

John R. Calhoun
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802
Telephone (213) 590-6061

1 roof at the summit are set off by immense, elaborate
2 concrete ornamentation over the main recessed
3 entrance. The ornamentation is classically derived
4 and includes bas-relief mermaid busts and the heads
5 of Neptune. There are twelfth-floor balconies and
6 vaulted arches onto a wrought iron fire escape
7 landing. The building has double-hung windows with
8 large arched windows at the ground floor. It also
9 features a circular drive with olive trees. The
10 building is a major visual landmark in the area on a
11 palm-lined boulevard. There is a glass view room at
12 the ninth floor rear.

13 Construction was begun on the Breakers Hotel in
14 1925. Its developer, Fred B. Dunn, planned a
15 15-story, 320-room hotel at a cost of \$100,000. With
16 W. Jay Burgin as contractor, the hotel opened within
17 a year. Later it was purchased by Conrad Hilton who
18 made the necessary repairs, added the Sky Room, and
19 reopened the hotel. After Hilton sold the hotel, it
20 became the Wilton Hotel until the 1970s when it was
21 converted into a senior citizens' residence. In 1982
22 it was reconverted into a hotel and in 1988 is being
23 changed back again into a senior citizens' residence.

24 As noted, the Breakers Hotel is significant in
25 its unique Spanish Renaissance design. It is one of
26 the largest structures constructed in Long Beach
27 built during the Twenties. In short, it is a fine
28 example of 1920s resort era architecture. The

John R. Calhoun
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802
Telephone (213) 590-6061

1 decoration that surrounds the entrance is lavish,
2 symbolizing the era and its structures. The
3 remainder of the building is simple, and its three-
4 dimensional massing distinguishes it on the Long
5 Beach skyline. The interior of the building,
6 especially the elegant lobby and lounge which reflect
7 its 1920s resort era heritage, was refurbished in
8 1982. On the top of the building is the Sky Room
9 restaurant decorated in contemporary Art Deco.

10 B. General guidelines and standards for any
11 changes.

12 1. The Secretary of Interior's Standards for
13 Rehabilitation and Guidelines for Rehabilitating
14 Historic Buildings are hereby incorporated by
15 reference, and the following additional guidelines
16 and standards as recommended by the Cultural Heritage
17 Commission are adopted:

18 2. Any alterations, modifications or repair of
19 the Breakers Hotel shall be consistent and compat-
20 ible, in architectural style and materials, with its
21 historic character.

22 3. All plans for modifications, alterations,
23 color changes, or structural additions to the
24 exterior historic building and its site, including
25 paths, driveways and landscaping, shall be applied
26 for with a Certificate of Appropriateness.

27 4. No environmental changes that deviate from
28 the approved rehabilitation plan shall be allowed

John R. Calhoun
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802
Telephone (213) 590-6061

1 unless a Certificate of Appropriateness has been
2 applied and approved by the Cultural Heritage
3 Commission.

4 5. The ground floor lobby contains historic
5 design elements, significant interior spaces and
6 decorative features which form part of the building's
7 unique character and should be preserved. These are
8 original, large-arched windows, spacious proportions,
9 floor-to-ceiling pillars and decorative cast plaster
10 friezes and capitals. Alterations, modification,
11 additions and other architectural changes shall be
12 requested of the Cultural Heritage Commission with a
13 Certificate of Appropriateness.

14 6. Alterations that are necessary for reasons
15 of public safety and seismic compliance shall be
16 given special consideration by the Commission. Every
17 effort shall be made to minimize the physical
18 alterations to the building that result from
19 compliance with the City's Seismic Ordinance.

20 7. Any alterations, modifications or repair of
21 the above structure shall be done so in keeping with
22 its historic character. No environmental changes
23 shall be allowed unless a Certificate of
24 Appropriateness has been applied for and approved by
25 the Cultural Heritage Committee or by the City
26 Planning Commission, upon appeal, authorizing such
27 environmental changes.

28

1 Sec. 2. Section 16.52.370 is added to the Long Beach
2 Municipal Code to read as follows:

3 16.52.370 The Ocean Center Building

4 Pursuant to the provisions of Chapter 2.63 of
5 the Long Beach Municipal Code and with the recom-
6 mendation of the Planning Commission, the City
7 Council designates the following building as an
8 historical landmark in the City: The Ocean Center
9 Building.

