D.2. HISTORIC RESOURCES

1. INTRODUCTION

This section provides an analysis of potential direct and indirect impacts to historic resources both on-site and adjacent to the site that could occur as a result of development of the proposed project. This section discusses the environmental setting for historical resources, including the regulatory framework and eligibility criteria, describes the historic context of the property, evaluates the eligibility of potential historic resources for listing in the federal, state, and local registers, and analyzes potential impacts to historic Supporting information regarding historic resources both on and off the site, including photographs, is contained in Appendix D of this EIR.

2. **ENVIRONMENTAL SETTING**

a. Existing Conditions

The proposed project is located at 6400 E. Pacific Coast Highway (PCH) on the southern border of the City of Long Beach. The sprawling 11-acre site has an irregular plan including a two-story lobby, restaurant, and meeting building near the corner of East Marina Drive and 2nd Street, and a grouping of narrow two-story hotel buildings divided by parking lots, landscaping, and a pool. Much of the site is used as an asphalt parking-lot. To the north is 2nd Street, west is East Marina Drive, east is PCH, and to the south the property is bordered by a Whole Foods market. The Alamitos Bay Marina is west of the subject property across East Marina Drive.

The following discussion provides the regulatory framework for historic resources, development of the historic context for the project site, and historic resources assessment and evaluation in order to determine the potential for direct and/or indirect impacts to historical resources.

b. Regulatory Framework

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification and, in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended; the California Environmental Quality Act (CEQA); the California Register of Historical Resources; Public Resources Code (PRC) 5024; and the City of Long Beach Municipal Code (LBMC Section 2.63.050) are the primary federal, state and local laws governing and affecting preservation of historic resources of national, state, regional, and local significance.

(1) Federal Level

The National Register of Historic Places (National Register) was established by the National Historic Preservation Act of 1966, as "an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should

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be considered for protection from destruction or impairment."

The National Register recognizes properties that are significant at the national, state, and/or local levels.

To be eligible for listing in the National Register, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Four criteria for evaluation have been established to determine the significance of a resource:

- A. It is associated with events that have made a significant contribution to the broad patterns of our history;
- B. 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.²

Districts, sites, buildings, structures, and objects of potential significance that are 50 years in age must meet one or more of the above criteria. However, the National Register does not prohibit the consideration of properties less than fifty years in age whose exceptional contribution to the development of American history, architecture, archeology, engineering, and culture can be clearly demonstrated.

A property achieving significance within the past fifty years is eligible only if it is of *exceptional importance*, or if it is an integral part of a district that is eligible for listing in the National Register.³ Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. *National Register Criteria Consideration G: Properties that have Achieved Significance within the Past Fifty Years* guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places.⁴

In addition to meeting the Criteria for Evaluation, a property must have integrity. "Integrity is the ability of a property to convey its significance." According to *National Register Bulletin 15 (NRB)*, the National Register recognizes seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess a majority of these seven aspects. Thus, the retention of the specific aspects of integrity is paramount for a property to convey its significance. The seven factors that define

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¹ 36 Code of Federal Regulations (CFR) Section 60.2.

² "Guidelines for Completing National Register Forms," <u>National Register Bulletin 16</u>, U.S. Department of Interior, National Park Service, September 30, 1986. This bulletin contains technical information on comprehensive planning, survey of cultural resources and registration in the National Register of Historic Places.

National Register Bulletin: Guidelines for Evaluating and Nominating Properties that have Achieved Significance Within the Past Fifty Years, U.S. Department of the Interior, National Park Service, 1979, revised 1990, 1996, 1998.

⁴ <u>National Register Bulletin: How to Apply the National Register Criteria for Evaluation</u>, U. S. Department of the Interior, National Park Service, National Register, History and Education.

⁵ <u>National Register Bulletin 15</u>, p. 44.

⁶ Ibid.

integrity are location, design, setting, materials, workmanship, feeling, and association. In assessing a property's integrity, the National Register criteria recognize that properties change over time, therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic identity.⁷

For properties that are considered significant under National Register Criteria A and B, the National Register Bulletin, How to Apply the National Register Criteria for Evaluation states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).8

In assessing the integrity of properties that are considered significant under National Register Criterion C, the National Register Bulletin, How to Apply the National Register Criteria for Evaluation provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.9

Given the age of the existing on-site land uses, the National Historic Preservation Act of 1966 is relevant to the proposed project.

(2) State Level

(a) California Environmental Quality Act (CEQA)

Under CEQA, a "project that may cause a substantial adverse change in the significance of a historic resource is a project that may have a significant effect on the environment." This statutory standard involves a twopart inquiry. The first involves a determination of whether the project involves a historic resource. If so, then the second part involves determining whether the project may involve a "substantial adverse change in the significance" of the resource. To address these issues, guidelines that implement the 1992 statutory amendments relating to historical resources were adopted on October 26, 1998 with the addition of State CEQA Guidelines Section 15064.5. The CEQA Guidelines 15064.5 provides that for the purposes of CEQA compliance, the term "historical resources" shall include the following:¹¹

A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register.

