

# **Appendix C**

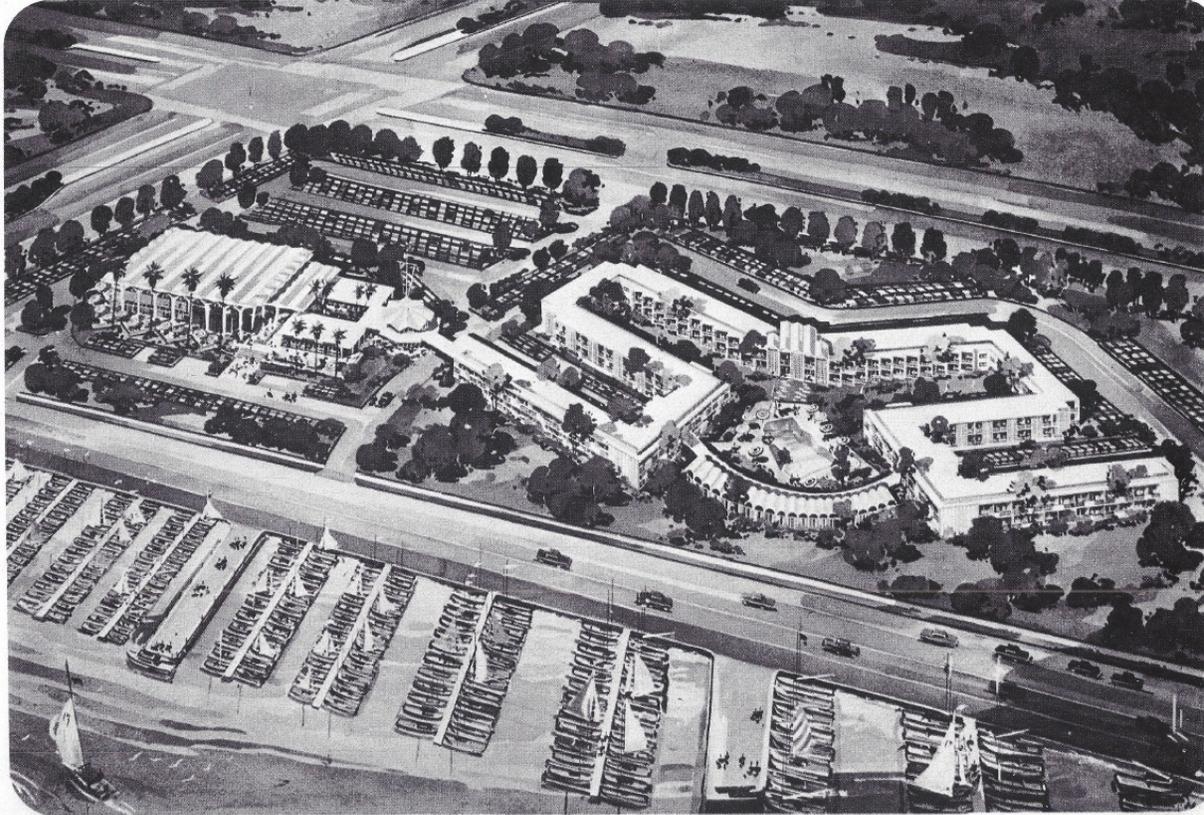
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## Historical Resources Report



**EDGEWATER INN MARINA HOTEL  
6400 East Pacific Coast Highway  
Long Beach, California**

Historical Resource Evaluation Report



Prepared by:



November 26, 2014



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## **EXECUTIVE SUMMARY**

This report presents the results of a historical resource evaluation of the Edgewater Inn Marina Hotel, located in the southeastern portion of the City of Long Beach. The property occupies a single parcel of land at 6400 East Pacific Coast Highway. Completed in 1963, the Edgewater Inn Marina Hotel is not currently designated under any national, state, or local landmark programs. GPA Consulting (GPA) was retained to complete this evaluation as part of the environmental review of a proposed project in compliance with the California Environmental Quality Act (CEQA). The project would result in the removal of all of the existing improvements on the property.

The property was evaluated in this report using the National Register of Historic Places and California Register of Historical Resources, and Long Beach Landmark criteria. The primary contexts and themes considered in this evaluation were derived from the City of Long Beach Historic Context Statement and included economic development and architecture. After careful research and evaluation, GPA concluded that the property does not appear to be individually eligible for listing in the National Register of Historic Places, California Register of Historical Resources, or as a Long Beach Landmark for lack of significance. GPA also concluded that the property is not a contributor to a potential historic district under the federal, state, or local designation programs. Therefore, the property is not a historical resource as defined by CEQA. As the project will have no impact on historical resources, no further study is required or recommended.

