

DEPARTMENT OF  
**CITY PLANNING**  
OFFICE OF HISTORIC RESOURCES  
200 N. SPRING STREET, ROOM 620  
LOS ANGELES, CA 90012-4801  
(213) 978-1200

CULTURAL HERITAGE COMMISSION

RICHARD BARRON  
PRESIDENT  
ROELLA H. LOUIE  
VICE-PRESIDENT

TARA J. HAMACHER  
GAIL KENNARD  
OZ SCOTT

FELY C. PINGOL  
COMMISSION EXECUTIVE ASSISTANT  
(213) 978-1294

**CITY OF LOS ANGELES**  
CALIFORNIA



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INFORMATION  
(213) 978-1270

[www.planning.lacity.org](http://www.planning.lacity.org)

Date: **AUG 12 2013**

Los Angeles City Council  
Room 395, City Hall  
200 North Spring Street, Room 410  
Los Angeles, California 90012

Attention: Sharon Gin, Legislative Assistant  
Planning and Land Use Management Committee

CASE NUMBER: **CHC-2013-1551-HCM**  
**APPROVAL OF EXPANSION OF HISTORIC-CULTURAL MONUMENT**  
**#80 (PALM COURT) TO INCLUDE ALEXANDRIA HOTEL AND ADDITIONS**  
**501 S. SPRING STREET**

At the Cultural Heritage Commission meeting of **August 1, 2013**, the Commission moved to include the above property in the list of Historic-Cultural Monument, subject to adoption by the City Council.

As required under the provisions of Section 22.171.10 of the Los Angeles Administrative Code, the Commission has solicited opinions and information from the office of the Council District in which the site is located and from any Department or Bureau of the city whose operations may be affected by the designation of such site as a Historic-Cultural Monument. Such designation in and of itself has no fiscal impact. Future applications for permits may cause minimal administrative costs.

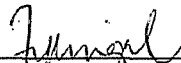
The City Council, according to the guidelines set forth in Section 22.171 of the Los Angeles Administrative Code, shall act on the proposed inclusion to the list within 90 days of the Council or Commission action, whichever first occurs. By resolution, the Council may extend the period for good cause for an additional 15 days.

The Cultural Heritage Commission would appreciate your inclusion of the subject modification to the list of Historic-Cultural Monuments upon adoption by the City Council.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Kennard  
Seconded: Commissioner Louie  
Ayes: Commissioner Barron  
Absent: Commissioners Hamacher and Scott

Vote: **3-0**

  
Fely C. Pingol, Commission Executive Assistant  
Cultural Heritage Commission

Attachment: Application

c: Councilmember Jose Huizar, Fourteen Council District  
Chelsea Building LLC  
Nick Hadim  
Ruben Islas  
GIS

Alexandria Housing Partners, LP  
Yacoubian Enterprises, Inc.  
Mitzi March Mogul

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INFORMATION  
(213) 978-1270

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Date: **AUG 12 2013**

Chelsea Building LLC  
550 S. Hill Street, Ste. 980  
Los Angeles, CA 90013

Alexandria Housing Partners, LP  
PO Box 880367  
San Diego, CA 92108

Nick Hadim  
6009 Washington Boulevard  
Culver City, CA 90232

Yacoobian Enterprises, Inc.  
501 S. Spring Street  
Los Angeles, CA 90013

Ruben Islas, President & CEO  
PO Box 880367  
San Diego, CA 92168

**CERTIFIED MAIL**  
**RETURN RECEIPT REQUESTED**

CASE NUMBER: **CHC-2013-1551-HCM**  
**APPROVAL OF EXPANSION OF HISTORIC-CULTURAL MONUMENT**  
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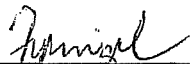
As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Sharon Gin at (213) 978-1074 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Gin at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.

The above Cultural Heritage Commission action was taken by the following vote:

Moved: Commissioner Kennard  
Seconded: Commissioner Louie  
Ayes: Commissioner Barron  
Absent: Commissioners Hamacher and Scott

**Vote: 3-0**

  
\_\_\_\_\_  
Fely C. Pingol, Commission Executive Assistant  
Cultural Heritage Commission

Attachment: Application

c: Councilmember Jose Huizar, Fourteen Council District  
Mitzi March Mogul  
GIS

## **FINDINGS**

- 1) The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of the Beaux-Arts style.
- 2) The building is associated with a master builder, designer, or architect, as a work by the noted architect John Parkinson of Parkinson & Parkinson.
- 3) The property reflects "the broad cultural, economic, or social history of the nation, State or community" for its association with the development of downtown Los Angeles in the early twentieth-century.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS**

The Commission hereby recommends that Council find the proposed designation of the Alexandria Hotel properties as a Historic-Cultural Monument to be exempt from further analysis under the California Environmental Quality Act pursuant to Title 14 of the California Code of Regulations, Sections 15308 (Class 8) and 15331 (Class 31).

## **SUMMARY**

Built in 1905 with additions in 1906 and 1911, this eight-story and twelve-story hotel building exhibits character-defining features of Beaux Arts style architecture. Located at the intersection of 5<sup>th</sup> Street and Spring Street in Downtown, the main subject building is rectangular in plan and has a flat roof. The primary elevations are arranged in the classical base-shaft-capital composition. The flat roof is lined with a decorative balustrade cornice. The primary facades are clad in terra cotta and stone. The street level storefronts and mezzanine are altered. A large blade sign is located at the intersection of the main elevations and spells "Alexandria Hotel." The exterior features decorative stone work, egg and dart stringcourse, keystone medallions, cast stone chimeras, and fire escapes. Windows are sash and fixed pane with some bay window configurations. Some significant interior elements include decorative ceilings, finishes, metal railings, and marble floors.

The proposed Alexandria Hotel historic monument was designed by noted architect John Parkinson (1861-1935) who would later establish the firm of Parkinson & Parkinson. As one of the most successful architecture firms in early 20<sup>th</sup> century Los Angeles, this firm is responsible for the design of several Historic-Cultural Monuments (HCMs) such as City Hall (HCM #150; 1928), Union Station (HCM #101; 1939), and Bullocks Wilshire (HCM #56; 1929).