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[&]quot;A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's historic character. . . Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." Ibid, 15, p. 46.

[&]quot;A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style." Ibid.

¹⁰ <u>California Public Resources Code</u>, Section 21084.1.

State CEQA Guidelines, 14 CCR Section 15064.5(a).

A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements in Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat such resources as significant for purposes of CEQA unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be 'historically significant' if the resource meets one of the criteria for listing on the California Register.
- The fact that a resource is not listed in, or determined to be eligible for listing in the California Register, not included in a local register of historical resources (pursuant to Section 5020.1(k) of the Public Resources Code), or identified in a historical resources survey (meeting the criteria in Section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be a historical resource as defined in Public Resources Code Sections 5020.1(j) or 5024.1."

Given the age of the existing on-site land uses, and the associated potential for historic resources impacts, the historic resources sections of the CEQA Guidelines are relevant to the proposed project.

(b) California Register of Historical Resources

The Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the NHPA on a statewide level. The OHP also carries out the duties as set forth in the Public Resources Code (PRC) and maintains the California Historical Resources Inventory and the California Register of Historical Resources. The State Historic Preservation Officer (SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions. Also implemented at the state level, CEQA requires projects to identify any substantial adverse impacts which may affect the significance of identified historical resources.

The California Register of Historical Resources (California Register) was created by Assembly Bill 2881 which was signed into law on September 27, 1992. The California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change." 12 The criteria for eligibility for the California Register are based upon National Register criteria.¹³ Certain resources are determined by the statute to be automatically

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California Public Resources Code, Section 5024.1(a).

California Public Resources Code Section 5024.1(b).

included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.14

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed on the National Register of Historic Places and those formally Determined Eligible for the National Register of Historic Places:
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Commission for inclusion on the California Register.¹⁵

Other resources which may be nominated to the California Register include:

- Individual historical resources:
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as an historic preservation overlay zone. 16

To be eligible for the California Register, a historic resource must be significant at the local, state, or national level, under one or more of the following four criteria:

- 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2. Is associated with the lives of persons important in our past;
- 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- 4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be

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California Public Resources Code Section 5024.1(d).

California Public Resources Code Section 5024.1(e).

recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.¹⁷

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility.¹⁸

Given the age of the existing on-site land uses, the requirements of Assembly Bill 2881 are relevant to the proposed project.

(c) California Office of Historic Preservation Survey Methodology

The evaluation instructions and classification system prescribed by the California Office of Historic Preservation in its Instructions for Recording Historical Resources provide a three-digit evaluation rating code for use in classifying potential historic resources. The first digit indicates one of the following general evaluation categories for use in conducting cultural resources surveys:

- 1. Listed on the National Register or the California Register;
- 2. Determined eligible for listing in the National Register or the California Register;
- 3. Appears eligible for the National Register or the California Register through survey evaluation;
- 4. Appears eligible for the National Register or the California Register through other evaluation;
- 5. Recognized as Historically Significant by Local Government;
- 6. Not eligible for any Listing or Designation; and
- 7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register and California Register eligibility. Locally eligible resources are given a rating code level 5. Properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.

Given the age of the existing on-site land uses, and the need to evaluate the historical significance of on-site structures, the California Office of Historic Preservation Survey Methodology is relevant to the proposed project.

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California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c).

Ibid.

(3) Local Level - City of Long Beach

The Long Beach Municipal Code (2.63.050) establishes criteria for designating local historic landmarks and landmark districts. A cultural resource may be recommended for designation as a landmark or landmark district if it manifests one of the following criteria:

- A. It possesses a significant character, interest or value attributable to the development, heritage or cultural characteristics of the city, the southern California region, the state or the nation; or
- B. It is the site of a historic event with a significant place in history; or
- C. It is associated with the life of a person or persons significant to the community, city, region or nation; or
- D. It portrays the environment in an era of history characterized by a distinctive architectural style; or
- E. It embodies those distinguishing characteristics of an architectural type or engineering specimen;
- F. It is the work of a person or persons whose work has significantly influenced the development of the city or the southern California region; or
- G. It contains elements of design, detail, materials, or craftsmanship which represent a significant innovation or
- H. It is a part of or related to a distinctive area and should be developed or preserved according to a specific historical, cultural or architectural motif; or
- I. It represents an established and familiar visual feature of a neighborhood or community due to its unique location or specific distinguishing characteristic; or
- I. It is, or has been, a valuable information source important to the prehistory or history of the city, the southern California region or the state; or
- K. It is one of the few remaining examples in the city, region, state or nation possessing distinguishing characteristics of an architectural or historical type; or
- L. In the case of the designation of a tree(s) based on historic significance, that the tree(s) is (are) associated with individuals, places and/or events that are deemed significant based on their importance to national, state and community history; or
- M. In the case of the designation of a tree(s) based on cultural contribution, that the tree(s) is (are) associated with a particular event or adds (add) significant aesthetic or cultural contribution to the community.¹⁹

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ORD-05-0026 § 1, 2005; Ord. C-6961 § 1 (part), 1992.

