

**CERTIFICATE OF APPROPRIATENESS  
HP18-255  
FINDINGS AND ANALYSIS  
210 E. Ocean Blvd.**

**ANALYSIS:**

In compliance with Section 2.63.080 of the City of Long Beach Municipal Code (Cultural Heritage Commission Ordinance), the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (the Standards) and the City's zoning codes and has found that the project complies with the development standards.

The subject property is located on the south side of Ocean Boulevard between Locust Avenue to the west and Collins Way to the east (Exhibit A – Location Map) within the PD-6 (Downtown Shoreline Plan Area) District. Victory Park abuts the subject property to the north. The property is developed with a thirteen-story building with a 14th floor cupola and rooftop area. Two additional lower levels are located below street level at Ocean Boulevard. The building was originally constructed in 1925. The building is approximately 172,000-square-feet in area and is designed in a Spanish Renaissance Revival style with a gable roof with towers. The building was designated as a City Historic Landmark in 1989.

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. All work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation. The addition of the stairwell/elevator and new parapet wall would be distinguished from the original building. All other exterior restoration work, as conditioned, would enhance the remaining distinctive features of the building. The overall design of the proposed improvements and materials are compatible with the structure's Spanish Renaissance Revival architectural style. The conditions of approval include specific

requirements related to window materials, exterior paint, and preservation of interior features.

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.

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 subject property is locally designated landmark building. The guidelines and standards for any changes require that projects comply with the Secretary of Interior's Standards for Rehabilitation. All restoration efforts would be consistent with the historic style of the building. The new addition and features proposed as part of the project would be designed and located with respect to the landmark building. The proposed style of architecture, use of materials, paint colors and exterior finishes have been conditioned to meet the Secretary of Interior's Standards for Rehabilitation.

The project would not remove historic materials from the original building, which was built in 1925. The historic character of the existing structure would remain intact with the proposed interior and exterior renovation. original structure.

- Use – The project would restore the building to its historic use as a hotel.
- Character – The most visible character defining features along the front façade include the bas-relief mermaid busts and the heads of Neptune over the entry way. Condition of Approval No. 15 requires that paint restoration of the bas-relief to the original surface finishes and color. In addition, the stairwell/elevator extension and new 3<sup>rd</sup> floor roof parapet walls have been conditioned to ensure consistency with the Secretary of the Interior's Standards to ensure that the character of the building remains intact. All remaining character defining features shall be retained and any replacement of non-original materials shall comply with the prescribed standards for rehabilitation. As conditioned, the design of Victory Park shall be revised to retain the historic character of the park.
- Changes to Historic Features – The proposed project will retain its most prominent character defining features along the front façade. As conditioned (Condition of Approval No. 11), the original fire escape shall be retained as part of this project.
- Historic Significance – The proposed project as conditioned will retain its historic significance.
- Distinctive Features – The most highly visible distinctive features will be retained. Non-original windows will be replaced with new windows. Conditions of Approval No. 8, 11, 15, and 18 require that the applicant ensure both interior and exterior character defining features, such as bas-

relief and the World War II era Pill Box, shall be retained and restored, as needed. The applicant shall provide an interpretive display within the Sky Room and/or lobby for the historic Pill Box element.

- Deteriorated Historic Features – Many of the historic building materials are in fair to good condition. Historic character defining features shall be restored as part of this application.
- Damage to Historic Materials – Many of the historic building materials are in fair to good condition. Those materials that are salvageable will be reused in the project.
- Archeological Resources – The project is the restoration and renovation of an existing building. No major excavations or grading are proposed.
- Historic Materials that Characterize the Property – The project plans to retain and restore all historic materials that remain on the exterior and the interior lobby.
- Form and Integrity – The new project will retain some of the building's form and integrity. The new stairwell/elevator addition will maintain the historic rectangular form. The new railings on the 3<sup>rd</sup> and 14<sup>th</sup> floor rooftop areas shall be compatible with the essential form and integrity associated with the flat roof areas established for the building. As conditioned (Condition of Approval No. 10), the 14<sup>th</sup> floor rooftop restroom structure shall be removed from the revised plans to maintain the established unobstructed area on the western portion of the rooftop terrace.