Additions to the original main subject building consist of an undifferentiated expansion added in 1906 on the 5<sup>th</sup> Street elevation. Designed by Parkinson, this seamless addition was built on a different parcel owned by a separate property owner. In 1911, the twelve-story addition (referred to as the "annex") was built adjacent to the main hotel building on Spring Street. Owing to disagreements among the property owners in 1939, the 5<sup>th</sup> Street addition was sealed off and isolated from the rest of the Alexandria Hotel.

In 1971, the Cultural Heritage Board (now Cultural Heritage Commission) designated the Alexandria Hotel's Palm Court (formerly the Franco-Italian Dining Salon) as Historic-Cultural Monument #80, one of the few "interior-only" designations in the City's roster of HCMs.

## **CRITERIA**



The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

## **DISCUSSION**

The Alexandria Hotel, Annex, and Addition successfully meets three of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," 2) reflects "the broad cultural, economic, or social history of the nation, State or community," and 3) is associated with a master builder, designer, or architect. As one of the first luxury hotels built in the burgeoning financial and entertainment district of early twentieth-century downtown Los Angeles, the Alexandria Hotel building, designed by famed architect John Parkinson in the Beaux-arts style, qualifies for designation as a Historic-Cultural Monument based on the above criteria.

The subject building exhibits distinctive features of the neoclassical Beaux-Arts architectural style, such as symmetrical facades, three-part vertical organization, a glazed terracotta façade, and classical details. As the work of renowned architect John Parkinson, who built several other iconic buildings in downtown Los Angeles, it qualifies as the work of a "master builder, designer, or architect." The construction of the subject building also reflects the early 20<sup>th</sup> century development of Downtown and specifically the Spring Street financial and commercial district.

## **BACKGROUND**

At its meeting on June 6, 2013, the Cultural Heritage Commission voted to take the application under consideration. On July 18, 2013, a subcommittee of the Cultural Heritage Commission toured the subject property.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW**

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*"

The expanded designation of the Alexandria Hotel, Annex and Addition as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are

regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-1551-HCM  
ENV-2013-1552-CE

HEARING DATE: June 6, 2013  
TIME: 10:00 AM  
PLACE: City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 501 S. Spring Street  
Council District: 14  
Community Plan Area: Central City  
Area Planning Commission: Central  
Neighborhood Council: Downtown Los Angeles  
Legal Description: Lot A and B of Tract  
Resubdivision of a Portion of Block 13 of Ord's  
Survey and Lot 6 and 7 of Tract Subdivision of the  
North Part of Block 13 of Ord's Survey

**PROJECT:** Historic-Cultural Monument Application for the  
APPROVAL OF EXPANSION OF HISTORIC-CULTURAL  
MONUMENT #80 (PALM COURT) TO INCLUDE ALEXANDRIA  
HOTEL AND ADDITIONS

**REQUEST:** Declare the property a Historic-Cultural Monument

**OWNERS:**

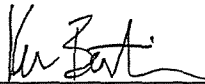
Chelsea Building LLC 550 S. Hill Street Ste 980 Los Angeles, CA 90013	Nick Hadim 6009 Washington Blvd. Culver City, CA 90232
Alexandria Housing Partners, LP PO Box 880367 San Diego, CA 92108	Yacoobian Enterprises, Inc. 501 S. Spring Street Los Angeles, CA 90013

**APPLICANT/  
OWNER'S  
REPRESENTATIVE:** Mitzi March Mogul  
1725 Wellington Road  
Los Angeles, CA 90019

### RECOMMENDATION That the Cultural Heritage Commission:

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE  
Director of Planning



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Ken Bernstein, AICP, Manager  
Office of Historic Resources

Prepared by:



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Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments:          Historic-Cultural Monument Application

## **SUMMARY**

Built in 1905 with additions in 1906 and 1911, this eight-story and twelve-story hotel building exhibits character-defining features of Beaux Arts style architecture. Located at the intersection of 5<sup>th</sup> Street and Spring Street in Downtown, the main subject building is rectangular in plan and has a flat roof. The primary elevations are arranged in the classical base-shaft-capital composition. The flat roof is lined with a decorative balustrade cornice. The primary facades are clad in terra cotta and stone. The street level storefronts and mezzanine are altered. A large blade sign is located at the intersection of the main elevations and spells "Alexandria Hotel." The exterior features decorative stone work, egg and dart stringcourse, keystone medallions, cast stone chimeras, and fire escapes. Windows are sash and fixed pane with some bay window configurations. Some significant interior elements include decorative ceilings, finishes, metal railings, and marble floors.

The proposed Alexandria Hotel historic monument was designed by noted architect John Parkinson (1861-1935) who would later establish the firm of Parkinson & Parkinson. As one of the most successful architecture firms in early 20<sup>th</sup> century Los Angeles, this firm is responsible for the design of several Historic-Cultural Monuments (HCMs) such as City Hall (HCM #150; 1928), Union Station (HCM #101; 1939), and Bullocks Wilshire (HCM #56; 1929).

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In 1971, the Cultural Heritage Board (now Cultural Heritage Commission) designated the Alexandria Hotel's Palm Court (formerly the Franco-Italian Dining Salon) as Historic-Cultural Monument #80, one of the few "interior-only" designations in the City's roster of HCMs.

## **CRITERIA**

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## **FINDINGS**

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

CITY OF LOS ANGELES

**SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

*Complete One or Both of the Upper and Lower Portions of This Page*

**ARCHITECTURAL SIGNIFICANCE**

THE ALEXANDRIA HOTEL AND ALEXANDRIA ADDITION IS AN IMPORTANT EXAMPLE OF  
NAME OF PROPOSED MONUMENT

BEAUX ARTS ARCHITECTURE  
ARCHITECTURAL STYLE (SEE LINE 8)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

**AND/OR**

**HISTORICAL SIGNIFICANCE**

THE ALEXANDRIA HOTEL AND ALEXANDRIA ADDITION WAS BUILT IN 1905-1911  
NAME OF PROPOSED MONUMENT YEAR BUILT

ALEXANDRIA HOTEL WAS IMPORTANT TO THE  
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE It was the most elaborate hotel in the city and was the social  
and business center; everyone from U.S. Presidents, captains of industry, entertainment figures, and the fashionable  
stayed or visited there. Its construction reflected a transition in commercial development as the city's financial center  
shifted to Spring St. and Broadway was becoming the entertainment center, and it became a lynchpin in the growth o  
both streets. It is also an excellent example of the early work of noted architect John Parkinson as well as his  
partnership with architect Edwin Bergstrom.