Given the age of the existing on-site land uses, and the need to evaluate the historical significance of on-site structures, the City of Long Beach historic landmark designation criteria are relevant to the proposed project.

c. Historic Context

The development of a historic context provides the substantial evidence necessary to determine if any of the properties on the project site or in the immediately vicinity are historically significant, in accordance with Section 15064.5 of the CEQA Guidelines. The project site, including its neighboring parcels, is associated with four historical themes and periods of development, as follows: 1) Growth of the City of Long Beach, 1902-1920; 2) The Development of the Long Beach and Alamitos Bay Marina, 1920-1970; 3) Mid-Century Garden Motels; 4) Googie Architecture; 5)Roy Anthony Sealey, Architect; and 6) 6400 East Pacific Coast Highway, APN: 7242-011-005 (Project Site). Supplementary information for the historic context provided below is contained in the historic resources technical report included in Appendix D of this EIR.

(1) Growth of the City of Long Beach, 1902-1920

The present city of Long Beach is located on a portion of the 300,000 acres of land granted to Manuel Nieto by the Spanish colonial government in 1784. This tract would subsequently be divided into five smaller land grants, including Rancho Los Alamitos and Rancho Cerritos, on which Long Beach would later be established. The former was purchased in 1840 by real estate speculator and cattleman Abel Stearns, who was in the process of amassing one of the largest land-holdings in Southern California, known collectively as Stearn's Ranchos. The latter Rancho Los Alamitos was purchased in 1843 by Los Angeles merchant John Temple. The two ranchos owned by Stearns and Temple would later be sold to Jotham Bixby.

The first effort to develop the ranchos was attempted by William E. Wilmore, in 1880, on a portion of the Bixby landholdings. He called his townsite the "American Colony" or "Willmore City." Willmore was a few years too early to benefit from the enormous railroad-initiated Southern California land boom of the late 1880s, and was undercapitalized. His efforts failed, but Willmore's 1882 subdivision formed the precursor to modern Long Beach. The townsite was purchased in 1884 by the Long Beach Land and Water Company, which began making significant improvements, including the construction of a wharf and hotel, and connecting the town to the Southern Pacific Railroad's Wilmington branch. The elements for growth now in place, the expansion was explosive, especially after the opening of a Pacific Electric line to the city in 1902. Long Beach, which in the early 1900s had become one of the region's premier seaside resorts, was incorporated as a city in 1908.

The city began to take on a more commercial and industrial character with the construction of harbor facilities, beginning with the relocation of the Craig Shipbuilding Company to Long Beach in 1907. The Port of Long Beach continued to expand as oceanfront lands were reclaimed, particularly after the discovery of major oil fields at nearby Signal Hill in 1921. The city's future as a major center was firmly established in 1925 when it prevailed in a bitterly contested competition with other coastal cities to serve as the federally selected site of the region's primary port. In 1926, the harbor was awarded "deep water status" and funds for expansion. The 1920s would be a defining decade for Long Beach, as it expanded rapidly on the twin pillars of tourism and commerce, emerging as a city rivaling Los Angeles for regional stature and importance.

(2) The Development of the Long Beach and Alamitos Bay Marina, 1920-1970

In preparation for the 1932 Olympic Games hosted in Los Angeles, the City of Long Beach constructed the first manmade rowing course in the United States for the 10th Olympiad rowing competition.²⁰ The Los Alamitos Bay was straightened for the construction of the Marine Stadium, located on Appian Way between 2nd Street and Colorado Street. Jack Horner, the Director of the City of Long Beach publicity, described the new stadium:

The Olympic rowing course within the city limits of Long Beach is conceded to be one of the finest in the world. At a cost of \$120,000 the course has been straightened out and perfected, and the boathouse, dressing rooms and grand stand constructed. Parking facilities capable of accommodating 100,000 spectators have been provided. Just to the south of the rowing course is Los Alamitos Bay, a landlocked pleasure harbor which is becoming increasingly popular with those who enjoy sailing, aquaplaning, motor boating, and Stillwater swimming.²¹

Later the Marine Stadium was used for the United States men's Olympic trials in 1968 and 1976, and for United States women's Olympic rowing trails in 1984.

After World War II, the City of Long Beach planned to construct a major recreational marina in Alamitos Bay. As a result of tidelands funds, the city was able to construct the Los Alamitos Bay Marina after voters approved \$10,000,000 in tidelands funds and another \$4,000,000 three years later.²² In 1957, the marina was fully operational and attracted boaters from Southern California.²³ After the Alamitos Bay Marina was completed, the adjacent area was redeveloped to support the boaters and tourists attracted to the recreational facilities. The existing hotel on the subject property and the Golden Sails Hotel (1962), 6285 Pacific Coast Highway, were constructed during this period.

(3) Mid-Century Garden Motels

The majority of mid-century garden motels erected in Long Beach are arranged around landscaped courtyards, which is typical of the many garden motels that appeared in Long Beach and throughout Southern California during this era. The origin of the garden motel reaches back to the period of the Los Angeles region's rapid growth in the early decades of the twentieth century when the bungalow court as a building type appeared and evolved.

