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MEMORANDUM

**Date:** March 23, 2018  
**Project:** The Breakers Hotel, Long Beach  
**For:** Pacific6 Enterprises  
**From:** Laura O'Neill, Senior Architectural Historian & Emily Rinaldi, Associate Architectural Historian  
**Subject:** Breakers Hotel Building History & Changes Over Time

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This memorandum was prepared at the request of Pacific6 Enterprises. GPA Consulting conducted research into the history of the Breakers Hotel at 200 E. Ocean Boulevard in Long Beach. GPA reviewed building plans and permits obtained from the Long Beach Department of Building & Safety, as well as historic photographs and newspaper articles. GPA also conducted field inspections on March 20–21, 2018 to document the building's existing conditions and to determine to what extent original features, finishes, and materials remained intact beneath subsequent alterations.

Below is a summary of notable alterations to the building's exterior and interior spaces. Notable original features, finishes, and materials that date from the building's construction in 1925–1926 or from when Conrad Hilton renovated the building in 1938–1939 are also noted below. Please note that this summary of notable original features and alterations is not a complete list and is based upon information known as of the date of this memo.

**Exterior: Basement and Arcade**

- Windows have been infilled or were replaced with new windows in 1990.
- Garage opening was constructed sometime before 1946. Roll-up metal door is a modern replacement.
- Entrance to Arcade is likely not original, although the door frame could possibly date from 1939.

**Exterior: Ground-Floor**

- Glass-and-bronze infill at the main entrance is not original and possibly dates from 1962. The glass doors at the main entrance are also not original and likely date from the 1980s or 1990s. The original main entrance was a single wood revolving door with metal multi-light sidelights and transom.
- Light fixtures at the main entrance are likely original, although they have been moved. These light fixtures were originally located on the paired pilasters to either side of the main entrance rather than within the reveal of the main entrance.
- Storefronts to the east and west of the main entrance have almost all been entirely altered from their original configuration and replaced with modern storefront infill. However, one

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storefront, the second storefront to the west of the main entrance, likely retains features/finishes/materials from 1926 and 1939. This storefront likely retains the original door frame and transom above the entry door from the original 1926 storefront. It also retains the 1939 storefront windows and bulkheads. It no longer retains the 1939 transom windows historically located above the storefront. It also no longer retains the original 1926 entry door.

- Majority of windows on the ground floor have been infilled or replaced with new windows in 1990. The only original windows that possibly remain intact are the two arched metal windows on the east elevation. Two of the arched metal windows on the west elevation appear partially intact, although the original multi-light central window sash has been replaced with a single-light window sash.
- Terra cotta tile cladding on the north elevation was installed in 1939 and has since been painted. The ground-floor was originally entirely clad in stone or masonry made to appear like stone.

#### **Exterior: Second through Thirteenth Floors**

- Majority of window sash and frames were replaced in 1990 with new window sash and frames. While no original windows remain on these upper floors, windows on the second floor of the four-story wing likely date from 1939. Some of the windows on the thirteenth floor also likely date from 1939. The Sky Room addition was constructed in 1946–1947; however, the existing windows on the addition appear to have been altered somewhat from historic photographs and were likely replaced at an unknown date.
- Historic photographs of the east elevation show that the windows on the projecting bay where one opening is half the height of the other is the original configuration. The smaller opening has likely not been resized. The larger opening was originally an open balcony with a metal railing. This balcony has since been enclosed with a fixed window. The existing railing is not original, though it possibly dates from 1939.
- Fire escape on the south elevation likely dates from 1926 or 1939.
- Gun turret on the south elevation of the tower dates from World War II.

#### **Interior: Arcade Floor**

- Paired pilasters and arches in the Arcade entrance vestibule and corridor are likely original.
- Light fixtures in the Arcade entrance vestibule and corridor are likely modern replacements and not original.
- Portions of the wood and plaster trim, moldings, and base in the corridor are possibly original or date from 1939. A portion of these features were also replaced during the 1990 rehabilitation.



**Interior: Lobby**

- Configuration of partitions has been altered over time, most notably along the north wall. Historic photographs of the original 1926 lobby show that there was originally an opening between the storefront immediately west of the main entrance and the lobby. During the 1939 Hilton renovation, the interior partitions between the three storefronts to the west of the main entrance and the lobby were modified with new openings, which were infilled with glass display cases.
- Original features that remain from 1926 are located on the ceiling or border the ceiling. These features include: column capitals, ceiling panels, cornices, and ornamental moldings. The wood paneling on the reception desk also likely dates from 1926.
- Original walls and columns were finished to look like rusticated stone. These features also had a plaster or masonry chair rail and a plaster or masonry base. This original finish was replaced with a smooth plaster finish in 1939. The original chair rails were removed, and the base was replaced with wood baseboards.
- Window moldings were likely installed in 1939 during the Hilton renovation.
- Baseboards were likely installed in 1939 during the Hilton renovation.
- Light fixtures are modern replacements and are not original.
- Applied plaster wall trim is not original and was likely added sometime during the 1980s.
- Flooring is not original nor does it likely date from the Hilton renovation. It likely was installed sometime after 1947. The original flooring was possibly limestone, which was typical for hotels constructed during the 1920s.