# **1. INTRODUCTION**

## **1.1 Purpose and Qualifications**

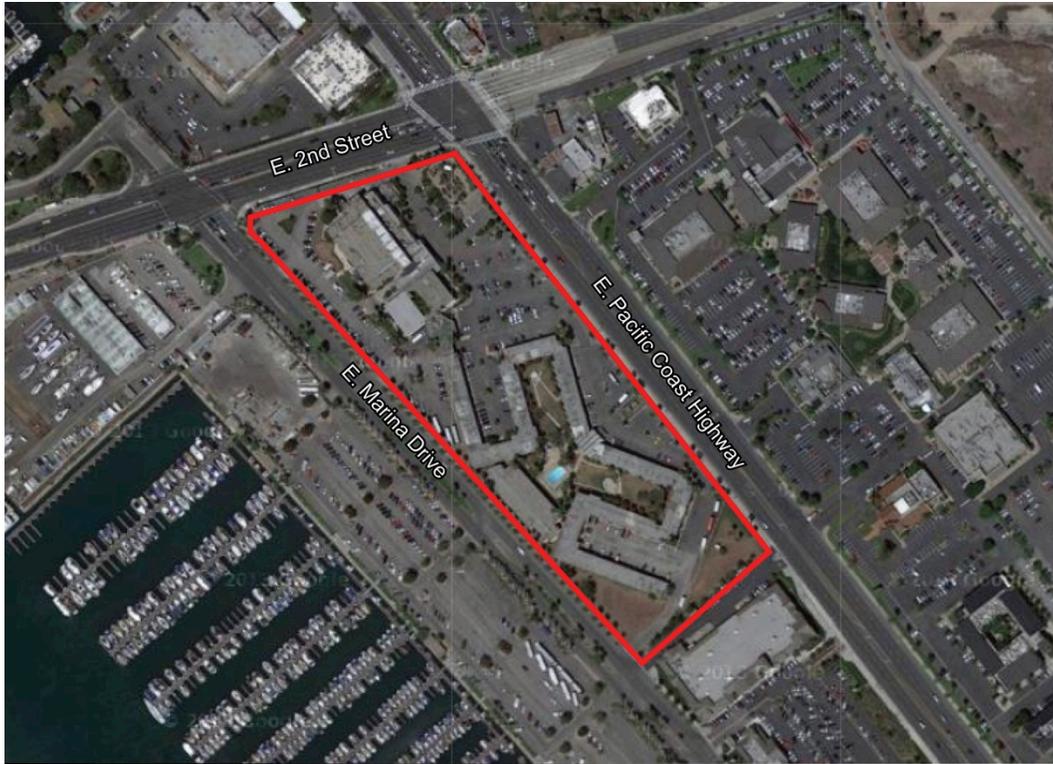
The purpose of this report is to determine and set forth whether or not a proposed development project will impact historical resources. The project site is located at the southeast corner of 2<sup>nd</sup> Street and East Pacific Coast Highway in the City of Long Beach. The subject lot is Assessor Parcel Number 7242-011-005 and the street address is 6400 East Pacific Coast Highway. The project site is currently occupied by a two-story hotel building constructed between 1961 and 1963. The hotel was originally called the Edgewater Inn Marina Hotel, but is commonly known by its current name, the Sea Port Marina Hotel. The surrounding area is developed with low-rise commercial buildings to the south, east, and north and Alamitos Bay to the west. The project involves the removal of the existing building and the construction of a mixed-use development. GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the project site in compliance with the California Environmental Quality Act (CEQA).

Teresa Grimes, Principal Architectural Historian at GPA, was responsible for the preparation of this report. Ms. Grimes fulfills the qualifications for historic preservation professionals outlined in Title 36 of the Code of Federal Regulations, Part 61. Her résumé is available upon request.

## **1.2 Methodology**

In preparing this report, the following tasks were performed:

1. Researched property to determine whether or not it is currently listed as a landmark under national, state, or local programs and whether or not it has been previously identified or evaluated as a historical resource. This involved a records search at the South Central Coastal Information Center at California State University, Fullerton. The records search revealed no previously recorded historical resources on the project site. In addition, there are no known historical resources in the immediate vicinity of the project site.
2. Conducted a field inspection of the project site to ascertain the general condition and physical integrity of the buildings thereon. Digital photographs were taken during this field inspection.
3. Obtained and reviewed the building permits for the property from the City of Long Beach Department of Building and Safety. Dates of construction and subsequent alterations were determined by the building permit record, as well as additional sources, such as the field inspection and historic aerial photographs.
4. Reviewed the City of Long Beach Historic Context Statement (2009) to determine the context(s) and theme(s) in which the property should be evaluated
5. Researched the property and surrounding area at local libraries and archives to establish its general history and its relative significance in the context(s) and theme(s), including a review of the relevant databases, newspapers, books, and articles.
6. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance, integrity, and character-defining features of the project site.



Base image courtesy of Google Maps. Project Area outlined in red.

**Figure 1:** Location map. Source: GPA.

## **2. REGULATORY ENVIRONMENT**

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historic resources or has been identified as historically significant in a historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.<sup>1</sup> The National Register, California Register, and local designation programs are discussed below.

### **2.1 National Register of Historic Places**

The National Register is "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 be considered for protection from destruction or impairment."<sup>2</sup>

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<sup>1</sup> Public Resources Code Section 5024.1 and 14 CCR Section 4850.

<sup>2</sup> Title 36 Code of Federal Regulations Part 60.2.

## Criteria

To be eligible for listing in the National Register, a property must be at least fifty years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:<sup>3</sup>

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody 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; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

## Physical Integrity

According to *National Register Bulletin #15*, "to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity." Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."<sup>4</sup> Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials.

## Context

To be eligible for listing in the National Register, a property must also be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear."<sup>5</sup> A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

## **2.2 California Register of Historical Resources**

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.<sup>6</sup>

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<sup>3</sup> Title 36 Code of Federal Regulations Part 60.4.

<sup>4</sup> *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation*, (Washington D.C.: National Park Service, 2002), 44-45.

<sup>5</sup> *National Register Bulletin #15*, 7.

<sup>6</sup> Public Resources Code Section 5024.1 (a).

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

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.<sup>7</sup>

The criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least fifty years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Historical resources eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. Resources less than fifty years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.<sup>8</sup>

The California Register may also include properties identified during historical resource surveys. However, the survey must meet all of the following criteria:<sup>9</sup>

1. The survey has been or will be included in the State Historic Resources Inventory;
2. The survey and the survey documentation were prepared in accordance with office [SOHP] procedures and requirements;
3. The resource is evaluated and determined by the office [SOHP] to have a significance rating of Category 1 to 5 on a DPR Form 523; and

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<sup>7</sup> Public Resources Code Section 5024.1 (d).

<sup>8</sup> Public Resources Code Section 4852.

<sup>9</sup> Public Resources Code Section 5024.1.