From its origins as tourist accommodations to its prevalence as high-density housing, the bungalow court became a common Southern California building type prior to World War II. Bungalow courts evolved from the need to lodge wintering Midwest and Eastern tourists who wanted small, inexpensive, temporary living accommodations different from hotels. Many of the earliest bungalow courts were located in popular tourist areas such as Pasadena and the Santa Monica area.²⁴ The idea for the bungalow court may have derived from

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[&]quot;Rowing Course Will Be Built," Los Angeles Times (August 2, 1931), p. F4.

[&]quot;Long Beach to Play Host," Los Angeles Times (June 17, 1932), p. B12.

Herbert, Ray. "Alamitos Bay Marina is Pride of Long Beach," Los Angeles Times (June 29, 1958), p. A.

[&]quot;Alamitos Bay Marina is Pride of Long Beach," Los Angeles Times (June 29, 1958), p. A. "Alamitos Bay Marina Opened at Long Beach," Los Angeles Times, (February 3, 1957), p. B1.

Byers, Charles Alma. "New Idea in Apartments," Technical World Vol. 16 (February 1912).

Eastern resort communities where tourist cabins in the woods organized around a central courtyard provided a prototype for the accommodation of more than one dwelling per parcel of land. The court filled a place between the single-family residence and apartment buildings as the simple configuration of a number of units around a common garden area that encouraged a sense of community. Residents encountered each other frequently within the protected environment of their courtyards.

As a building type, the garden motel adapted the bungalow court property type. Long Beach's garden motels are indicative of this trend providing landscaped garden areas with pools for the enjoyment of guests and generous surface parking lots. Such a design was consistent with the arrangement of similar garden motels in Long Beach that appeared from the 1930s through the early 1960s. The Edgewater Inn Marina Hotel is a typical garden motel of the 1960s. Jim Stockman, the owner of the Edgewater Inn Marina Hotel, operated other garden motel properties in California that included the Caravan Lodge, San Francisco; Edgewater Lodge, Santa Clara; Edgewater Inn Garden Hotel, Oakland International Airport; Edgewater Inn, Corte Madera; Edgewater Lodge, Lake Tahoe; and City Center Motel, Long Beach.²⁵ There are three garden motel property types in Long Beach that are better representations of the property type: City Center Hotel, 255 Atlantic Avenue, (David Clark, 1961); Inn of Long Beach, 185 Atlantic Avenue (architect and date unknown); and Golden Sails Hotel, 6285 East Pacific Coast Highway (Roy Sealey, circa 1962).

(4) Googie Architecture

Googie is an architectural style that first appeared in Los Angeles in the late 1940s and early 1950s. After World War II, architects created commercial buildings inspired by the technology that helped win the war and the prevailing optimism of the future. Characteristics of the style include large exaggerated and angled roofs that appear to float over large expanses of plate glass walls, abstracted geometric plans, site or functionally specific themes, and the integration of natural and synthetic materials such as stone walls, terrazzo flooring, Formica counter tops, plate glass, stainless steel, plastic and fiberglass. The architectural firm of Louis Armet and Eldon Davis (Armet & Davis), established in 1947, is credited for establishing the Googie style as a recognized and popular style of architecture.²⁶ Armet and Davis were both graduates of the School of Architecture at the University of Southern California. The Googie style was named for the "Googie" coffee shop on the corner of Sunset Boulevard and Crescent Heights in Los Angeles, designed by architect John Lautner. Armet and Davis' work for several restaurant chains, including "Bob's Big Boy" and "Denny's" helped spread the style and its image throughout the United States and Canada.²⁷ Locally they took liberty with the Coffee Shop Modern style, extending their designs to include hotels, bowling alleys, offices, and supermarkets.28

(5) Roy Anthony Sealey, Architect

Roy Anthony Sealey (b. Gatun, Panama, 1914), designed the subject property, the Edgewater Marina Inn Hotel. He began his education at Saint Emma Military School in Rock Castle, Virginia, and in 1936 he started studying architecture at Prairie View Agricultural and Mechanical College. In 1939 he received a scholarship

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Byers, Charles Alma. "New Idea in Apartments," <u>Technical World</u> Vol. 16 (February 1912).

Alan Hess, Googie Redux: Ultramodern Roadside Architecture (San Francisco: Chronicle Bks, 1986, 24).

Alan Hess, Googie: Fifties Coffee Shop Architecture (San Francisco: Chronicle Bks, 2004), p. 71.