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

**IDENTIFICATION**

1. NAME OF PROPOSED MONUMENT ALEXANDRIA HOTEL AND ALEXANDRIA ADDITION
2. STREET ADDRESS 218 W. 5th St., 501 S. Spring St., 206-216 W. 5th St., 515 S. Spring St.
- CITY LOS ANGELES ZIP CODE 90013 COUNCIL DISTRICT 14
3. ASSESSOR'S PARCEL NO. 5149-034-011 (5th St. Add), 5149-034-006 (Main bldg), 5149-034-005 (Spring St. Annex)
4. COMPLETE LEGAL DESCRIPTION: TRACT Re-Subdivision of portion of Block 13, Ord's Survey
- BLOCK 13 LOT(S) \_\_\_\_\_ ARB. NO. \_\_\_\_\_
5. RANGE OF ADDRESSES ON PROPERTY 501 S. Spring 206, 210, 212, 214, 216 W. 5th
6. PRESENT OWNER Chelsea Building LLC (5th St) and Buxbaum/Amerland Group (Main bldg and Spring St. Annex)  
c/o Nick Hadim
- STREET ADDRESS 6009 WASHINGTON BLVD. SEE ATTACHED
- CULVER CITY 90232
- CITY LOS ANGELES STATE CA ZIP CODE \_\_\_\_\_ PHONE (\_\_\_\_) \_\_\_\_\_
- OWNER IS: PRIVATE There are 3 parcels, 2 owners PUBLIC \_\_\_\_\_
7. PRESENT USE HOTEL RESIDENCE AND RETAIL ORIGINAL USE HOTEL AND SHOPS

**DESCRIPTION**

8. ARCHITECTURAL STYLE BEAUX ARTS  
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET)
- The nomination is for three buildings built separately but which form a complex. Two of those are owned by by one entity, the third is owned separately by a second entity. The Main building is situated at the south west corner of Spring Street and 5th Street. The second structure (Addition) was built as an extension immediately to the west at 218 W. 5th Street. Those two structures are almost identical in (height, materials, design) as they were originally intended to to be "read" as one. The third building (Annex) was built several years later and differs in its architectural design, height, etc. Although there have been alterations to all the buildings over the years and are presently under differing ownerships, they still appear from the exterior to be a single unit. Buildings 1 and 3 are still connected inside. The upper floors of building 2 are presently inaccessible as it was built without stairs or elevator.

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

NAME OF PROPOSED MONUMENT ALEXANDRIA HOTEL AND ALEXANDRIA ADDITION

10. CONSTRUCTION DATE: FACTUAL 1905-1911 ESTIMATED \_\_\_\_\_
11. ARCHITECT, DESIGNER, OR ENGINEER JOHN PARKINSON AND EDWIN BERGSTROM
12. CONTRACTOR OR OTHER BUILDER J. HILL, ROBERT R. ROWAN, ALBERT C. BILICKE
13. DATES OF ENCLOSED PHOTOGRAPHS EXCEPT FOR HISTORIC, ALL PHOTOS TAKEN SINCE JANUARY 1, 2013  
(8X10 BLACK AND WHITE GLOSSY)
14. CONDITION: ☐ EXCELLENT ☒ GOOD ☐ FAIR ☐ DETERIORATED ☐ NO LONGER IN EXISTENCE
15. ALTERATIONS Although there have been many alterations to all three structures, they still retain many character-defining features sufficient for the buildings to retain integrity and to convey their story. Changes include storefronts, removal of orig. signage, terra-cotta finials along parapet, infill of mezzanine, construction of interior walls (non load-bearing), platforms and drop ceilings. Many of the alterations are reversible.
16. THREATS TO SITE: ☒ NONE KNOWN ☐ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT  
☐ ZONING ☐ OTHER \_\_\_\_\_
17. IS THE STRUCTURE: ☒ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN

**SIGNIFICANCE**

18. BRIEF STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE OPTIONAL SIGNIFICANCE WORK SHEET)
- Rowan and Bilicke were both leading businessmen when they partnered to build what was planned to be the largest hotel ever built, fire and earthquake proof and it included many new amenities. Its opening in 1906 was highly anticipated and became a social hub immediately. Architect Parkinson was also a leader in his profession and his association with the property continued for many years. The hotel was built in three stages as property was leased (not purchased), building regulations changed, and funds became available. The Palm Court is HCM #80.
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES TIMES, DEPT. OF BLDG & SAFETY, ANCESTRY.COM, LA COUNTY TAX ASSESSOR, PARKINSON ARCHIVES, LA CENTRAL LIBRARY  
LOS ANGELES OFFICE OF HISTORIC RESOURCES
20. DATE FORM PREPARED 04/05/2013 PREPARER'S NAME MITZI MARCH MOGUL  
ORGANIZATION Historic Preservation Consultant STREET ADDRESS 1725 Wellington Road  
CITY LOS ANGELES STATE CA ZIP CODE 90019 PHONE (323) 734-9980



## DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE ALEXANDRIA HOTEL AND ALEXANDRIA ADDITION IS A 8-12 -STORY,  
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

BEAUX ARTS

ARCHITECTURAL STYLE (SEE LINE 8 ABOVE)

E-shaped & L-shaped

PLAN SHAPE (Click to See Chart)



PLAN

Hotel residence, retail

STRUCTURE USE (RESIDENCE, ETC.)

WITH A stone, stucco, brick, and terra cotta FINISH AND SAME TRIM.  
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S flat ☒ ROOF IS concrete wood and metal frame  
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

Sash and fixed pane

WINDOW TYPE (DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.)

WINDOWS ARE PART OF THE DESIGN.