4. If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

#### SOHP Survey Methodology

The evaluation instructions and classification system proscribed by the SOHP in its *Instructions for Recording Historical Resources* provide a three-digit evaluation code for use in classifying potential historical resources. In 2003, the codes were revised to address the California Register. The first digit indicates the general category of evaluation. The second digit is a letter code to indicate whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number, which is coded to describe some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

### **2.3 City of Long Beach Landmarks and Historic Districts**

Section 2.63.050 of the City of Long Beach Municipal Code establishes the procedures and criteria for designating local landmarks and historic districts. Specifically, the criteria for designation are as follows:<sup>10</sup>

- 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 an 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

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<sup>10</sup> Section 2.63.050 of the City of Long Beach Municipal Code.

- E. It embodies those distinguishing characteristics of an architectural type or engineering specimen; or
- 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 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
- J. 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.
- L. In the case of the designation of tree(s) based on historical significance, that the tree(s) is (are) associated with individuals, places, and/or events that are deemed significant based on their importance to the national, State, and community history; or
- M. In the case of the designation of a tree(s) is (are) associated with a particular event or adds (add) significant aesthetic or cultural contribution to the community.

While the City does have specific integrity requirements, there is an expectation that Landmarks retain the form and materials from their period of significance.

### **3. ENVIRONMENTAL SETTING**

#### **3.1 Description and History of the Project Site**

The project site is located in the southeastern portion of the City of Long Beach east of Alamitos Bay. The eleven-acre site is generally rectangular in shape and bounded by 2<sup>nd</sup> Street on the north, an adjacent parcel on the south, East Pacific Coast Highway on the east, and East Marine Drive on the west. The topography of the area is flat and the surrounding land uses are primarily commercial. Low-rise commercial buildings are situated north, south, and east of the project site. The Long Beach Yacht Harbor is west of the project site, across East Marina Drive.

The Edgewater Inn Marina Hotel was designed by Roy A. Sealey and constructed by the Martin Burton Company between 1961 and 1963. The hotel was owned by Jim Stockman's Garden Hotels and Lodges, a division of Transwestern Hotels, Inc. At the time, Long Beach was attempting to attract the 1967 World's Fair, which was to be held in California.<sup>11</sup> Charles Luckman Associates was hired to design the fair grounds on a 300-acre site on Long Beach Harbor. However, conflicts among the organizing committee caused the city to back out.

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<sup>11</sup> No Author, "1967 Long Beach Fair Wins an Official Nod," *New York Times*, May 23, 1964.

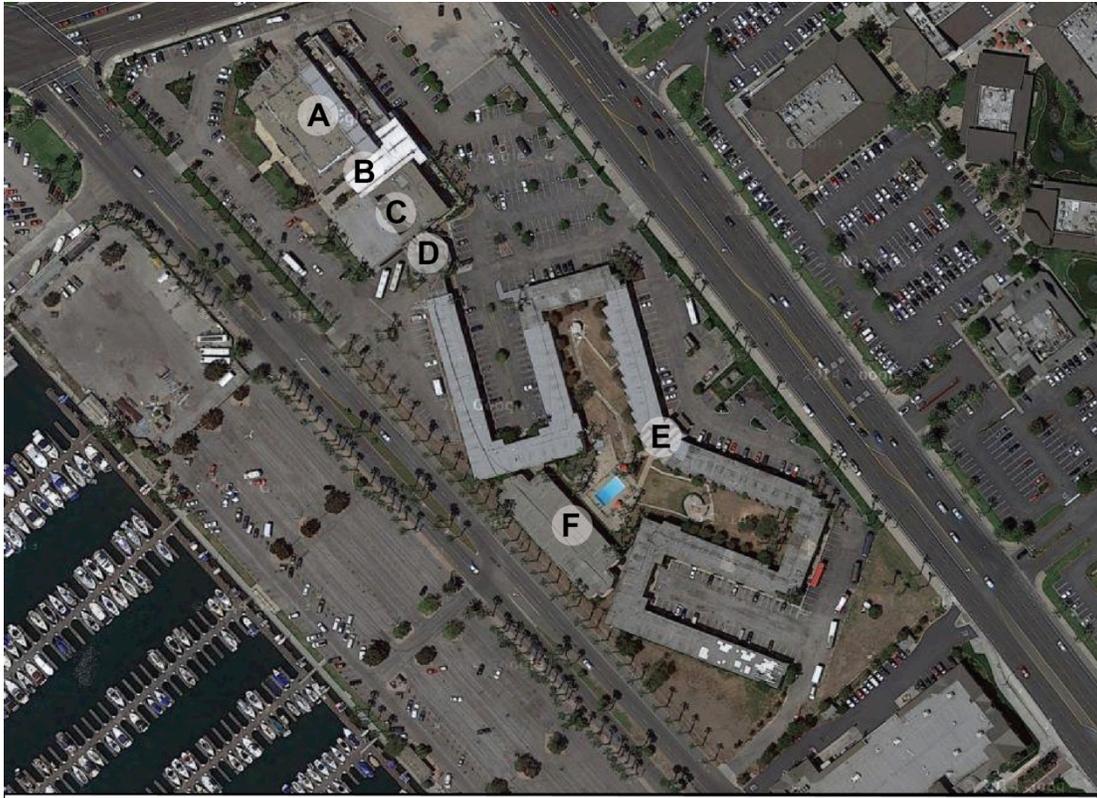
When the fair failed to come to fruition, the hotel languished. In 1965, Stockman's entire chain of hotels, including the Edgewater Inn Marina Hotel, was sold to the Nordon Corporation, a Los Angeles oil and gas producer. Stockman, a former executive at Shell Oil, became president of the Nordon Corporation.<sup>12</sup> This transaction; however, did not prevent Stockman from losing his hotels; later that year he filed for bankruptcy. Gerald Eisenhower, a Southern California shopping center developer, purchased the property in December of 1966.<sup>13</sup> By 1969, the hotel was owned by the Hyatt Corporation, and many of the alterations discussed below were completed at this time. The hotel includes a lobby, restaurant, banquet rooms, guest rooms, and an outdoor pool in a two-story building that extends across the entire property. The building is Midcentury Modern in style with a steel frame structure and stucco exteriors. Surface parking lots and landscaping are located around and between the building as it meanders across the property.