Los Angeles Conservancy Modern Committee website.

to attend the prestigious University of Southern California architecture school.²⁹ While studying architecture at USC he worked for Paul R. Williams and eventually held the position of chief draftsman. By 1945, Roy Sealey left the architecture office of Paul Williams to open his own office. Paul Williams helped Roy Sealey start his own architecture practice by giving him project leads and clients. After an article from 1950 was published in *Ebony* magazine, "Architect for the Wealthy," Roy Sealey's practice took off. During the 1960s, he was one of a small group of notable African American architects practicing in Southern California. In 1961, his architectural practice was listed at 5150 Wilshire Boulevard, Room 401, which was just down the street from Paul Williams' office located at 3757 Wilshire Boulevard. 30 In 1965, his office was listed at 7966 Beverly Boulevard, and in 1987 he was listed at 921 Victoria Avenue.³¹ After running his own office for only 5 years, he had already constructed \$3,000,000 worth of office buildings, cocktail lounges, residences, and apartment units for top California businessman and movie stars.³² He was admitted to the American Institute of Architects in 1975.

Roy Sealey's portfolio is accomplished and diverse, including institutional, residential and commercial architecture. Often his projects incorporate landscape and patios into the overall design. Following the career path of Paul Williams, he began by designing residences for celebrities and the wealthy; including a hillside ranch residence for actress Vivian Blaine, a Colonial Revival residence for movie agent Ben Stein, a Colonial Revival residence for actor Robert Cummings, and a residence for aluminum magnet Manuel T. Fine.33

Once he became an established architect, Roy Sealey designed larger commercial projects. His other projects include Larry Potter's Supper Club (1948) 11345 Ventura Boulevard; Old English Cockatoo Hotel (1960) at 870 North Hawthorne Boulevard, Inglewood (demolished); Brierwood Terrace Valley Convalescent Hospital and Home for the Retired (circa 1958) located at 16530 Ventura Boulevard (demolished); Edgewater Marina Inn Hotel (circa 1961) at 6400 E PCH; Golden Sails Hotel (circa 1962) at 6285 East Pacific Coast Highway); Pittman Dog and Cat Hospital (1964) at 2901 Exposition Boulevard (extant); Belvedere Department of Social Services (1967) located at 5445 Whittier Boulevard; alteration and design of the Los Angeles County/USC Medical Center (1968-1975) located at 1200 State Street; expansion and remodeling of the Bank of America (1977) located at 3711 S. La Brea Avenue; remodel of the 6th Floor of the Hall of Administration for County Counsel John D. Maharg's staff (1970); and 32nd Street Elementary School (1975) located at 822 West 32nd Street (extant).34

(Footnote continued on next page)

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Henderson, Wesley Howard. "Roy Anthony Sealey." African American Architects: A Biographical Dictionary, 1865-1945 (New York: Routledge, 2004), pps. 367-369.

Los Angeles Directory.

Los Angeles Directory.

³² "Architect for the Wealthy." Ebony (August 1950), p. 32.

[&]quot;Architect for the Wealthy." Ebony (August 1950), p. 32.

[&]quot;Convalescent Home in Valley Started." Los Angeles Times (January 12, 1958), p. F16.

[&]quot;\$600,000 Hotel Being Built in Inglewood," July 24, 1960, p. K17.

[&]quot;English Style Hotel Features." Los Angeles Times (January 29, 1961), p. CSA7.

[&]quot;New Deluxe Pet Hospital Offers Complete Care." Los Angeles Sentinel (July 9, 1964), p. D2.

[&]quot;County-USC Medical Plans Expansion." Los Angeles Times (November 7, 1968), p. B4.

[&]quot;Remodeling of Maharg's Office Urged." Los Angeles Times (February 9, 1970), p. 31.

(6) 6400 East Pacific Coast Highway, APN: 7242-011-005 (Project Site)

Constructed in 1961, the Edgewater Inn Marina Hotel at 6400 East Pacific was designed by Roy A. Sealey and constructed by the Martin Burton Company. The hotel was owned by Jim Stockman's Garden Hotels and Lodges, a division of Transwestern Hotels, Inc. At the time of construction, the hotel was one of the first new hotels constructed in the Long Beach area in more than thirty years and was completed in anticipation of the Long Beach World's Fair. The *Los Angeles Times* featured the hotel on September 16, 1962: "The hotel will include 200 guest rooms and suites, three restaurants with dinner dancing nightly, a 24-hour coffee shop, two-cocktail lounges, convention and meeting rooms seating up to 1,500 people, a gift shop, liquor shop, a yacht catering service, and a children's playground. In addition, there will be a swimming pool and landscaped patios." ³⁵⁵

The Edgewater Inn Marina Hotel remained under the ownership of Jim Stockman's Garden Hotels and Lodges, Transwestern, until the Nordon Corporation, a Los Angeles oil and gas producer, purchased the Edgewater Inn Marina Hotel and Jim Stockman's other hotel properties in 1965. However, Jim Stockman, a graduate petroleum engineer, became the president of Nordon Corporation. In June of 1965, Jim Stockman filed for bankruptcy. Gerald V. Eisenhower, a distant relative of the former President and operator of Southern California shopping centers, purchased the hotel for \$3.1 million in December 1966. The building permits indicate the property changed ownership in 1969 to the Hyatt Corporation.