THE ENTRY FEATURES A There are several entrances which include recessed, off-center, and direct from street,  
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

Several door styles, none of which are original

ENTRY DOOR STYLE (Click to See Chart)



DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS

OF THE STRUCTURE ARE Original features include the basic floor plan, keystone medallions, cast stone chimeras at  
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

intervals, egg and dart stringcourse, fenestrations at upper levels, bay windows, fire escapes, original materials  
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A

N/A

IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE The most intact interior space is the Palm Court dining room (HCM #80). Other  
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

extant features include ornate decorative moldings, coffered ceiling, wood, marble, mosaic, terrazzo and tile floors,  
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

staircases with cast-iron banisters and oak handrails

IMPORTANT LANDSCAPING INCLUDES

NONE

IDENTIFY NOTABLE MATURE TREES AND SHRUBS

**ITEM 3**

**Los Angeles Department of City Planning  
RECOMMENDATION REPORT**

**CULTURAL HERITAGE COMMISSION**

**CASE NO.: CHC-2013-1551-HCM  
ENV-2013-1552-CE**

**HEARING DATE:** August 1, 2013  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 501 S. Spring Street  
Council District: 14  
Community Plan Area: Central City  
Area Planning Commission: Central  
Neighborhood Council: Downtown Los Angeles  
Legal Description: Lot A and B of Tract  
Resubdivision of a Portion of Block 13 of Ord's  
Survey and Lot 6 and 7 of Tract Subdivision of the  
North Part of Block 13 of Ord's Survey

**PROJECT:** Historic-Cultural Monument Application for the  
APPROVAL OF EXPANSION OF HISTORIC-CULTURAL  
MONUMENT #80 (PALM COURT) TO INCLUDE ALEXANDRIA  
HOTEL AND ADDITIONS

**REQUEST:** Declare the property a Historic-Cultural Monument

**OWNERS:**

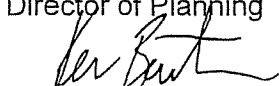
Chelsea Building LLC 550 S. Hill Street Ste 980 Los Angeles, CA 90013	Nick Hadim 6009 Washington Blvd. Culver City, CA 90232
Alexandria Housing Partners, LP PO Box 880367 San Diego, CA 92108	Yacoobian Enterprises, Inc. 501 S. Spring Street Los Angeles, CA 90013

**APPLICANT/  
OWNER'S  
REPRESENTATIVE:** Mitzi March Mogul  
1725 Wellington Road  
Los Angeles, CA 90019

**RECOMMENDATION**      **That the Cultural Heritage Commission:**

1. **Declare the properties** a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7 and expand the existing scope of the current designation.
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE  
Director of Planning

  
\_\_\_\_\_  
Ken Bernstein, AICP, Manager  
Office of Historic Resources



\_\_\_\_\_  
Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Prepared by:

A handwritten signature in black ink, appearing to read 'Edgar Garcia', is written over a horizontal line.

Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments:            Historic-Cultural Monument Application

# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-1551-HCM  
ENV-2013-1552-CE

**HEARING DATE:** August 1, 2013  
**TIME:** 10:00 AM  
**PLACE:** City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 501 S. Spring Street  
Council District: 14  
Community Plan Area: Central City  
Area Planning Commission: Central  
Neighborhood Council: Downtown Los Angeles  
Legal Description: Lot A and B of Tract  
Resubdivision of a Portion of Block 13 of Ord's  
Survey and Lot 6 and 7 of Tract Subdivision of the  
North Part of Block 13 of Ord's Survey

**PROJECT:** Historic-Cultural Monument Application for the  
APPROVAL OF EXPANSION OF HISTORIC-CULTURAL  
MONUMENT #80 (PALM COURT) TO INCLUDE ALEXANDRIA  
HOTEL AND ADDITIONS

**REQUEST:** Declare the property a Historic-Cultural Monument

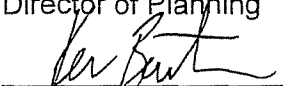
<b>OWNERS:</b>	Chelsea Building LLC 550 S. Hill Street Ste 980 Los Angeles, CA 90013	Nick Hadim 6009 Washington Blvd. Culver City, CA 90232
	Alexandria Housing Partners, LP PO Box 880367 San Diego, CA 92108	Yacoobian Enterprises, Inc. 501 S. Spring Street Los Angeles, CA 90013

**APPLICANT/  
OWNER'S  
REPRESENTATIVE:** Mitzi March Mogul  
1725 Wellington Road  
Los Angeles, CA 90019

**RECOMMENDATION****That the Cultural Heritage Commission:**

1. **Declare the properties** a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7 and expand the existing scope of the current designation.
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE  
Director of Planning


  
\_\_\_\_\_  
Ken Bernstein, AICP, Manager  
Office of Historic Resources



\_\_\_\_\_  
Lambert M. Giessinger, Preservation Architect  
Office of Historic Resources

Alexandria Hotel  
CHC-2013-1551-HCM  
Page 2 of 5

Prepared by:

  
Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments:            Historic-Cultural Monument Application

## **FINDINGS**

- 1) The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of the Beaux-Arts style.
- 2) The building is associated with a master builder, designer, or architect, as a work by the noted architect John Parkinson of Parkinson & Parkinson.
- 3) The property reflects “the broad cultural, economic, or social history of the nation, State or community” for its association with the development of downtown Los Angeles in the early twentieth-century.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS**

The Commission hereby recommends that Council find the proposed designation of the Alexandria Hotel properties as a Historic-Cultural Monument to be exempt from further analysis under the California Environmental Quality Act pursuant to Title 14 of the California Code of Regulations, Sections 15308 (Class 8) and 15331 (Class 31).

## **SUMMARY**

Built in 1905 with additions in 1906 and 1911, this eight-story and twelve-story hotel building exhibits character-defining features of Beaux Arts style architecture. Located at the intersection of 5<sup>th</sup> Street and Spring Street in Downtown, the main subject building is rectangular in plan and has a flat roof. The primary elevations are arranged in the classical base-shaft-capital composition. The flat roof is lined with a decorative balustrade cornice. The primary facades are clad in terra cotta and stone. The street level storefronts and mezzanine are altered. A large blade sign is located at the intersection of the main elevations and spells “Alexandria Hotel.” The exterior features decorative stone work, egg and dart stringcourse, keystone medallions, cast stone chimeras, and fire escapes. Windows are sash and fixed pane with some bay window configurations. Some significant interior elements include decorative ceilings, finishes, metal railings, and marble floors.