Conditions of Approval have been incorporated into the project approval in order to ensure compliance with the Secretary of the Interior's Standards. As conditioned, the interior and exterior renovation will have a style that is compatible with the existing landmark building.

4. **(It) will comply with the Design Guidelines for Landmark Districts, for a property located within a Landmark District.**

The subject property is not located in a Historic District.



## **CONDITIONS OF APPROVAL**

**Address: 210 East Ocean Boulevard**

**Application No.: HP18-255**

**Hearing Date: August 13, 2018**

1. This approval is to convert The Breakers building to a hotel use, including exterior building modifications, restoration work, and the addition of an enclosed stairwell. The building is located at 210 East Ocean Boulevard and is a City-designated historic landmark building known as The Breakers building. The improvements to the property shall be as shown on plans received by the Department of Development Services – Planning Bureau originally submitted in July 17, 2018, as amended. These plans are on file in this office, except as amended herein.
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 2.63.080(I), this approval shall expire within two years 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 2.63.080(I) for an additional 12-month 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. 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.
6. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.

7. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
8. The historic mail chute shall be protected in place on all floors of the landmark building.
9. The storefront window system shall be restored to match the layout and materials consistent with the original building.
  - a. The plans shall be revised to remove the proposed a poster display case on the ground floor of the north elevation. Staff would consider a proposal to phase the restoration of this elevation to match the symmetry of historic conditions.
  - b. If restoration of this storefront is not feasible, the blank wall area shall be painted to look like a storefront and incorporate interpretive signage related to the building's history.
10. The plans shall be revised to remove the proposed rooftop restroom on the 14<sup>th</sup> floor roof terrace.
11. The plans shall be revised to retain the fire escape on the south building elevation. This feature shall be protected in place.
12. The applicant shall protect and preserve the World War II era Pill Box located on the south elevation and attached to the 14<sup>th</sup> floor cupola. The applicant shall provide an interpretive display within the Sky Room and/or lobby for this historic element.
13. The stairwell/elevator addition shall be painted a different color from the original building and/or include another treatment to more clearly distinguish the addition from original materials.
14. The new 42-inch-high parapet wall at the third floor around the pool deck shall be painted a contrasting color to the body of the historic landmark, or designed to be visually distinguishable from the original parapet walls and to comply with Standard #9 of the Secretary of the Interior's Standards.
15. If feasible, the existing paint shall be removed from the bas-relief on the landmark building. The bas-relief shall be restored to the original surface finishes and color.
16. All signage shall be installed subject to an approved sign program. A Certificate of Appropriateness shall be obtained in conjunction with the sign program.
17. Plans for Victory Park shall be revised for consistency with the Victory Park Design Guidelines. Approval of the final landscape plan for Victory Park shall be granted through the Site Plan Review entitlement process.

18. All interior character defining features, such as the lobby and historic arcade hallway elements shall be retained and protected in place. A protection plan shall be prepared and submitted to Planning Bureau staff prior to the issuance of building permits. The plan shall include a statement of vendor qualifications and procedures for protection of the existing character defining features during construction.
19. Any proposed changes to the plans approved by the Cultural Heritage Commission and staff will need to be reviewed and approved by the Director of Development Services or their designee prior to implementation. Significant changes to the project's design will require review and approval by the Cultural Heritage Commission before permits are issued by the Department of Development Services.
20. An inspection must be completed by Planning Bureau staff to verify compliance with the plans approved by Cultural Heritage Commission prior to issuance of a Certificate of Occupancy from the Building Bureau.
21. The applicant shall prepare and submit the following items to Planning Bureau Staff prior to the issuance of a Certificate of Occupancy:
  - a. Prepare an updated Office of Historic Preservation California Department of Parks and Recreation (DPR) 523A (Primary Record) inventory form for The Breakers building.
  - b. Submit a full evaluation and required documentation to the Development Services Department for a National Register of Historic Places (National Register) nomination. The evaluation shall be prepared by persons meeting the Secretary of the Interior's Professional Qualifications Standards.
22. 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.