d. Historical Resources

(1) Historical Resources in the Project Vicinity

The survey study area includes previously identified historical resources within a ¼-mile radius of the project site. The historical resources investigations included archival records searches and literature reviews to determine: (i) if known historical resources sites have previously been recorded within a ¼-mile radius of the project site; (ii) if the project site has been systematically surveyed by historians prior to the initiation of the study; and/or (iii) whether there is other information that would indicate whether or not the area of the project site is historically sensitive or may pose indirect impacts to adjacent historic resources. PCR conducted a records search at the South Central Coastal Information Center (CHRIS-SCCIC) housed at California State University, Fullerton. This records search included a review of all previously conducted historical resources investigations within a 1/4-mile radius of the project site. In addition, the National Register of Historic Places (National Register), California Register of Historic Places (California Register), California Historical Interest (PHI), the California Historical Landmarks (CHL), and the City of Long Beach were reviewed.

There is one historic property located within the one-quarter mile radius of the project site: The Long Beach Marine Stadium. The Long Beach Marine Stadium, the first manmade watercourse constructed for the 1932

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[&]quot;Bank of America Opens New Branch, Completes Another." Los Angeles Times (July 24, 1977), p. J4.

³⁵ "\$3 Million Coast Highway Hotel to Open." <u>Los Angeles Times</u> (September 16, 1962), p. M25.

³⁶ "Nordon Corp. Plans to Buy Hotel Property." <u>Los Angeles Times</u> (February 16, 1965), p. B7.

[&]quot;Eisenhower Relative Buys Long Beach Hotel." <u>Los Angeles Times</u> (December 1, 1966), p. B12. "Edgewater Hotel Sold \$3 Million." <u>Independent</u> (November 30, 1966).

³⁸ City of Long Beach Building Permits (April 21, 1969).

Olympic rowing competition, is designated both as California Historical Landmark No. 1014 and California Point of Historical Interest No. LAN-056. There are no National Register or City of Long Beach landmarks within the one-quarter mile radius.

e. Evaluation of Historic Resources

(1) 6400 East Pacific Coast Highway, APN: 7242-011-005 (Project Site)

Architectural Description

As discussed above, the subject property consists of a sprawling 11-acre site with an irregular plan including a two-story lobby, restaurant, and meeting building near the corner of East Marina Drive and 2nd Street, and a grouping of narrow two-story hotel buildings divided by parking lots, landscaping, and a pool. Much of the site is used as asphalt parking-lot.

The primary public building in the hotel complex contains restaurants, meeting spaces, a check-in area, and the lobby space. There is a two-story west section and a one-story east section of the public reception building. The building appears to be constructed with steel-framing and stucco surface. The roof of the twostory portion has a repetitive diamond -shaped profile. On the west side of the two-story portion, tall yshaped two-story columns support the outer edge of the diamond-shaped roof. The exterior surface of the building is sheathed in field-stone and stucco, with large expanses of curtain wall windows divided by aluminum mullions. Set just west of the y-shaped columns, a cast concrete screen of various heights creates a transitional space between the interior and the landscape. The interior of the primary public building has been remodeled several times, although some original fabric remains. In particular, a suspended castconcrete stair connects the first and second floors, and original chandeliers and mirrored walls remain in the northern lobby. A one-story entranceway spans the entire length of the primary public reception building and serves as the formal entranceway to the check-in area. Attached to the south side of the entrance lobby, a covered exterior walkway connects the primary public building to the two-story hotel room buildings and their associated landscapes. There is a circular public event space located in the hotel-room portion of the site.

The plan for the hotel room section of the site covers much of the south portion of the 11-acre site. The residential wings are largely two-stories and one room wide with each unit having either an exterior porch or balcony. While the residential wing visually appears to be many buildings divided by landscape-space and parking lot, the hotel rooms are actually organized in one continuous attached building under one roof punctuated by garden courts. There is only one unattached wing of hotel rooms fronting East Marina Drive which is two-stories tall and two units wide (added in 1981). The residential buildings appear to be steelframe with a stucco surface. The windows are single-light with aluminum frames. Sliding glass doors open out from the units onto the patio or balcony. The landscaping is mostly palm trees, hedges, and turf, and the pathways are scored concrete.

The Edgewater Marina Inn Hotel has undergone substantial alterations. The alterations occurred when Hyatt Corporation purchased the hotel in 1969. In January of 1969 a building permit was filed to construct a 2,300 square foot addition was to the rear of the kitchen.³⁹ In April 1969 an alteration permit was filed to

City of Long Beach Building Permits (January 2, 1969).

enclose the present porch for an office.⁴⁰ The same year an application was filed to remodel the public areas, including the main lobby, dining room, banquet room, and meeting rooms.⁴¹ The interior designers contracted were Northridge Interiors. In March 1981 a two-story 52-room freestanding addition was constructed in the middle of the existing hotel wings.⁴² Also in the same year, a 180' by 170' pool cabana was demolished, a commercial pool and spa was constructed, a storage room was added to the main building, and a wall was constructed between the cocktail lounge and restaurant.⁴³ One year later, the covered exterior walkway was enclosed by the construction of three walls for a storage area.⁴⁴ In 1985 a gazebo was added in the front courtyard, and was later removed at an unknown date.⁴⁵ In 1996, the Edgewater Hotel was renamed the SeaPort Marina Hotel after being purchased by the SeaPort Marina Hotel.

