified into a slab to deck wall. These wall partitions would extend from the west brick wall to the edge of the former stage, just behind the proscenium arch. The walls will be self-supported and anchored at the base with internal lateral bracing.

The Project will involve the construction of new offices along the eastern extent of the space, which would will replace the current non-original break room area. Six proposed office spaces, running along the majority of the eastern elevation would face out onto the open work space, constructed with gypsum partition walls with clear tempered framed full-height glass partition system with horizontal muntins.

An open work space area will sit in between the newly configured offices spaces along the east and west extents of the space. Here, the flooring will include inlaid rolled carpet toward the center which will be surrounded by hardwood flooring. Applicant will determine if portions of the historic wood stage remain below the existing carpet upon demolition (removal of carpet and demolition of offices), and will ensure adequate protections in place if portions of the stage are uncovered. New custom millwork will be freestanding and set along the curved portion of northern curved wall housing a tripartite loggia. This millwork will not be attached to the wall, nor will it damage existing historical features along the wall. The current non-original light fixtures, both suspended and pendant, will be removed. A new drop lighting system will be installed to replace the existing.

In the southeastern corner of the Theatre Space and accessible through a narrow hallway, a non-original wall comprising the men's restroom will be reconfigured to accommodate ADA regulations. This wall attaches to a historic wall along the south interior elevation that still features original textured plasterwork. Re-configurations of non-original walls in this space will be demolished, and attached to the textured plaster wall sensitively. Where necessary, new repairs to the original wall will match the original finish and texture.

The tenant improvements were created in a contemporary style with modern materials that include steel, glass, and gypsum that are compatible with but differentiated from the Bijou Building's Neoclassical style and original materials. The project would also replace the existing non-contributing carpeting and replace non-original light fixtures throughout.



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Impacts Analysis

The Project would continue to adaptively reuse the interior of the Theater Space at Suite 101 of the locally designated Bijou Building as office space in conformance with the Standards. The Project would not materially impair the Bijou Building or any of the character-defining features that contribute to its significance as a historical resource, including the stage area, proscenium, decorative plasterwork, and north and west interior walls.

The Project as proposed would not materially impair the locally designated Bijou Building and would retain all of the character-defining features that contribute to its significance as a historical resource. However, implementation of the Project may result in potential adverse impacts by causing unintended damage to character-defining features, including original and restored plasterwork, during demolition and construction. To protect the historical and architectural significance and integrity of the Bijou Building, ESA recommends that the City require a qualified architectural historian or historic preservation consultant to conduct construction monitoring at regular intervals during demolition and construction to ensure that character-defining features will be protected and preserved during construction. Upon Project completion, a qualified architectural historian or historic preservation consultant shall prepare a Substantial Completion Report for submittal to the City which includes a summary of observations made during construction monitoring and a final review of the Project for compliance with the Standards, prior to issuance of a Certificate of Occupancy. This mitigation measure (or project condition) would help to ensure that the Bijou Building retains its eligibility as a locally designated historical resource, and that any potential adverse impacts resulting from the Project would be reduced to a less than significant level upon Project completion. **Therefore, because the Project conforms to the Standards and the Bijou Building would remain a Landmark following Project completion with mitigation, there are no direct impacts to historical resources on the Project Site pursuant to CEQA.**

Secretary of the Interior's Standards Review

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The Project requires the adaptive reuse of the interior of the Theater Space at the rear of the Bijou Building as office space. It should be noted that the interior of the Theater Space has already been converted to office space and undergone substantial alteration in the process, as explained in detail above. As such, the Project would require minimal change to the existing materials, features, spaces, and spatial relationships that characterize the Bijou Building. **Therefore, the Project would conform to Standard 1.**

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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The Project would retain and preserve the historic character of the Theater Space of the Neoclassical-style Bijou Building and not result in the removal, destruction, or alteration of any character-defining features that contribute to the subject property's significance as a historical resource. The features that are to be removed as part of this work include non-original wall partitions, built-in cabinetry, and non-original windows and door assemblies. **Therefore, the Project would conform to Standard 2.**

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The Project recognizes the distinctive historic and architectural character of the Bijou Building and does not include changes that create a false sense of historical development or conjectural features from other historic properties. **Therefore, the Project would conform to Standard 3.**

Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The Theater Space at the rear of the Bijou Building does not appear to include any alterations or additions that have acquired significance due to their association with significant events or the productive lives of historic personages or through architectural merit. Modifications to remove and or enclose the former house theatre seating took place in the 1990s and to add additional full height and partial height walls do not appear to have acquired historic significance in their own right. **Therefore, the Project would conform to Standard 4.**

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The Project would retain the distinctive materials, features, finishes, construction techniques and examples of craftsmanship that characterize the Bijou Building, including the stage area, proscenium, decorative plasterwork, and west interior brick wall.

Furthermore, as noted above, in May 2017, Spectra Company completed conservation of all original decorative plasterwork in the interior of the Theater Space, which will be retained under the project. The scope of work carried out by Spectra Company included the restoration of damaged plasterwork and replication of missing decorative features, such as a medallion at the apex of the proscenium and balusters below the two loggias flanking the proscenium. **Therefore, the Project would conform to Standard 5.**



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Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The scope of the proposed Project does not include the repair of any deteriorated historic features associated with the Bijou Building. The of character-defining features in the Theater Space have been restored by the Spectra Company, a qualified historic contractor, and remain in excellent condition.