10 A. Location, description and reasons for
11 designation. The Ocean Center Building is located at
12 110 West Ocean Boulevard in the City of Long Beach,
13 is an outstanding example of essentially Spanish
14 design incorporating red tile roofs. It also
15 includes Italian details such as quoining on all
16 corners. The building was designed to take advantage
17 of ocean views by being terraced fourteen stories
18 down the bluff. The north elevation of the building,
19 facing Ocean Boulevard, is thirteen stories and
20 incorporates a broken pediment and a shield with sea
21 shells and the face of Neptune over the front entry.
22 There is a balcony at the seventh floor front under a
23 pediment with brackets. Formal pediments and
24 battlements decorate all four sides. There is an
25 arcade at the base of the building under the bluff
26 which was intended to serve visitors to the Pike.
27 The building is capped by an octagonal tower which
28 originally held a fifty-foot concrete tower and

John R. Calhoun
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802
Telephone (213) 590-6061

John R. Calhoun
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802
Telephone (213) 590-6061

1 lantern. A smaller tower decorates the rear of the
2 building. The building is attractive from all sides,
3 utilizing picturesque massing and several
4 Mediterranean design features as detailed in the
5 inventory sheet.

6 B. It is significant as the first modern office
7 building on the bluff, rising to the City's height
8 limit at that time. Following the 1933 Long Beach
9 earthquake, the 50-foot concrete tower and lantern,
10 228 feet from street level, were removed in June
11 1934. In 1936, the building was renovated and today
12 the building remains essentially unchanged, and
13 serves as a point of reference in the Long Beach
14 skyline.

15 C. General guidelines and standards for any
16 changes.

17 1. The Secretary of Interior's Standards and
18 Guidelines for Rehabilitating Historic Buildings is
19 incorporated by reference, and the following
20 additional guidelines are adopted by the Cultural
21 Heritage Commission.

22 2. The building's exterior, its massing,
23 stepped setbacks, central tower, turrets, parapets
24 and exterior ornamentation are its most significant
25 elements. Any changes (including change in color
26 and/or replacement of windows), alterations,
27 additions or other modifications to the exterior of
28 the building shall require a Certificate of

John R. Calhoun
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802
Telephone (213) 590-6061

1 Appropriateness from the Cultural Heritage
2 Commission.

3 3. The entryway and lobby corridor contain
4 important historic design and material features that
5 should be maintained and preserved without alter-
6 ation. These are: the marble terrazzo floor,
7 painted entryway ceiling, marble walls and wainscot
8 and mahogany wood panels. Modifications for main-
9 tenance and restoration shall be approved. Other
10 modifications and replacement of existing features
11 shall require a Certificate of Appropriateness.

12 4. Users of the office space above the public
13 lobby are encouraged to retain the original "antique"
14 architectural components, such as original mahogany
15 doors, because the retention of these features adds
16 considerable value to the entire building.

17 5. Original exterior site features, such as the
18 large palm tree in front, the front lawn, and
19 exterior stairs with railings, are to be maintained.
20 Applications for modifications and replacement shall
21 require a Certificate of Appropriateness.

22 5. Any alterations, modifications or repair of
23 the above structure shall be done so in keeping with
24 its historic character. No environmental changes
25 shall be allowed unless a Certificate of
26 Appropriateness has been applied for and approved by
27 the Cultural Heritage Committee or by the City
28 Planning Commission, upon appeal, authorizing such

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

environmental changes.

Sec. 3. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first day after it is approved by the Mayor.

I certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of May 30, 1989, by the following vote:

Ayes: Councilmembers: Braude, Edgerton, Hall, Clark, Robbins, Smith, Grabinski, Kellogg, Harwood.
Noes: Councilmembers: None.
Absent: Councilmembers: None.

Shelba Powell
City Clerk

Approved: 5-31-89 *E. Kell*
(Date) Mayor

WHK/am
05/10/89
REV: 05/12/89
OR\46.HL

John R. Calhoun
City Attorney of Long Beach
333 West Ocean Boulevard
Long Beach, California 90802
Telephone (213) 590-6061