Integrity

The subject property located at 6400 East Pacific Coast Highway does not exhibit sufficient integrity to meet the threshold of significance as a potential historical resource. The Edgewater Marina Inn Hotel is an altered example of a common Mid-Century Modern two-story garden motel. While the location remains the same, the remaining elements of integrity (design, setting, materials, workmanship, feeling, and association) are compromised. Various updates and modifications have resulted in a property that is vaguely recognizable as a Mid-Century Modern design but which does not currently exhibit a strong association with the Mid-Century Modern style.

Regarding integrity of materials, in many instances, the Hotel's original materials remain; however, modifications have negatively impacted the design's integrity. There are multiple additions to the subject property, including a 2,300 square foot addition to the restaurant, enclosure of two exterior walkways, and a 52-room hotel wing addition. These alterations compromise the integrity of the original design. In addition, the Hotel's workmanship is compromised due to lack of maintenance, deterioration, and subsequent incompatible tenant alterations. As a result, the Hotel's architectural character is poorly expressed and it is not particularly evocative of its early-1960s origins. With regards to association, there is no indication that the Hotel ever served as a direct link between an important historic event or person.

Significance

The Hotel does not appear eligible for either individual listing or as a contributor to a historic district under any applicable criteria.

At the federal level, the Hotel, ca. 1961, meets the 50-year age consideration of the National Register and was therefore evaluated under *National Register Criteria Consideration G.* However, while Roy Anthony Sealey was a recognized African American Architect, the Edgewater Marina Inn Hotel is not one of the more notable

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⁴⁰ City of Long Beach Building Permits (April , 1969).

⁴¹ City of Long Beach Building Permits (May 15, 1969).

⁴² City of Long Beach Building Permits (March 13, 1981).

⁴³ City of Long Beach Building Permits (January 9, 1981; July 8, 1981; May 26, 1981; September 23, 1981).

⁴⁴ City of Long Beach Building Permits (April 6, 1982).

⁴⁵ City of Long Beach Building Permits (May 14, 1985).

designs by Roy Anthony Sealey. The Hotel was not recognized at the time of its completion or in subsequent years as an important or notable work of the firm in architectural journals. The subject property incorporates design elements used in Mid-Century Modern style garden motels: large surface parking lots; long and linear arrangements of hotel rooms; and landscaped garden courtyards. Furthermore, the Hotel design incorporated some Googie-style features including the use of flagstone veneer, a repetitive diamondshaped roof profile on the two-story section of the reception building, and folded roof forms above the circular building and above one of the entrances to the guest room section of the property. These features were commonplace and widely used in Mid-Century Modern garden motels in Long Beach and Southern California and therefore are not architecturally innovative or singularly distinctive, and do not stand out in the works of Roy Sealey, or in the context of local or regional architecture.

In summary, the Hotel is a common example of a Mid-Century Modern garden motel that incorporates typical features of the style: glass doors and walls; Googie-style ornamentation; largely uninterrupted vertical and horizontal lines; the use of aluminum, concrete block, and brick; expansive parking lots; and landscaped courtyards. As a result, although the Hotel meets the 50-year age criteria for consideration in the National register, overall the Hotel has not achieved exceptional importance within the last fifty years as set forth by the threshold of significance for listing in the National Register under Criteria Consideration G as an individual resource.

At the state level, the historical record does not indicate that the subject property is connected with events that have made a significant contribution to the broad patterns of California's history and cultural heritage associated with Mid-Century Modern garden motels, as is required under Criterion 1. Although the Hotel was used by the community to host professional and social events, these events are common to all hotels and are not singularly or cumulatively significant, nor do they add to the significance of the Hotel. The Edgewater Marina Inn Hotel is similar to numerous other garden motels built in neighborhoods throughout Southern California during the 1960s. Its construction followed general local development trends and did not make notable contributions to the economic or social history of south Long Beach during this period. Under Criterion 2, the Hotel does not appear to be associated with the productive life of a person important in California history.

As noted above under the analysis of the Edgewater Marina Inn Hotel under Criterion 3, Criteria Consideration G, the Hotel does not appear to be singularly innovative or a distinctive design of Roy Anthony Sealey. The extant Hotel is altered and does not exhibit the required integrity or distinctive characteristics of garden motels necessary for eligibility under this criterion. The Golden Sails Hotel (6285 East Pacific Coast Highway), down the street from the subject property, is a better example of the garden motel and Roy Sealey's distinctive Mid-Century Modern style designs. Under Criterion 4, the Hotel has not yielded, nor is it likely to yield, information important in prehistory or history.