The proposed Alexandria Hotel historic monument was designed by noted architect John Parkinson (1861-1935) who would later establish the firm of Parkinson & Parkinson. As one of the most successful architecture firms in early 20<sup>th</sup> century Los Angeles, this firm is responsible for the design of several Historic-Cultural Monuments (HCMs) such as City Hall (HCM #150; 1928), Union Station (HCM #101; 1939), and Bullocks Wilshire (HCM #56; 1929).

Additions to the original main subject building consist of an undifferentiated expansion added in 1906 on the 5<sup>th</sup> Street elevation. Designed by Parkinson, this seamless addition was built on a different parcel owned by a separate property owner. In 1911, the twelve-story addition (referred to as the “annex”) was built adjacent to the main hotel building on Spring Street. Owing to disagreements among the property owners in 1939, the 5<sup>th</sup> Street addition was sealed off and isolated from the rest of the Alexandria Hotel.

In 1971, the Cultural Heritage Board (now Cultural Heritage Commission) designated the Alexandria Hotel's Palm Court (formerly the Franco-Italian Dining Salon) as Historic-Cultural Monument #80, one of the few “interior-only” designations in the City's roster of HCMs.

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

## **DISCUSSION**

The Alexandria Hotel, Annex, and Addition successfully meets three of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," 2) reflects "the broad cultural, economic, or social history of the nation, State or community," and 3) is associated with a master builder, designer, or architect. As one of the first luxury hotels built in the burgeoning financial and entertainment district of early twentieth-century downtown Los Angeles, the Alexandria Hotel building, designed by famed architect John Parkinson in the Beaux-arts style, qualifies for designation as a Historic-Cultural Monument based on the above criteria.

The subject building exhibits distinctive features of the neoclassical Beaux-Arts architectural style, such as symmetrical facades, three-part vertical organization, a glazed terracotta façade, and classical details. As the work of renowned architect John Parkinson, who built several other iconic buildings in downtown Los Angeles, it qualifies as the work of a "master builder, designer, or architect." The construction of the subject building also reflects the early 20<sup>th</sup> century development of Downtown and specifically the Spring Street financial and commercial district.

## **BACKGROUND**

At its meeting on June 6, 2013, the Cultural Heritage Commission voted to take the application under consideration. On July 18, 2013, a subcommittee of the Cultural Heritage Commission toured the subject property.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW**

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*"

The expanded designation of the Alexandria Hotel, Annex and Addition as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are

regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.



# Los Angeles Department of City Planning

## RECOMMENDATION REPORT

### CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2013-1551-HCM  
ENV-2013-1552-CE

HEARING DATE: June 6, 2013  
TIME: 10:00 AM  
PLACE: City Hall, Room 1010  
200 N. Spring Street  
Los Angeles, CA  
90012

Location: 501 S. Spring Street  
Council District: 14  
Community Plan Area: Central City  
Area Planning Commission: Central  
Neighborhood Council: Downtown Los Angeles  
Legal Description: Lot A and B of Tract  
Resubdivision of a Portion of Block 13 of Ord's  
Survey and Lot 6 and 7 of Tract Subdivision of the  
North Part of Block 13 of Ord's Survey

**PROJECT:** Historic-Cultural Monument Application for the  
APPROVAL OF EXPANSION OF HISTORIC-CULTURAL  
MONUMENT #80 (PALM COURT) TO INCLUDE ALEXANDRIA  
HOTEL AND ADDITIONS

**REQUEST:** Declare the property a Historic-Cultural Monument

**OWNERS:**

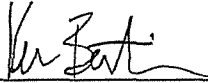
Chelsea Building LLC 550 S. Hill Street Ste 980 Los Angeles, CA 90013	Nick Hadim 6009 Washington Blvd. Culver City, CA 90232
Alexandria Housing Partners, LP PO Box 880367 San Diego, CA 92108	Yacoobian Enterprises, Inc. 501 S. Spring Street Los Angeles, CA 90013

**APPLICANT/  
OWNER'S  
REPRESENTATIVE:** Mitzi March Mogul  
1725 Wellington Road  
Los Angeles, CA 90019

### RECOMMENDATION That the Cultural Heritage Commission:

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.


MICHAEL J. LOGRANDE  
Director of Planning



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Ken Bernstein, AICP, Manager  
Office of Historic Resources

Prepared by:



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Edgar Garcia, Preservation Planner  
Office of Historic Resources

Attachments:            Historic-Cultural Monument Application

## **SUMMARY**

Built in 1905 with additions in 1906 and 1911, this eight-story and twelve-story hotel building exhibits character-defining features of Beaux Arts style architecture. Located at the intersection of 5<sup>th</sup> Street and Spring Street in Downtown, the main subject building is rectangular in plan and has a flat roof. The primary elevations are arranged in the classical base-shaft-capital composition. The flat roof is lined with a decorative balustrade cornice. The primary facades are clad in terra cotta and stone. The street level storefronts and mezzanine are altered. A large blade sign is located at the intersection of the main elevations and spells "Alexandria Hotel." The exterior features decorative stone work, egg and dart stringcourse, keystone medallions, cast stone chimeras, and fire escapes. Windows are sash and fixed pane with some bay window configurations. Some significant interior elements include decorative ceilings, finishes, metal railings, and marble floors.

The proposed Alexandria Hotel historic monument was designed by noted architect John Parkinson (1861-1935) who would later establish the firm of Parkinson & Parkinson. As one of the most successful architecture firms in early 20<sup>th</sup> century Los Angeles, this firm is responsible for the design of several Historic-Cultural Monuments (HCMs) such as City Hall (HCM #150; 1928), Union Station (HCM #101; 1939), and Bullocks Wilshire (HCM #56; 1929).

Additions to the original main subject building consist of an undifferentiated expansion added in 1906 on the 5<sup>th</sup> Street elevation. Designed by Parkinson, this seamless addition was built on a different parcel owned by a separate property owner. In 1911, the twelve-story addition (referred to as the "annex") was built adjacent to the main hotel building on Spring Street. Owing to disagreements among the property owners in 1939, the 5<sup>th</sup> Street addition was sealed off and isolated from the rest of the Alexandria Hotel.

In 1971, the Cultural Heritage Board (now Cultural Heritage Commission) designated the Alexandria Hotel's Palm Court (formerly the Franco-Italian Dining Salon) as Historic-Cultural Monument #80, one of the few "interior-only" designations in the City's roster of HCMs.