In the northern portion of the property is a main building that originally contained a restaurant, cafeteria, kitchen, offices, shops, and lobby. The building is generally rectangular in plan, but is divided into two, two-story sections that are connected by a one-story portion that was originally a covered walkway. The northern section **[A]** is covered by a flat roof with a diamond-shaped eave (Figure 4). On part of the north and south facades and all of the west facade, the eave has an overhang that is supported by Y-shaped columns. Along the west facade there is a continuous band of windows on the second story and doors that lead to a patio for outdoor dining. The first story originally featured large expanses of glass windows, but they have since been removed. A cast concrete block screen wall separates the patio from the landscaping. Along the east facade is a one-story mass with a flat roof and solid stucco wall. The kitchen was originally located within this space. In 1969, a building permit was issued for a 2,300 addition to the rear of the kitchen. This addition is on the east facade (Figure 5). The space was subsequently converted to restrooms.

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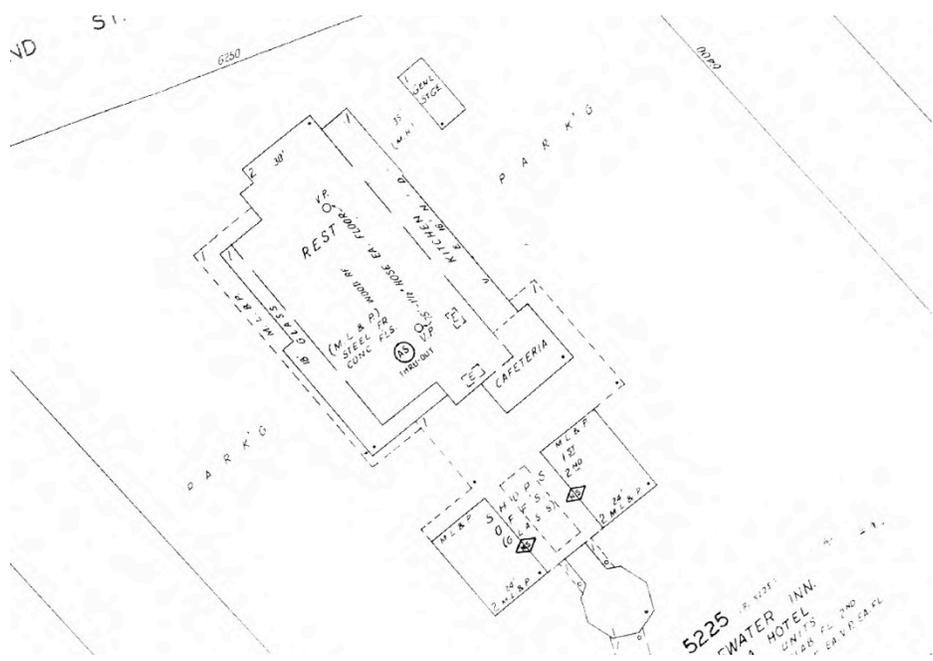
<sup>12</sup> No Author, "Nordon Corp. Plans to Buy Hotel Property," *Los Angeles Times*, February 16, 1965, B7.

<sup>13</sup> No Author, "Eisenhower Relative Buys Long Beach Hotel," *Los Angeles Times*, December 1, 1966, B12.




Base image courtesy of Google Maps.

**Figure 2:** Letters in description below correspond with those in above map.



**Figure 3:** 1963 Sanborn Fire Insurance Map depicting the northern portion of the property. Source: EDR.

The southern section of the main building **[B]** is covered by a flat roof and features a narrow courtyard in the center. On the east and west facades, the lower portion is sheathed with field stone (Figure 6). Large expanses of aluminum frame windows and doors are found on the east and west facades and along the interior of the courtyard (Figure 7). The cast concrete block screen wall is repeated in this section of the building.

Connecting the northern and southern sections is the one-story portion of the building **[C]**. This space was originally a covered walkway with a cafeteria attached to the kitchen and restaurant contained within the northern section. In 1969, a building permit was issued to enclose this space for an office. It is now used as the main entrance to the building (Figure 5).

At the center of the south facade of the southern section of the building is an octagonal pavilion **[D]** covered by a folded plate roof (Figure 8). It is surrounded by a covered walkway that connects to the guest room portion of hotel.

While the guest room portion of hotel **[E]** appears to be a series of buildings, it is actually one continuous attached building that zigzags in and out of the southern portion of the property (Figures 1 and 2). The building is one room wide with each wing identical in design. One side of each wing faces a surface parking area (Figure 9). Along this side is an exterior walkway on each story that leads to the guest room doors. The flat roof of the building extends over the walkway on the second story and is supported by columns clad with wood. The guest room doors are plain slabs. On the opposing side of each wing is a recessed patio (on the first story) or balcony (on the second story). These spaces are accessed by sliding glass doors and overlook a landscaped area (Figure 10).

In the center of the east side of the guest room portion of hotel, there is a section covered by a folded plate roof (Figure 11). In 1981, the original cabana was demolished and the pool was replaced (Figure 12). As seen on the historic aerial photographs (Figures 16, 17 and 18), the original pool was larger than the current pool and had a different orientation. The cabana was a segmental arch-shaped structure that enclosed the west side of the central landscaped area. It was replaced with a detached rectangular guest room wing that mimics the design of the rest of the building **[F]**.