At the local level, the Edgewater Marina Inn Hotel does not appear eligible as a City of Long Beach Landmark. The Hotel does not possess a significant character, interest or value attributable to the development, heritage or cultural characteristics of the city, the southern California region, the state or the nation. The Hotel does not manifest one of the following City of Long Beach Landmark criteria A, B, C, D, E, F, G, H, I, J, K, L, and M. The subject property is an undistinguished and altered example of a common architectural type, a 1960s Mid-Century Modern style garden motel. It cannot be argued that it is inherently valued for a study of period, style, or method of construction. There is a better example of a 1960s Mid-Century Modern style

garden motel designed by Roy A. Sealey, the Golden Sails Hotel (6285 East Pacific Coast Highway), down the street from the subject property.

In summary, the hotel does not appear potentially eligible as an historical resource under any of the applicable criteria of the National Register of Historic Places, California Register of Historical Resources, or as a City of Long Beach Landmark. The Edgewater Marina Inn Hotel is evaluated with a California Historical Resources Status Code of 6Z, which refers to those properties "found ineligible for NR, CR, or local designation through survey evaluation." Pursuant to Section 15064.5(a)(2) of the CEQA Guidelines, the Shopping Center is not considered to be a historical resource.

3. **ENVIRONMENTAL IMPACTS**

a. Significance Thresholds

(1) CEQA Guidelines

A project may have a significant impact on historic resources if it would exceed the significance thresholds included in Section V, Cultural Resources, in Appendix G of the CEQA Guidelines. As such, the proposed project would result in a significant impact to historic resources if it would:

1. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5.

The definition of "historic resources", as defined by State CEQA Guidelines Section 15064.5, is discussed in detail in Section 2.b(2)(a) of this EIR section above.

The current CEQA Guidelines state that a project involves a "substantial adverse change" to a historic resource when one or more of the following occurs:

- 1. 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.
- 2. 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 Public Resources Code or its identification in a historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, 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.

Section 15064.5(b) of the CEQA Guidelines also provides a threshold for determining whether project impacts are mitigated to a less than significant level. As described in Section 15064.5(b)(3):

3. Generally, 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, shall be considered as mitigated to a level of less than a significant impact on the historic resource.

b. Methodology

A multi-step methodology was utilized to evaluate the potential impacts of the proposed project on historical resources located within the project vicinity to comply with CEQA. Site inspections and property history research were conducted to document and assist in assessing the existing conditions. A field inspection of the study area was conducted by PCR staff on October 7, 2009. The field survey utilized the survey methods of the State of California Office of Historic Preservation (OHP). The intensive level pedestrian survey included physical examination of building exteriors on the project site as well as the exteriors of other buildings within the immediate vicinity, which were recorded through color 35mm digital photography and manuscript notes.

Site-specific research on the project site and vicinity included Sanborn fire insurance maps, city directories, newspaper articles, historical photographs, and other published sources. Ordinances, statues, regulations, bulletins and technical materials relating to federal, state, and local historic preservation designation assessment processes and related programs were reviewed and analyzed. The historic designation criteria of the National Register, State Register, and the City of Long Beach were used to evaluate the potential historical and architectural significance of the assessed properties. The potential impacts of the proposed project were then analyzed in accordance with Section 15064.5 of the CEQA Guidelines.

c. Analysis of Project Impacts

(1) Would the project cause a Substantial Adverse Change in the Significance of a Historical Resource as Defined in § 15064.5?

Pursuant to CEQA, and based on the evaluation of historic significance provided above, the property at 6400 East Pacific Coast Highway is not considered potentially eligible as an historical resource under any of the applicable criteria of the National Register of Historic Places, California Register of Historical Resources, or as a City of Long Beach Landmark. It is recommended the property be assigned a California Historical Resources Status Code of 6Z, which refers to those properties "found ineligible for NR, CR, or local designation through survey evaluation." Pursuant to Section 15064.5(a)(2) of the CEQA Guidelines, the subject property is not considered to be a historic resource and no further consideration of historic Given that the on-site structures are not considered historic resources, resources is required. implementation of the proposed project, including demolition and removal of all existing on-site structures, would not result in an adverse impact to any historical resources on-site. Additionally, the implementation of the proposed project would not materially impair the historic setting of the previously recorded off-site

historic properties, such as Marine Stadium northwest of the project site, such that indirect impacts to resources could occur. The proposed project would have no impact upon these properties given their distance from the site and intervening urban development, landscaping, and infrastructure, and therefore further evaluation is not required. As such, the proposed project would not cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of the *CEQA Guidelines*, and therefore impacts are considered less than significant.

4. MITIGATION MEASURES

As indicated above, impacts to historic resources would be less than significant. As such, no mitigation measures are required.

5. CUMULATIVE IMPACTS

As indicated above, the proposed project would not have an impact on historical resources (i.e., the existing structures at the project site), as the existing on-site structures are not considered historic and no indirect impacts on off-site historic resources would occur. Thus, the project would not have a cumulatively considerable impact on historic resources in association other related development projects.

6. LEVEL OF SIGNIFICANCE AFTER MITIGATION

The implementation of the proposed project would not result in adverse effects on any historic resources in the project area, and therefore impacts in this regard would be less than significant.

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