## **CRITERIA**

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

## **FINDINGS**

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.

CITY OF LOS ANGELES

**SIGNIFICANCE WORK SHEET**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

*Complete One or Both of the Upper and Lower Portions of This Page*

**ARCHITECTURAL SIGNIFICANCE**

TITLE ALEXANDRIA HOTEL AND ALEXANDRIA ADDITION IS AN IMPORTANT EXAMPLE OF  
NAME OF PROPOSED MONUMENT

BEAUX ARTS ARCHITECTURE  
ARCHITECTURAL STYLE (SEE LINE 8)

AND MEETS THE CULTURAL HERITAGE ORDINANCE BECAUSE OF THE HIGH QUALITY OF ITS DESIGN AND THE RETENTION  
OF ITS ORIGINAL FORM, DETAILING AND INTEGRITY.

AND/OR

**HISTORICAL SIGNIFICANCE**

THE ALEXANDRIA HOTEL AND ALEXANDRIA ADDITION WAS BUILT IN 1905-1911  
NAME OF PROPOSED MONUMENT YEAR BUILT

ALEXANDRIA HOTEL WAS IMPORTANT TO THE  
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE It was the most elaborate hotel in the city and was the social  
and business center; everyone from U.S. Presidents, captains of industry, entertainment figures, and the fashionable  
stayed or visited there. Its construction reflected a transition in commercial development as the city's financial center  
shifted to Spring St. and Broadway was becoming the entertainment center, and it became a lynchpin in the growth o  
both streets. It is also an excellent example of the early work of noted architect John Parkinson as well as his  
partnership with architect Edwin Bergstrom.

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

**IDENTIFICATION**

1. NAME OF PROPOSED MONUMENT ALEXANDRIA HOTEL AND ALEXANDRIA ADDITION
2. STREET ADDRESS 218 W. 5th St., 501 S. Spring St., 206-216 W. 5th St., 515 S. Spring St.
- CITY LOS ANGELES ZIP CODE 90013 COUNCIL DISTRICT 14
3. ASSESSOR'S PARCEL NO. 5149-034-011 (5th St. Add), 5149-034-006 (Main bldg), 5149-034-005 (Spring St. Annex)
4. COMPLETE LEGAL DESCRIPTION: TRACT Re-Subdivision of portion of Block 13, Ord's Survey
- BLOCK 13 LOT(S) \_\_\_\_\_ ARB. NO. \_\_\_\_\_
5. RANGE OF ADDRESSES ON PROPERTY 501 S. Spring 206, 210, 212, 214, 216 W. 5th
6. PRESENT OWNER Chelsea Building LLC (5th St) and Buxbaum/Amerland Group (Main bldg and Spring St. Annex)  
c/o Nick HASIM  
STREET ADDRESS 6009 WASHINGTON BLVD. SEE ATTACHED  
CULVER CITY 90232  
CITY LOS ANGELES STATE CA ZIP CODE \_\_\_\_\_ PHONE (\_\_\_\_) \_\_\_\_\_
- OWNER IS: PRIVATE There are 3 parcels, 2 owners PUBLIC \_\_\_\_\_
7. PRESENT USE HOTEL RESIDENCE AND RETAIL ORIGINAL USE HOTEL AND SHOPS

**DESCRIPTION**

8. ARCHITECTURAL STYLE BEAUX ARTS  
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET)
- The nomination is for three buildings built separately but which form a complex. Two of those are owned by by one entity, the third is owned separately by a second entity. The Main building is situated at the south west corner of Spring Street and 5th Street. The second structure (Addition) was built as an extension immediately to the west at 218 W. 5th Street. Those two structures are almost identical in (height, materials, design) as they were originally intended to to be "read" as one. The third building (Annex) was built several years later and differs in its architectural design, height, etc. Although there have been alterations to all the buildings over the years and are presently under differing ownerships, they still appear from the exterior to be a single unit. Buildings 1 and 3 are still connected inside. The upper floors of building 2 are presently inaccessible as it was built without stairs or elevator.

**HISTORIC-CULTURAL MONUMENT  
APPLICATION**

NAME OF PROPOSED MONUMENT ALEXANDRIA HOTEL AND ALEXANDRIA ADDITION

10. CONSTRUCTION DATE: FACTUAL 1905-1911 ESTIMATED \_\_\_\_\_
11. ARCHITECT, DESIGNER, OR ENGINEER JOHN PARKINSON AND EDWIN BERGSTROM
12. CONTRACTOR OR OTHER BUILDER J. HILL, ROBERT R. ROWAN, ALBERT C. BILICKE
13. DATES OF ENCLOSED PHOTOGRAPHS EXCEPT FOR HISTORIC, ALL PHOTOS TAKEN SINCE JANUARY 1, 2013  
(8X10 BLACK AND WHITE (GLOSSY))
14. CONDITION: ☐ EXCELLENT ☒ GOOD ☐ FAIR ☐ DETERIORATED ☐ NO LONGER IN EXISTENCE
15. ALTERATIONS Although there have been many alterations to all three structures, they still retain many character-defining features sufficient for the buildings to retain integrity and to convey their story. Changes include store-fronts, removal of orig. signage, terra-cotta finials along parapet, infill of mezzanine, construction of interior walls (non load-bearing), platforms and drop ceilings. Many of the alterations are reversible.
16. THREATS TO SITE: ☒ NONE KNOWN ☐ PRIVATE DEVELOPMENT ☐ VANDALISM ☐ PUBLIC WORKS PROJECT  
☐ ZONING ☐ OTHER \_\_\_\_\_
17. IS THE STRUCTURE: ☒ ON ITS ORIGINAL SITE ☐ MOVED ☐ UNKNOWN