The interior of the building has been repeatedly altered, beginning in 1969, but the northern portion contains some original features including a chandelier and staircase. Based upon the historic aerial photographs, the grounds were minimally landscaped. Mature trees include *Washingtonia Robusta* (Mexican fan palms), but the landscaped areas are essentially turf with some foundation plantings such as *Nerium oleander* (oleander). Original light standards remain in the parking lots. The tall pole sign in the northeast corner of the property has a nautical theme. It replaced the original sign that was more space age in the theme of its design (Figure 13).

The construction history of the property between 1961 and 1985 is documented by the building permit history in Table I below:

**Table I  
Building Permit History**

| #      | Date       | Owner  | Architect                    | Description  | Value     |
|--------|------------|--|------------------------------|--|-----------|
| 6660   | 10/31/1961 | Marina Properties  | Roy Sealey                   | Motel (200 units) restaurant and bar, convention facilities, shopping      | \$140,000 |
| 9678   | 12/1/1961  | Marina Properties  | Roy Sealey                   | Add second floor over six shops  | \$60,000  |
| 3200   | 1/2/1962   | Marina Properties  | George C. Thompson           | Semi-public pool   | \$5,200   |
| 806    | 3/12/1963  | Marina Properties  | Roy Sealey                   | New construction: general meter room and storage                           | \$800     |
| 4164   | 6/12/1963  | Marina Properties  | Roy Sealey/Michael C. Marono | Heating, ventilating, and air conditioning                                 | \$136,500 |
| 5174   | 9/18/1964  | Marina Properties  | none listed                  | Restaurant: installation of refrigeration piping and condensing units      | \$25,880  |
| 8790   | 10/5/1965  | Jim Stockman   | none listed                  | Install partitions to make a dress shop                                    | \$1,500   |
| 21480  | 1/2/1969   | California Financial Corp DBA Edgewater Inn Marina Hotel | E.R. Florence Jr.            | Remodeling and addition to kitchen area (2,300 sq ft)                      | \$30,000  |
| 1445   | 4/21/1969  | Edgewater Hyatt House                                    | none listed                  | Enclose existing porch and office  | \$3,500   |
| 3613   | 5/15/1969  | Hyatt Corp.  | none listed                  | Remodel public areas: main lobby, dining room, banquet room, meeting rooms | \$10,000  |
| 814835 | 1/9/1981   | Hyatt Hotels   | none listed                  | Demolish pool cabana   | \$4,000   |
| 817689 | 3/3/1981   | Hyatt Hotels   | Sherrod Marshall             | Foundation for motel addition  | \$8,650   |
| 818443 | 3/13/1981  | Hyatt Hotel Inc.   | none listed                  | Construct 52 rooms for hotel use   | \$865,000 |
| 813783 | 7/8/1981   | Hyatt Hotels   | Tibor Ginter                 | Commercial pool and spa  | \$24,000  |
| 811547 | 5/26/1981  | Hyatt Hotels   | Sherrod Marshall             | Add storage room to existing hotel building                                | \$25,000  |
| 806711 | 9/23/1981  | Hyatt Hotels   | none listed                  | Construct wall between cocktail lounge and restaurant                      | \$5,000   |
| 825184 | 4/6/1982   | Hyatt Hotels   | none listed                  | Enclose covered exterior walkway in hotel for storage area                 | \$2,900   |



**Figure 4:** West facade of the northern portion of the main building.



**Figure 5:** East facade of the northern portion of the main building, now the main entrance.



**Figure 6:** West facade of the southern portion of the main building.



**Figure 7:** Courtyard of the southern portion of the main building.



**Figure 8:** Octagonal pavilion.



**Figure 9:** Typical parking lot elevation.



**Figure 10:** Typical landscaped area elevation.



**Figure 11:** Connection between parking lot on east and central landscaped area.



**Figure 12:** Pool area.



**Figure 13:** Pole sign in northeast corner of property.



**Figure 14:** Entrance lobby and front desk.



**Figure 15:** Altered area of interior.



**Figure 16:** 1963 aerial photograph depicting the property the year the hotel opened. Source: EDR.



**Figure 17:** 1970 aerial photograph depicting the property. The alterations to the main building completed in 1969 are visible. Source: EDR.



**Figure 18:** 1983 aerial photograph depicting the property. The original pool and cabana were replaced by a smaller pool and new hotel wing. Source: EDR.

## **4. EVALUATION OF ELIGIBILITY**

### **4.1 National Register of Historic Places**

#### Criterion A

To be eligible for Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the economic development of Long Beach, specifically the theme of tourism, recreation and leisure. The period of significance for this theme in the Long Beach Historic Context Statement is 1885 to 1967.

By the end of the 19<sup>th</sup> century, Long Beach boasted a robust tourist industry with many hotels and seaside amenities. During the 1910s, seaside improvements included the construction of a second municipal pier and a new rollercoaster called the Pike. There was a drop in tourism during the 1930s as a result of the 1933 Long Beach Earthquake, which devastated the city, as well as the Great Depression. By the end of the decade, the industry was on its way to recovery. The *WPA Guide to California* noted eighty-eight hotels, eleven tourist camps, and one trailer camp in Long Beach.<sup>14</sup> After World War II, the City began planning for a major marina in Alamitos Bay. The development of the Long Beach Marina in 1957 attracted residents as well as tourists interested in recreational boating and water sports. The area around the marina that was once occupied by oil derricks was redeveloped and several motels were constructed. Despite these achievements, the 1960s witnessed a decline in tourism and several attractions were demolished including the Rainbow Pier, Boathouse, Plunge, and Cyclone Racer. Hoping to

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<sup>14</sup> Federal Writer's Project of the Works Progress Administration, *The WPA Guide to California*, (New York, NY: Pantheon Books, 1939, Republished 1984)

revitalize the tourist industry, the City purchased the Queen Mary, a former ocean liner. After extensive repairs, it was reopened as a hotel and tourist attraction in 1971.<sup>15</sup>

According to the Long Beach Historic Context Statement, the property types associated with the theme of tourism, recreation and leisure are: hotels; boarding houses, beach cottages, seasonal housing, and commercial buildings; and motels. The Edgewater Inn Marina Hotel is a hotel in name only. In terms of the building typology it is a motel. Motels are typically low-rise buildings situated along highways or major thoroughfares with ample parking. Motel rooms are designed for utility and accessed from the exterior so guests can load and unload their luggage themselves.

