

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections



*Serial*

**1. Name**

historic Old Seal Beach City Hall (old)

and/or common Old Seal Beach City Hall

**2. Location**

street & number 201 8th Street N/A not for publication

city, town Seal Beach N/A vicinity of congressional district 34th

state California code 06 county Orange code 059

**3. Classification**

<b>Category</b> <input type="checkbox"/> district <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> structure <input type="checkbox"/> site <input type="checkbox"/> object	<b>Ownership</b> <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> both <b>Public Acquisition</b> <input type="checkbox"/> in process <input type="checkbox"/> being considered N/A	<b>Status</b> <input type="checkbox"/> occupied <input checked="" type="checkbox"/> unoccupied <input type="checkbox"/> work in progress <b>Accessible</b> <input type="checkbox"/> yes: restricted <input checked="" type="checkbox"/> yes: unrestricted <input type="checkbox"/> no	<b>Present Use</b> <input type="checkbox"/> agriculture <input type="checkbox"/> commercial <input type="checkbox"/> educational <input checked="" type="checkbox"/> entertainment <input type="checkbox"/> government <input type="checkbox"/> industrial <input type="checkbox"/> military	<input type="checkbox"/> museum <input type="checkbox"/> park <input type="checkbox"/> private residence <input type="checkbox"/> religious <input type="checkbox"/> scientific <input type="checkbox"/> transportation <input type="checkbox"/> other:
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**4. Owner of Property**

name City of Seal Beach

street & number 211 8th Street

city, town Seal Beach N/A vicinity of state CA 90740

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Orange County Records Office

street & number 630 N. Broadway

city, town Santa Ana state CA 92701

**6. Representation in Existing Surveys**

title N/A has this property been determined eligible?  yes  no

date N/A  federal  state  county  local

depository for survey records N/A

city, town N/A state N/A

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## 7. Description

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**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved date           N/A          

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**Describe the present and original (if known) physical appearance**

The Old Seal Beach City Hall is a civic building situated on a corner lot near downtown Seal Beach. The building is designed in the Mediterranean Revival style popular during the late Twenties in Southern California and exhibits strong Spanish influence particularly in the formatting and in the entry bay. The building is in good condition, but in need of surface repairs and upgrading and is unused at this time. It is located on its original site and adjoins the present day City Hall.

The two-story building is comprised of three primary front bays which are adjoined on the north and rear by single story bays, both a part of the original civic center complex. The building features a multi-gabled roof contrasted by a central tower bay with a pyramidal roof; the roof throughout is sheathed in adobe tiles typical of the period. The facades are sheathed in plaster throughout.

The front central bay forms the entry and architectural focal point of the building. This central bay is square in format with a pyramidal roof and is contrasted by a slightly lower bay on each side each with side-facing gables with shallow pitches. The overall frontal appearance is one of symmetry and balance derived from the centrally located central bay with two bays of equal size and architectural treatment on either side. Each of these side bays features a couplet of recessed windows on the ground story and a trio of recessed windows on the upper story. A rectangular-patterned moulded cornice is located below the second story windows and is complimented by the simple cornice detail at the roofline.

The central bay exhibits a strong Spanish influence through its use of a large arched entry complimented by an embellished balcony above. The entry is via a stoop where a large recessed arch leads to a large double door. Ornamental wrought iron forms an arched transom above the door. Colored glazed tiles of orange, blue, yellow and green line the inner arch. A rectangular light fixture of glass and wrought iron is suspended from the apex of the arch. Pilasters with simple classical capitals line each side of the arch entry and their connecting frieze becomes a reverse dome balcony; this balcony has a simple iron balustrade. The words "City Hall" are engraved in the connecting frieze and a plaque with a ceramic seal is located in the space between the two words. The second story balcony is further articulated by a deeply recessed pair of windows with an enriched window head comprised of ornamental pilasters with corinthian columns and a connecting frieze with a garland ornamentation; this is crowned by a compound moulded arch. The cornice treatment on this central bay repeats the same cornice motif located beneath the second story windows.

The north side of the front facade contains a small single story bay which originally served as the city library. This bay is also rectangular in format and is articulated by recessed windows and an adobe tiled flattened hipped roof.