Therefore, the Project would conform to Standard 6.

Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Standard 7 is not applicable to the Project, as it would not involve any chemical treatments.

Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Standard 8 is not applicable to the Project, as its scope only includes interior tenant improvements, and modifications of the northern wall.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The Project as proposed would retain all of the character-defining features that contribute to the Bijou Building's significance as a historical resource. However, as mentioned above, implementation of the Project may cause unintended damage to character-defining features, including original and restored plasterwork, during demolition and construction. To protect the historical and architectural significance and integrity of the Bijou Building, ESA recommends that the City require construction monitoring. This mitigation measure would help to ensure that the Bijou Building retains its eligibility as a locally designated historical resource.

All new work carried out under the Project would be differentiated from the old and would be compatible with the historic materials, features, and spatial relationships that characterize the Bijou Building. As such, the integrity of the Bijou Building as a locally designated property would be protected. The Project would feature a contemporary design and modern materials, including steel, glass, and gypsum that are compatible with but differentiated from the Bijou Building's Neoclassical style and original materials,



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including plasterwork. For example, the east elevation of the proposed conference room and private office would be faced with glass. Moreover, all new partition walls installed in the original stage area would be confined behind the proscenium and would be lower than it in height. In this way, the original design intent of the proscenium would be preserved. **Therefore, the Project would conform to Standard 9.**

Standard 10: New additions and adjacent or related new construction will 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.

The Project would not result in the construction of any additions to the Bijou Building. Moreover, all related new construction would be reversible, including new interior partition walls. If removed in the future, the Bijou Building's integrity as a locally designated property would remain unimpaired. **Therefore, the Project would conform to Standard 10.**

Conclusion and Recommendations

In 1998, PCR, now ESA, evaluated the Bijou Building, finding it eligible for listing in the National Register and as a City historic landmark. In 1999, the City adopted Resolution Nos. 99-5980 and 99-5981 designating the Bijou Building as a Landmark and approving the use of the Standards to guide future change to the Project Site. Accordingly, this Report is required by the City as part of the Certificate of Appropriate Review process for a Project that would adaptively reuse the Theater Space, Suite 101, at the rear (west) of the Bijou Building as office space for the Tenant. ESA reviewed Project plans prepared by Gensler issued on May 15, 2019, to determine if the Project would result in potential direct impacts to historical resources on the Project Site.

The Project as proposed would not materially impair the locally designated Bijou Building and would retain all of the character-defining features that contribute to its significance as a historical resource. However, implementation of the Project may result in potential adverse impacts by causing unintended damage to character-defining features, including original and restored plasterwork, during demolition and construction. To protect the historical and architectural significance and integrity of the Bijou Building, ESA recommends that the City require a qualified architectural historian or historic preservation consultant to create a preservation plan, and to conduct construction monitoring at regular intervals during demolition and construction. Upon Project completion, a qualified architectural historian or historic preservation consultant shall prepare a Substantial Completion Report for submittal to the City which includes a summary of observations made during construction monitoring and a final review of the Project for compliance with the Standards. This mitigation measure would help to ensure that the Bijou Building retains its eligibility as a locally designated historical resource, and that any potential adverse impacts resulting from the Project would be reduced to a less than significant level upon Project completion.



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Therefore, with mitigation, the Project would have no impact under CEQA because the integrity of the Bijou Building as a Landmark would not be compromised. Furthermore, the Project would be in full compliance with Standards 1 through 10. The Project would also be Categorically Exempt under Class 31, Section 15331, Historical Resource Restoration/Rehabilitation of CEQA because it would conform to the Standards and not materially impair the locally designated Bijou Building and would retain all of the character-defining features that contribute to its significance as a historical resource.

However, demolition activities and unforeseen circumstances that may arise during construction have the potential to damage character-defining features of the subject property and would require construction monitoring by a qualified preservation consultant to ensure the project would be completed in conformance with the Standards. In order to minimize these potential construction impacts to the historical resource, the following Mitigation Measure is recommended to ensure that potential adverse impacts shall be reduced to less than significant:

- **Construction Monitoring** The retained architectural historian shall conduct construction monitoring at key points—including during both demolition and construction—to ensure that damage to any historic fabric or features that are to be retained is avoided or minimized. A qualified architectural historian or historic architect who satisfies the Secretary of the Interior's Professional Qualification Standards pursuant to 36 CFR 61, shall conduct the monitoring and provide preservation treatment consultation to address any unanticipated issues that may arise and to ensure that the Project meets the Standards. The construction monitoring process shall be documented in daily logs and a substantial completion monitoring report letter. The construction monitoring site visits shall be fully recorded in photographs and written manuscript notes that shall be documented in a memorandum. At the completion of construction, a final substantial completion letter report shall be prepared and placed in the property file at the Planning Division.



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If you have any questions, please do not hesitate to contact me at MJerabek@esassoc.com or (310) 451-4488.

Sincerely,

A handwritten signature in black ink, reading "Margarita Jerabek". The signature is fluid and cursive, with the first name and last name clearly distinguishable.

Margarita Jerabek, Ph.D.
Historic Resources Director

Attachments

Attachment A – Resumes
Attachment B – 1998 Survey Finding
Attachment C – Project Plans