The development of motels is linked with the development of the interstate highway system in the 1920s. As highways were built, it enabled people to travel by automobile for long distances. Travelers who could not afford to spend the night in a hotel often camped. Tourist camps began to emerge, which offered amenities such as gas stations, restrooms, and eventually cabins and cottages. As tourist camps begat motor courts, motor courts begat motels; individual cabins and cottages became integrated buildings under a single roof. The design of the first motel in the U.S. is attributed to Pasadena architect Alfred Heinemann who also coined the word. He designed the Milestone Mo-Tel in San Luis Obispo in 1925. In conceiving a name for the building, he blended the two words, "Motor" and "Hotel".

Motels peaked in popularity during the 1950s and 1960s with rising car travel. The postwar motel sought visual distinction, often featuring eye-catching designs drawn from popular culture such as the American West or Space Age. By this time; however, independent operators were being pushed out of the market by national chains and franchises such as Holiday Inn, Ramada Inn, and Best Western.

According to the Long Beach Historic Context Statement, a motel must have been constructed prior to 1959 to be eligible for listing in the National Register in the theme of tourism, recreation and leisure. The Edgewater Inn Marina Hotel was constructed between 1961 and 1963; therefore it does not meet this eligibility requirement. It was constructed when the tourist industry in Long Beach was struggling. Furthermore, it is one of many examples of a motel in Long Beach. Other motels in Long Beach from the early 1960s include the City Center Hotel (1961) at 255 Atlantic Avenue and the Golden Sails Hotel (1962) at 6285 East Pacific Coast Highway. The City Center Hotel was also operated by Jim Stockman and the Golden Sails Hotel was also designed by Roy Anthony Sealey, the operator and designer of the Edgewater Inn Marina Hotel. The Edgewater Inn Marina Hotel fancied itself as much more than your average motel. However, the only information found on the property was their promotional material. No information was found in independent sources such as books or articles that indicated that the hotel played a significant role in the tourist industry in Long Beach. Therefore, hotel does not appear to be eligible under Criterion A for its association with later events in the history of tourism, recreation and leisure in Long Beach.

#### Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. Numerous persons have visited the hotel since it's opening in 1961. Some of them may have been significant; however, to be eligible under Criterion B, a property needs to be an important representation of the person's

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<sup>15</sup> For more information on this theme, please see the *City of Long Beach Historic Context Statement*, 54-62.

accomplishments. Visiting the hotel would not be considered a strong association with the property. The only individual directly connected with the history of the hotel is Jim Stockman, the original owner and operator. Stockman founded the Transwestern Hotels Inc. in 1959, although the company operated under the name Jim Stockman's Garden Hotels & Lodges. By 1963, he was operating hotels in San Francisco, Santa Clara, Oakland, Corte Madera, Lake Tahoe, and Long Beach. In addition to the Edgewater Inn Marina Hotel, Stockman had constructed the City Center Motel at 255 Atlantic Avenue in Long Beach. Stockman's success in the hotel industry appears to have been brief. Despite, or perhaps because of, the rapid growth of his chain, he filed for bankruptcy in 1965. The only information found regarding Stockman's involvement in the hospitality industry was either the construction of a new hotel, or the legal proceedings revolving around the bankruptcy. There is no evidence he played a significant role in the context of commerce, specifically the hospitality industry. Therefore, the property does not appear to be eligible for listing under Criterion B.

### Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The two most applicable components of Criterion C to the evaluation of the Edgewater Inn Marina Hotel are embody the distinctive characteristics of a type, period, or method of construction and represent the work of a master. The hotel does not have the level of detail or features such as murals or mosaics to possess high artistic value. The hotel is also not a significant and distinguishable entity whose components may lack individual distinction. This component of Criterion C is applied to historic districts, which the hotel is not.

The Edgewater Inn Marina Hotel was designed in a general Mid-century Modern style with Googie style elements. Modernism is a broad term given to a number of building styles with similar characteristics, primarily the simplification of form and the elimination of ornament. However, the term can be applied to everything from the machine aesthetic of an International Style office building to the animated and colorful confection of a Googie style coffee shop. Modernism gained acceptance and then popularity during the postwar years because the use of standardized building materials and methods allowed it to be constructed quickly and economically. The origins of modern architecture are open to debate; however, most historians trace the roots to three interrelated phenomenon that developed in Europe after World War I: the availability of new building materials such as iron, steel, concrete, and glass that led to the development of new building techniques; a desire to apply these new techniques and materials to create functional buildings for the masses; and, a reaction against the stylistic excesses of earlier eras.

The United States became a stronghold of modern architecture after the emigration of three German architects: Walter Gropius, Mies van der Rohe, and Marcel Breuer. Two Austrian emigrants, Richard Neutra and Rudolph Schindler, helped introduce modern architecture to Southern California during the 1920s. Both worked briefly for Frank Lloyd Wright before establishing their own reputations as masters of modern architecture. It should be noted; however, that Irving Gill is also recognized as an architect who independently pioneered a modern style from regional sources. The work of these early modernists; however, was confined mostly to residential and small-scale commercial buildings.

