

**CERTIFICATE OF APPROPRIATNESS
COAC1911-02
FINDINGS AND ANALYSIS
210 E. OCEAN BOULEVARD**

ANALYSIS:

In accordance with Section 2.63.050 of the City of Long Beach Municipal Code (Cultural Heritage Commission), the subject property, known as the “Breakers Hotel” is a designated Historic Landmark building (Ord-C-6609). The subject site is located at 210 E. Ocean Boulevard and is bounded to the north by Ocean Boulevard, Collins Avenue to the east and Locust Avenue to the west (Exhibit A – Location Map) and is zoned PD-6. The 14-story building was constructed in 1925. The Breakers Hotel is significant in its unique Spanish Renaissance design. It is one of the largest structures constructed in Long Beach built during the Twenties. The building is a fine example of 1920s resort era architecture. The decoration that surrounds the entrance is lavish, symbolizing the era and its structures. The remainder of the building is simple, and its three-dimensional massing distinguishes it on the Long Beach skyline. The interior of the building, especially the elegant lobby and lounge which reflect its 1920s resort era heritage, was refurbished in 1982.

On April 9, 2018, the Cultural Heritage Commission held a study session to better understand the project and provide preliminary guidance on the project.

On August 13, 2018, the Cultural Heritage Commission (CHC) approved the project. The approval included changes to the building exterior and interior in order to convert the building back to its original use as a hotel. The most notable and visible building modification includes the addition of an elevator tower along the east tower wall. The second most visible alteration includes the removal of the non-period windows and replacement with new aluminum double hung windows.

On November 15, 2018 the Planning Commission granted approval of a Site Plan Review, Conditional Use Permit, and Local Coastal Development Permit to permit a change of use and renovation of the building into a 185-room hotel. The applicants have obtained building permits and the project is currently under construction.

FINDINGS: (from Section 2.63.080(D) of the Long Beach Municipal Code)

- A. (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. The elevator tower height increase does not directly affect the primary façade of the building nor any of the principal character defining features located at the front of the building. The project is a request to modify a previous decision by the CHC to add the elevator tower which is not original to the building. The increased height is

necessary due to life safety requirements and unexpected structural columns within the hoistway preventing the use of an elevator without an overhead traction system. The proposed windows match the original double hung window and will not affect the historic character of the building. All work will be conducted pursuant to the guidelines and recommendations of the Secretary of the Interior's Standards for Rehabilitation.

B. (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.

While there is no active enforcement case, the elevator tower modification will accommodate a Building Code-compliant gurney elevator that will provide access to all floors of the building and better connect currently disconnected portions of the building, which will improve both circulation and the safety of the building. The elevator tower also removes the original unsafe staircase.

C. (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 project will modify the exterior of the historic building, a designated local landmark building, in a manner that will restore character defining features and rehabilitate the building, is consistent with the Secretary of the Interior's Standards for Rehabilitation.

- Use – The hotel use approved for the site will restore the building to its original use when it was constructed.
- Character – The building was designed in the Spanish Renaissance style. As part of the overall project, character defining features such as the bas-relief will be retained while other features will be restored such as the ground floor storefronts, sealed window openings will be reopened, and new windows installed. The elevator tower modification will be finished in stucco and paint color to match the building, and double hung windows will be installed as shown in historic photographs.
- Changes to Historic Features – The overall project will repair and rehabilitate original features by removing materials from past inappropriate remodels.
- Historic Significance – The proposed improvements will not change the historic significance of the property.
- Distinctive Features – The proposed improvements will not change the distinctive features of the existing building or property but rather rehabilitate and enhance its features.
- Deteriorated Historic Features – The building is generally intact, but exterior damaged stucco and roof tiles will be repaired and replaced as necessary.

The historic bas-relief at the main entry will be inspected by qualified professionals meeting the Secretary of the Interiors' (SOI) Standards for qualifications and treated according to the applicable SOI Standards

- Damage to Historic Materials – The modifications will repair the deteriorated stucco walls and roof tiles as part of the overall project.
- Archeological Resources – Any archeological resources found will be protected and preserved. No resources are known. No major excavations or grading is proposed.
- Historic Materials that Characterize the Property – The building is characterized by its exterior stucco finish, tile roof, and bas relief. The original windows have been removed, but compatible windows will be installed.
- Form and Integrity – The proposed elevator tower height increase does not exceed the height of the cupola and is still a distinguishable secondary structure that does not cause damage to the essential form and integrity of the existing structure.

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

The subject property is not located within a Landmark district.