**SIGNIFICANCE**

18. BRIEF STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE OPTIONAL SIGNIFICANCE WORK SHEET)
- Rowan and Bilicke were both leading businessmen when they partnered to build what was planned to be the largest hotel ever built, fire and earthquake proof and it included many new amenities. Its opening in 1906 was highly anticipated and became a social hub immediately. Architect Parkinson was also a leader in his profession and his association with the property continued for many years. The hotel was built in three stages as property was leased (not purchased), building regulations changed, and funds became available. The Palm Court is HCM #80.
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) LOS ANGELES TIMES, DEPT. OF BLDG & SAFETY, ANCESTRY.COM, LA COUNTY TAX ASSESSOR, PARKINSON ARCHIVES, LA CENTRAL LIBRARY  
LOS ANGELES OFFICE OF HISTORIC RESOURCES
20. DATE FORM PREPARED 04/05/2013 PREPARER'S NAME MITZI MARCH MOGUL  
ORGANIZATION Historic Preservation Consultant STREET ADDRESS 1725 Wellington Road  
CITY LOS ANGELES STATE CA ZIP CODE 90019 PHONE (323) 734-9980

## DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE ALEXANDRIA HOTEL AND ALEXANDRIA ADDITION IS A 8-12-STORY,  
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

BEAUX ARTS E-shaped & L-shaped ☒ PLAN Hotel residence, retail  
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A stone, stucco, brick, and terra cotta FINISH AND SAME TRIM.  
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S flat ☒ ROOF IS concrete wood and metal frame,  
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

Sash and fixed pane WINDOWS ARE PART OF THE DESIGN.  
WINDOW TYPE (DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.)

THE ENTRY FEATURES A There are several entrances which include recessed, off-center, and direct from street,  
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

Several door styles, none of which are original ☒ DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS  
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE Original features include the basic floor plan, keystone medallions, cast stone chimeras at  
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

intervals, egg and dart stringcourse, fenestrations at upper levels, bay windows, fire escapes, original materials  
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

SECONDARY BUILDINGS CONSIST OF A N/A  
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE The most intact interior space is the Palm Court dining room (HCM #80). Other  
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

extant features include ornate decorative moldings, coffered ceiling, wood, marble, mosaic, terrazzo and tile floors,  
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

staircases with cast-iron banisters and oak handrails

IMPORTANT LANDSCAPING INCLUDES NONE  
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

March 7, 2013

Chattel, Inc.  
13417 Ventura Boulevard  
Sherman Oaks, CA 91423-3938  
Attn: Shane Swerdlow

Re: Historic Cultural Monument Nomination – The Alexandria Hotel

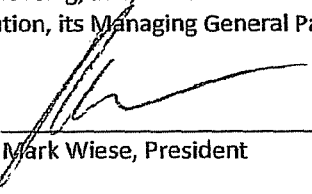
Dear Shane,

This will confirm that Alexandria Housing Partners, L.P., which owns the Alexandria, has been informed that the property is being submitted for nomination as a Historic Cultural Monument and the ownership of the Alexandria has no objection to Chattel or any other historic consultant to prepare and submit the nomination.

Sincerely,

Alexandria Housing Partners, L.P

By: Pacific Housing, Inc., a California nonprofit public benefit Corporation, its Managing General Partner

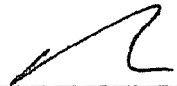
By:   
Mark Wiese, President

By: Amerland/Alexandria Partners, LLC, a California limited liability company, its Co-General Partner

By: Alexandria Partners, LLC, a California limited liability company, its Manager

By: The Amerland Group, LLC, a California limited liability company, its Managing Member

By: Islas Development, LLC, a California limited liability company, its Manager

By:   
Ruben Islas, Sole Member

cc: Mitzi Mogul, Historic Consultant  
Naty Saidoff, Capital Foresight, LP  
Jules Arthur, Amerland Group  
Rebecca Hyatt, Amerland Group  
Ruben Islas, Amerland Group  
Scott Rusczyk, Buxbaum



## **ALEXANDRIA HOTEL COMPLEX SIGNIFICANCE STATEMENT**

This nomination is for the Alexandria Hotel complex which includes the original Main Building at the southwest corner of 5<sup>th</sup> and Spring Streets, as well as the 5<sup>th</sup> Street Addition and the Spring Street Annex. Two of those became conjoined and are located at 501 S. Spring Street, 210 W. 5<sup>th</sup> Street, and 512 S. Spring; the second construction is now a separately owned parcel, located at 218 W. 5<sup>th</sup> Street.

The Alexandria Hotel is noted for its Beaux Arts architecture and for its cultural significance. The architect for the entire complex was John Parkinson and the hotel played a key role in the social and civic fabric of Los Angeles. The main extant dining room, known as the Palm Court, is already designated as HCM #80, however the rest of the structure does not have any other local protection. The buildings are located in the Spring Street National Register Historic District.

The Alexandria 5<sup>th</sup> Street Annex exemplifies criteria as stated by the National Trust (and as referenced in the Los Angeles Cultural Heritage Ordinance) for its association with events that have made a contribution to broad patterns of local history as well as its associations with significant individuals. This nomination will present information, some of which has never before been brought to light, which will clarify the story of the Alexandria Hotel. The fact that the hotel was erected on three separate parcels of land, each with a different owner, made it a particularly unique project. Traditionally, the owner of the property was the one who was responsible for the structure on it or the property was simply sold outright. In Los Angeles, real estate was plentiful—it was one of the great attractions of the region—which made the fact that the developers only leased the land unusual. They wanted to be in that location because at the time it was considered to be the up-and-coming shopping area, as well as in proximity to the Broadway entertainment district; this made the hotel attractive to both entertainers and tourists. The city was expanding in a south/west direction at that time and a luxury hotel would be perfectly poised to capture an upscale clientele. Indeed, for many years the Alexandria was the place to see and be seen, to stay, entertain, or do business. Everyone from U.S. Presidents to movie stars, captains of business and fashionable society to the simply well-heeled stayed, visited, partied or hid out at the Alex. Whether one wanted strict privacy or high visibility, both were available there. Its main lobby carpet was known as the “Million Dollar Carpet,” not because it cost that amount, but due to the amount of business

conducted there regularly. When the Biltmore Hotel opened in 1923, it became the “go-to” place and the Alexandria slipped to second place, beginning a downward trend that culminated in bankruptcy in 1933.