In 1932, the Museum of Modern Art hosted its first architecture exhibit, titled simply "Modern Architecture." The exhibit included buildings from around the world that shared a stark simplicity and vigorous functionalism. The term International Style was coined by Henry Russell Hitchcock

and Philip Johnson in their catalog for the exhibit. The fifteen architects featured in the exhibit included several from Germany's Bauhaus, an interdisciplinary design school. Up until the 1950s, the International Style had been applied mostly to small residential and commercial buildings. Two of the Southern California's most famous early modernists, Rudolph Schindler and Richard Neutra both received and executed commissions for several small office buildings, shops, and restaurants, but the vast majority have been razed or substantially altered. Schindler's Sardi's Diner (1932-34) employed polished metal surfaces and structural members that continued the machine-like aesthetic of his early residential work. Neutra's Laemmle Building (1933) was located almost next door to Sardi's on Hollywood Boulevard. Constructed for Carl Laemmle, the president of Universal Pictures, the reinforced concrete structure featured built-in billboards advertising Universal's current releases. George Howe and Swiss-born, William Lescaze designed the first major American example of the style - the Philadelphia Savings Fund Society Building (1932). The acceptance of the style in America grew considerably after World War II. A few years later Lescaze, joined by E.T. Heitschmidt, designed what most scholars consider the first truly International Style commercial building in Southern California, Columbia Square (1938), for CBS Radio. The reinforced concrete structure is elevated on freestanding columns leaving the ground floor open. From this public plaza visitors could watch technicians route programs over the network from the glass-enclosed main control room.

Within the International Style, two trends emerged after World War II. In the first post-war trend, the emphasis was on the expression of the building's function. These buildings have more in common with the early work of Walter Gropius than Mies van der Rohe. Gropius created innovative designs that borrowed materials and methods of construction from modern technology. His advocacy of industrialized building carried with it a belief in teamwork and an acceptance of standardization and prefabrication. Gropius introduced a screen wall system that utilized a structural steel frame to support the floors and which allowed the external glass walls to continue without interruption.

The second post-war trend in the International Style is represented by Mies van der Rohe and his followers. Within the Miesian tradition there are three subtypes: the totally glass curtain wall skyscraper like his design for the Seagram Building (1954) in New York, the glass and steel pavilion like his design for the Barcelona Pavilion (1929), and the modular office building like his design for Crown Hall (1955) at the Illinois Institute of Technology (IIT). While "form follows function" was the mantra of Gropius, "less is more" was the aphorism of Mies. He focused his efforts on the idea of enclosing open and adaptable "universal" spaces with clearly arranged structural frameworks, featuring pre-manufactured steel shapes infilled with large sheets of glass. Crown Hall at IIT became a prototype for his other projects that explored modular spaces. A grid of 24-foot squares was the basis of his plan for IIT (1939-40). Mies considered Crown Hall (1956) with its main floor an undivided space measuring 120 by 220 feet, his finest creation.

Perhaps in response to criticisms that modern architecture was too sterile, architects began experimenting with shapes, materials, and color. Mid-Century Modern is a term used to describe the evolution of the International Style after World War II. Mid-Century Modern architecture is more organic and less doctrinaire than the International Style. The City of Long Beach Historic Context Statement summarizes the aesthetic qualities of the Mid-Century Modern style as follows:

As with earlier strains of Modern architecture, Mid-Century Modernism is characterized by an honest expression of structure and materials and absence of historicist ornament and detailing. Aesthetic effect is achieved through the asymmetrical but rhythmic composition of modular post-and-beam construction. This post-and-beam construction, expressed in either wood or steel framing allows for open floor plans and large expanses

of glazing to heighten indoor-outdoor integration. In-fill panels of wood or glass are common, with glazing often extending to the gable or roofline in panels of clerestory lights. Additional indoor-outdoor integration is provided through the use of sliding glass doors, opening onto decks and landscaped gardens. Buildings are usually one or two stories, with an emphasis on simple, geometric forms. Capped with low-pitched gabled or flat roofs, the residences generally display wide eaves and cantilevered canopies, supported on spider-leg or post supports. Sheathing materials vary, with wood, stucco, brick and stone, or steel framing and glass. Windows are generally flush mounted, with metal frames.<sup>16</sup>

Although the hotel employed many of the typical features of the style, such as the lack of ornamentation, simple geometric forms, and sliding glass doors, the building is not a remarkable or outstanding example of the style. The steel frame structure is not an integral element of the design. With the exception of small sections in the main building, the facade system relies on solid stucco walls with punched window and door openings as opposed to a more open facade system that would have connected the interior and exterior spaces. While the plan for the guest room portion of hotel is interesting when viewed from the air, when viewed from the ground it is nothing more than a repetitive series of wings. The quality of the design is further diminished by the lack of landscaping.

The main building of the hotel has Googie style elements but is not a true or excellent example of the style. The City of Long Beach Historic Context Statement summarizes the Googie style thusly:

The Googie style first emerged during the late 1940s and early 1950s in Los Angeles. The style name was derived from a Los Angeles coffee shop, Googies that was built in 1949 with a design by architect John Lautner. In turn, Googie has come to describe a dynamic style of contemporary architecture popular throughout the 1950s and 1960s that embodied America's fascination with the space age and technology. Buildings in the Googie style typically featured sharp angular rooflines, abstract shapes, large expanses of glass, and dramatic roof overhangs. Googie style architecture is generally associated with roadside architecture, especially commercial buildings, such as coffee shops, bowling alleys, motels, car washes, and showrooms. Buildings featured bright colors, oversized lighting, and exaggerated roof forms intended to attract consumers traveling the road in their automobiles. By the end of the 1960s, the popularity of Googie architecture faded, as Americans lost interest with style's interpretation of the technology age.<sup>17</sup>

While the Y-shaped columns, folded plate roof over the pavilion, concrete screen walls, and diamond-shaped eaves in the main building could all be described as Googie, the main building and the hotel as a whole is not a true representative of the style. The main building is lacking in the dynamic shapes, plate glass walls, exaggerated roof forms, period signage, and Tiki or Space Age design influences found in the finer examples of the style.