The south side of the front corner bay now contains a simple unadorned facade with two recessed window openings on the ground story and a single larger pair of recessed casement windows centrally located on the upper story. Traces of an arch on the lower portion of this bay define the place where a large enriched arch and second story balcony nearly identical to that on the front entry was once located. This has since been removed.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-1929	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** May 1929-Sept.1929      **Builder/Architect** Architect - W. Horace Austin

**Statement of Significance (in one paragraph)**

Builder - C. Haverlandt

The Seal Beach City Hall was the first and largest municipal facility in the growing seaside town. It is significant for its architectural style as a large Spanish/Mediterranean Revival complex containing all the City Departments of the time. The facility served the City until 1969 when a new building was constructed in an adjacent lot. The building is also significant as the seat of local government for Seal Beach and the resource retains its architectural style, appearance and integrity from the historical period. The structure is the only substantial Spanish/Mediterranean Revival building extant in the City of Seal Beach. The Seal Beach City Hall was a public symbol for the growth and maturity of the small beach city.

The City of Seal Beach was incorporated on October 25, 1915. The town before that time, had been known as Bay City and was a speculative venture by three prominent landowners, Phillip A. Stanton, J. C. Ord and Isaac Lothian. P. A. Stanton was the moving force behind the town when he took funds from the sale of land at what is today Huntington Beach and reinvested in the 200 acres at Bay City. Bay City or Seal Beach, after 1915, was an amusement center known for its pier, roller coaster and dance Pavillion. The town was small and laid out in 25 ft. tent city lots that were sold as vacation retreats for inland residents.

The construction of the 1929 City Hall was a major expenditure for the small town and consequently was a controversial building in the city. The building was funded at a bond election on January 29, 1929 by a vote of 193 to 70 in favor. The cost was to be \$50,000 and the building was designed by Horace W. Austin, a Santa Ana architect who later designed the City of Santa Ana Hall in 1933. The funding for construction came after a previous bond election in 1928 in which voters defeated the first city hall proposal. The first vote passed 223-123, but failed to get the required two-thirds majority. The success of the 1929 vote was due to the alternative location which was according to the Santa Ana Register, was "a site located within the business district, easily accessible and of size sufficient for all city needs".

The structure has been joined to the 1969 new city hall by a Mediterranean revival extension of the new building that does not detract from the original architecture and does not disrupt the integrity of the historic architecture.

The building is historically significant for its role in the growth of Seal Beach as a permanent year-round community. The city hall was built at a time that the city had acquired its first volunteer fire department (1929), its first permanent library facility (1929), and its first major population boom.

# 9. Major Bibliographical References

The Santa Ana Daily Register: Newspaper  
 1/4/29 - p8      2/14/29      3/2/28 - Sec. II  
 1/29/29 - p5      4/5/29      3/7/28 - Sec. II  
 5/8/29 - p8      9/9/29 - Sec. II      3/13/28 - Sec. II

# 10. Geographical Data

Acreeage of nominated property .27  
 Quadrangle name Seal Beach      Quadrangle scale 1:24000

UMT References

A	<u>1</u> <u>1</u>	<u>3</u> <u>9</u> <u>7</u> <u>6</u> <u>6</u> <u>0</u>	<u>3</u> <u>7</u> <u>3</u> <u>3</u> <u>9</u> <u>1</u> <u>0</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

Lots 1,3,5 and the southerly 12.52 feet of Lot 7 of the Bay City Subdivision County of Orange. Boundaries are shown on attached map. The original structure and parking occupies the entire lots.

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	<u>N/A</u>	code
state		code	county		code

# 11. Form Prepared By

name/title Harold Thomas

organization Heritage Orange County      date 8-13-82

street & number 106 W. 4th Street, #503      telephone 714-835-7287

city or town Santa Ana      state CA 92701

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national       state       local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature R. Miller

title State Historic Preservation Officer      date 6/20/83

For HCRS use only

I hereby certify that this property is included in the National Register

L. Allene Byers      Entered in the      date 8/11/83  
 Keeper of the National Register      National Register

Attest:      date

Chief of Registration

New City Hall  
(1969)

← Passage to  
Parkings

Old Seal Beach  
City Hall  
201 8th St.  
Seal Beach CA 90740  
AP # 199-052-17  
Scale 1" = 20'

54' 10"

Alley

7

5

3

1

5.21\*

28

5\*

87.5

8th St.