**Interior: Ground-Floor Elevator Lobby**

- Elevator door frames and baseboard on south wall likely date from 1939.
- Ceiling paneling likely dates from 1926 or was replicated to match original ceiling paneling.
- Light fixture is a modern replacement and not original.
- Letter box and mail chute likely dates from 1939. It is not seen in a historic photograph of the original 1926 elevator lobby.
- Stair to second floor was constructed in 1939.
- Flooring is not original nor does it likely date from the Hilton renovation. It likely was installed sometime after 1947.



#### **Interior: First-Floor Bar**

- First-floor bar was originally constructed in 1939 during the Hilton renovation.
- Configuration of the partitions has been altered over time. The entrance on the west wall was originally located to the south of the current entrance. The entrance on the south wall is likely in its 1939 location, although there was previously a partition immediately to the north of this entrance that enclosed a short corridor to the bar. A portion of the west wall was relocated further east, likely during the 1980s seismic upgrades or possibly when the mail room was first constructed.
- Ceiling and light fixtures are modern replacements and do not date from 1939.
- Drawings from the 1990 rehabilitation indicate that the bar and bar back were salvaged from another location and installed in this space at this time.
- Portions of wall paneling possibly date from 1939, other portions were salvaged from another location and installed during the 1990 rehabilitation according to a note on the 1990 drawings.
- Flooring possibly dates from 1939; however, it was altered at an unknown date to mirror the new location of the west wall.

#### **Interior: First-Floor Ballroom**

- Historic photographs show that there originally was a formal dining room located in the approximate location of the first-floor ballroom. This formal dining room was subsequently partitioned into multiple spaces in 1939.
- Original features/finishes/materials were removed from the spaces that were converted into a kitchen, cocktail room, and service corridor, but 1926 features/finishes/materials likely remained in the space noted as the "Grille Room" on the 1939 plans.
- First-floor ballroom was restored in 1986, and features/finishes/materials thought to date from 1926 were retained and replicated throughout the space. It is likely that original features/finishes/materials remain in the southwest portion of this space where the 1939 "Grille Room" was located.
- Features/finishes/materials original to this space possibly include: portions of the moldings on the ceiling, moldings along the ceiling beams, and the column capitals.
- Features/finishes/materials not original to this space include: mirrored panels on the columns; applied plaster trim on the walls; flooring; light fixtures; baseboard; and door surround on west wall.

**Interior: Mezzanine**

- Portion of the mezzanine was demolished in 1939, and the remainder of the mezzanine was enclosed. Historic photographs from 1926 show that mezzanine was originally open to the lobby with a low metal railing along the perimeter.
- Metal and wood railing at the mezzanine stair is original and pictured in historic photographs of the original 1926 lobby.

**Interior: Second-Floor Dining Room**

- None of the existing features/finishes/materials date from 1926. It is unknown whether the trim on the columns or the baseboards possibly date from 1939.

**Interior: Upper-Floor Elevator Lobbies**

- No original features/finishes/materials likely remain from 1926.
- Baseboards and elevator door frames possibly date from 1939.
- Mail chute likely dates from 1939.

**Interior: Upper-Floor Corridors**

- Corridor configuration has been altered by the enclosure of the original staircase on floors 2-12 and the reconfiguration of openings at the northwest corner of the corridor on several floors.
- Some original door frames and transoms from 1926 remain in the upper-floor corridors.
- Ceiling is likely not original. It was likely lowered in part and the soffit added to conceal sprinkler system sometime after 1926.

**Interior: Upper-Floor Hotel Rooms**

- Original baseboard and wall trim remain in some hotel rooms.
- Original door frames, paneled doors, and hardware remain in some hotel rooms.
- Original window moldings likely remain in the majority of the hotel rooms.
- Original marble thresholds at openings to the bathroom remain in some hotel rooms.

**Interior: Sky Room**

- Majority of the features/finishes/materials in the lobby, restrooms, main dining room, and 1947 Sky Room addition date from the 1984 renovation of the Sky Room
- Coved ceiling over platform at the west end of the main dining room and in the Sky Room addition date from the 1957 renovation of the Sky Room.
- Curved wall at the west end of the main dining room also dates from 1957.



**Interior: Circulation**

- Configuration of the main staircase was altered when this staircase was enclosed in 1970. This included the relocation of landings and treads at floors 2-12. It also included the demolition of the stair at the first floor and the construction of a new stair that connects to the original 1926 stair at the mezzanine level. The metal stair railing is also not original; however, portions of the metal railing possibly date from 1939.
- Elevator doors, cabs, call buttons, and indicator lights are all modern replacements and not original.