The hotel was designed by Roy Anthony Sealey. Born in Panama in 1917, Sealey moved to the United States with his family in 1924. The family eventually settled in Texas, where his father established a medical practice. Sealey began to study architecture at Prairie View Agricultural and Mechanical College in 1936. In 1939, he received a scholarship to attend architecture

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<sup>16</sup> Sapphos Environmental, *City of Long Beach Historic Context Statement*, City of Long Beach, 2009, 235

<sup>17</sup> *City of Long Beach Historic Context Statement*, 233.

school at the University of Southern California (USC). While attending USC, he worked for the distinguished local architect, Paul R. Williams and eventually held the position of chief draftsman. Sealey left Williams's office in 1945 to start his own practice. For reasons unknown, he did not receive his California architect's license until 1957. He was admitted to the American Institute of Architects in 1975.<sup>18</sup>

Working primarily within modernist idioms, Sealey designed a broad range of buildings including residential, commercial, and institutional. His many projects include Larry Potter's Supper Club (1948, 11345 Ventura Boulevard, Los Angeles), Old English Cockatoo Hotel (1960, 870 North Hawthorne Boulevard, Inglewood, demolished), Brierwood Terrace Valley Convalescent Hospital and Home for Retired (circa 1958, 16530 Ventura Boulevard, Los Angeles, demolished), Golden Sails Hotel (circa 1962, 6285 East Pacific Coast Highway, Long Beach), Pittman Dog and Cat Hospital (1964, 2901 Exposition Boulevard, Los Angeles), Belvedere Department of Social Services (1967, 5445 Whittier Boulevard, East Los Angeles), and 32<sup>nd</sup> Street Elementary School (1975, 822 West 32<sup>nd</sup> Street, Los Angeles).

While Sealey was among a small handful of African Americans who gained success in the field of architecture, he is not a recognized master. The definition of a master "is a figure of generally recognized greatness in the field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality."<sup>19</sup> There are no studies or monographs of Sealey's work as a whole. He appears to have been a talented designer who worked within the styles that were popular during the period. Most are modest expressions of the Mid-Century Modern or Corporate Modern styles, and do not reflect a unique design philosophy or approach. Therefore, the Edgewater Inn Marina Hotel does not appear to be eligible under Criterion C.

#### Criterion D

Criterion D was not considered in this report, as it generally applies to archeological resources. Previous archaeological studies of the area have not yielded any important information and there is no reason to believe that the Edgewater Inn Marina Hotel will yield information important to the prehistory or history of the local area, California, or nation. The same is true for the judging stand.

#### Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the period of significance is usually measured by the length of the associations. As the Edgewater Inn Marina Hotel is not significant under any of the National Register criteria, it has no period of significance. However, it may be noted that the property retains integrity as a whole, although some aspects of integrity have been compromised by the above referenced alterations.

As the hotel building has not been moved, it retains integrity of location. Changes to the hotel grounds have diminished the integrity of setting. The most significant alteration was the removal of the original pool and cabana and their replacement with a smaller pool and a 52-room

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<sup>18</sup> Dreck Spurlock Wilson, ed. *African-American Architects: A Biographical Dictionary, 1865-1945*, (New York, NY: Routeledge, 2004), 516.

<sup>19</sup> *National Register Bulletin* #15, 20.

guestroom wing that obstructed views of the marina from the central landscaped area. The landscaping itself, especially the lawns, are distressed from lack of maintenance, but remain similar to the original design which was rather sparse. The hotel retains integrity of materials and workmanship, at least with regard to the exterior. The building has not been restuccoed and the majority of the original doors and windows and roof features remain unaltered. Many of the finishes on the interior have been replaced as the hotel was redecorated over the course of its history. Alterations to the interior of the hotel, as well as alterations and additions to the exterior of the main building have compromised the integrity of design. As previously stated, the property is not architecturally significant because it does not possess the distinctive characteristics of the Mid-Century Modern or Googie styles. The characteristics it did possess have been diminished by the addition to the east facade of the main building, the enclosure of the walkway between the northern and southern portions of the main building, the removal of the cabana in the central landscaped area, and the removal of the original signage. The hotel retains integrity of feeling, as it is still evident that it is a motel from the 1960s. However, the feeling has been tarnished by the alterations, additions, and deterioration of the property. As there is no evidence the hotel is linked to an important historic event or person, the integrity of association is not relevant.

### Conclusion

While the Edgewater Inn Marina Hotel retains integrity as a whole, despite the many alterations and additions, it does not appear to be significant under any of the four established National Register criteria for its association with events, persons, or design features from the early 1960s. Therefore, it is ineligible for listing in the National Register.

## **4.2 California Register of Historical Resources**

Because the California Register criteria mirror those of the National Register, the Edgewater Inn Marina Hotel is ineligible for listing in the California Register for the same reasons outlined under the National Register evaluation.

## **4.3 City of Long Beach Landmarks and Historic Districts**

The Edgewater Inn Marina Hotel does not appear to be eligible as a Long Beach Landmark. It was not mentioned in the Long Beach Historic Context Statement or any of the standard books on the history of Long Beach. It does not possess a significant character, interest, or value attributable to the development, heritage, or cultural characteristics of the city, Southern California region, state, or nation. The hotel does not manifest any of the criteria for significance in the Long Beach Municipal Code.

## **4.4 Conclusions**

The Edgewater Inn Marina Hotel is not a historical resource as defined by CEQA. The recommended California Historical Resources Status Code is 6Z, ineligible for listing in the National Register, California Register, or local designation through survey evaluation. Therefore, the removal of the improvements on the property would have no impact on historical resources. No further study is required or recommended.

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