12'\*

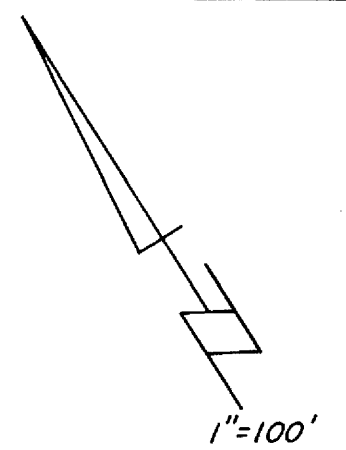
1100'

50\*

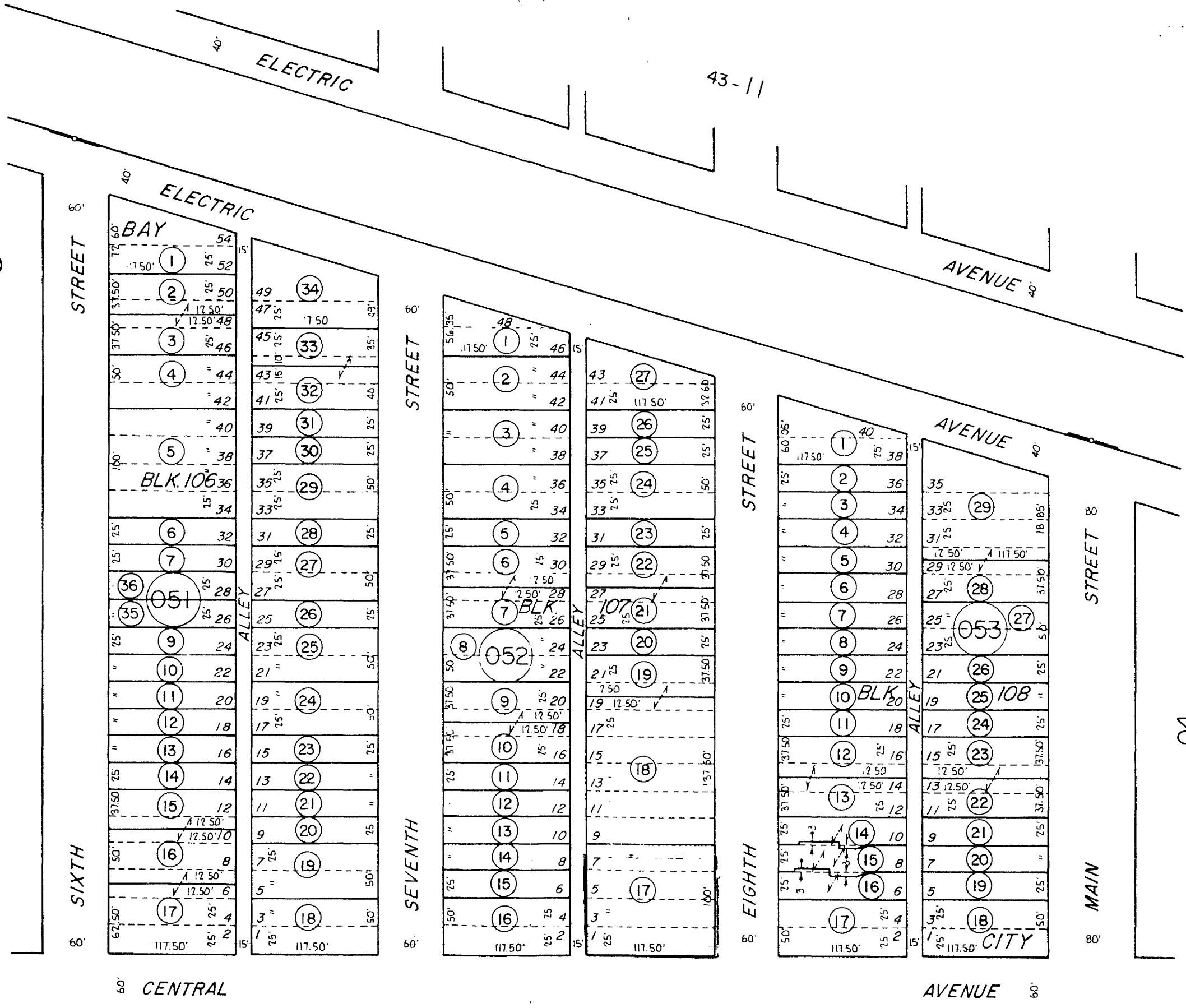
Central Ave

117.5

Old Seal Beach City Hall  
201 8th St  
Seal Beach CA 90740  
AP# 199-052-17



02



MARCH 1980

BAY CITY

M.M. 3-19

03

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

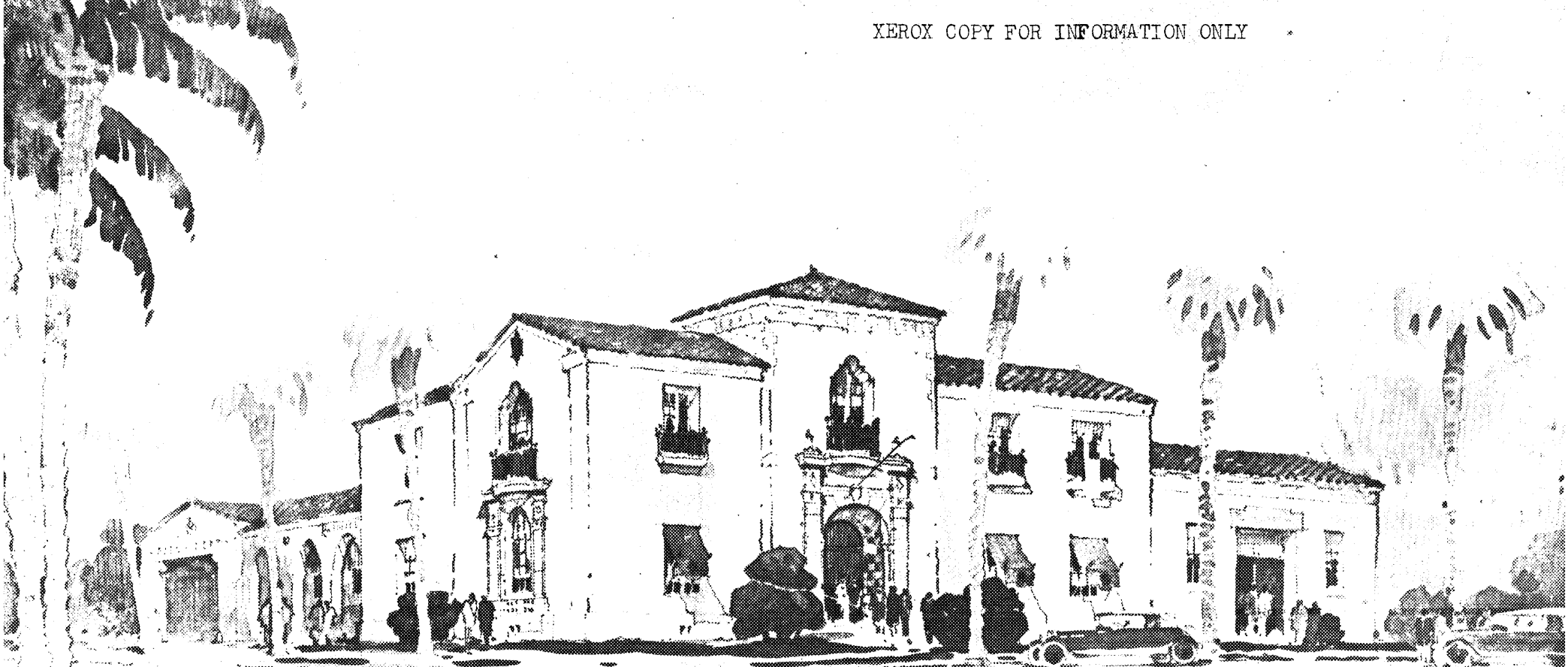
ASSESSOR'S MAP BOOK 199 PAGE 05 COUNTY OF ORANGE



XEROX COPY FOR INFORMATION ONLY



Seal Beach City Hall, dedicated in 1929 and used until 1969 when the new City Hall was dedicated. After use as the Police Station since 1969, the



▲ MUNICIPAL BUILDING ▲  
SEAL BEACH, CALIFORNIA  
W. HORACE ALVING ARCHT & CT

1929 Rendering of structure