Located at the southwest corner of Spring and Fifth Streets (501 S. Spring/210 West Fifth Street), the eight-story Alexandria Hotel was completed and opened to great fanfare on February 12, 1906. Constructed at a cost of two million dollars, it was the most elaborate hotel in Los Angeles and its popularity was enhanced by its strategic location as the city expanded. The property was owned by Alexander family, from whom the hotel name is derived. Harry L. Alexander had inherited the property from his father, David B. Alexander, who had owned hardware stores in Illinois and then in Lincoln, Nebraska until he came to Los Angeles in the late 1880's, where he invested heavily in real estate. David Alexander died in 1899; his estate was managed by his son, Harry (Harry died in 1929). The developers of the hotel were A.C. Billicke and R.A. Rowan, who leased the land from Alexander for fifty years. Billicke was the president of the Billicke Hotel Company, which also operated the Hollenbeck Hotel. The plan by the developers was to eventually fill the entire square block (Spring to Broadway, 5<sup>th</sup> to 6<sup>th</sup>) with the largest hotel ever built. That the land was leased, not purchased, later contributed to the problems experienced by the hotel and the conflicts between owners. The property was later sold by Harry's wife, Elsie. Although the main building is located at the southwest corner of 5<sup>th</sup> and Spring Streets, the entire hotel complex consisted of leasehold estates on seven parcels of land, 240 feet on Spring Street and 206 on 5<sup>th</sup> Street.

The hotel featured many modern amenities including doors with automatic do not disturb signs, centralized steam heat, and private bathrooms for every one of the 360 rooms. It was constructed using steel frame construction and hollow clay tile which was considered fireproof, finished in extravagant materials and decorated with beautiful furnishings, personally selected by Billicke. Among the hotel's illustrious guests over the years were President Theodore Roosevelt, President Taft, King Edward VIII of England, boxer Jack Dempsey, opera star Enrico Caruso, Sarah Bernhardt, and movie stars Charlie Chaplin, and Mary Pickford, and many others. Rudolph Valentino used to go dancing there. One of the hotel's more amusing tales is that Tom Mix rode through the lobby on his horse with his bride sitting sidesaddle, on their way to the honeymoon suite.

The parcel (Lot B) immediately to the west on 5<sup>th</sup> Street was owned by William Chick. Born in Ohio c.1860, it is unclear exactly when he arrived in Los Angeles, however by about 1887 he had already invested in real estate in downtown. On his property on 5<sup>th</sup> Street he operated a livery stable. Chick Brothers Livery was operated by William and two of his brothers, Charles and Leroy.

Chick was the second eldest of eight siblings. The eldest was a sister, Elizabeth, who only lived to the age of 13. Several of his other brothers also relocated to Los Angeles where they lived simple, but eventually middle-class lives. William married Mary Ann Cakebread in 1888 and they had two daughters, Martha Leanore and Lillian. His distinguishing characteristic was the three fingers missing on his right hand. In 1905 he purchased a lot and built a house at 2710 Normandie Avenue in the West Adams District, where he lived until his death on March 30, 1940. Martha Leanore (Lee Roddie) continued to live there until 1944; she also inherited the 5<sup>th</sup> Street property and owned it until the 1980's. The house is still there, somewhat altered but still retaining many original architectural features. It is in the Adams-Normandie HPOZ. It appears that Chick retired once the deal was made with Rowan and Bilicke; no doubt with rent from them for the Alexandria Annex property he was in a comfortable financial position and could afford not to work, as evidenced by his residential purchase.

From the beginning Chick had an adversarial relationship with his neighbor on 5<sup>th</sup> Street. In 1888 Chick sued David B. Alexander for possession of "his" property. Alexander responded with a counter suit in 1890 for restitution of premises and removal of obstructions to his right of way. He sued Chick again in 1892 over the property line at the west end of the lot. The dispute seems to have been a matter of inches.

Although it was always Rowan and Bilicke's plan to build an expansive hotel that would eventually cover 12 to 13 acres, it never reached that proportion due to the unexpected early demise of both men. Bilicke was killed in the sinking of the Lusitania in 1915 and Rowan died suddenly a few years later. Not long after that, their two widows decided to sell their interests. However, for several years the development plan was on track. Before the main hotel building had even opened on February 12, 1906, construction had commenced on the first addition. This is the structure that is located on 5<sup>th</sup> Street.

Built as an extension or addition, it is identical in height and design to the first section which occupies the corner. For this reason, many people are unaware that it was actually built as a separate construction or that it remains a separate entity. When the “Annex” is referenced, people assume that refers to the third building/second addition, located on Spring Street to the south of the original hotel building and that assumption is largely true. The 5<sup>th</sup> Street portion was usually referred to as “the Addition,” while the Spring Street construction was called “the Annex” but the words “annex” and “addition” were sometimes used interchangeably, adding to the confusion. The Spring Street Annex however, features a completely different design and is taller than the first two.

The permit for the 5<sup>th</sup> Street Addition was taken out on March 13, 1905. It specified a “fireproof building forming an annex to Bilicke-Rowan hotel.” At a cost of \$40,000 it was constructed of brick and steel, with a reinforced concrete foundation and steam heat. Construction was to commence “at once.” The permit also specifies that the fire escape was located on “an adjacent portion of the building” and that there were to be no “hoistways” (elevators). This was to be the cause of later problems.

John Parkinson designed the first Addition along with the main building and as it was the developer’s intention to create a single massive complex, the design was seamless. It was only with the third building and the time lapse between constructions that the decision was made to alter the architectural design. An early concept rendering shows the projected design stretching all the way down 5<sup>th</sup> Street to Broadway.

The entire ground floor of the Addition was a grand dining/ballroom, called the Franco-Italian Dining Room. With the construction of the Annex on Spring Street and the opening of the new room there, the Franco-Italian Room on 5<sup>th</sup> Street was de-commissioned and the name transferred to the new room. Later that second room was re-named the Palm Court and it is that room which became HCM #80. The change took place in late 1911.

It is likely that the original Franco-Italian Dining Room was decommissioned due mainly to its size and seating capacity, especially in relationship to the size of the adjacent kitchen. This must have caused difficulties and delays. Also, although the room was magnificently appointed and very grand, it was a single-purpose room with only one means of ingress and egress. That was through a corridor from the main lobby of the Alexandria. The planning of

the second addition on Spring Street included two large rooms, albeit both smaller than the large room in the 5<sup>th</sup> Street Addition. Having two rooms instead of one would have provided more options for entertaining, for having more than one event on any given day or night. The smaller Grill Room and other eateries in the building would still have offered hospitality to hotel guests without inconvenience.

In July of 1911, George Feagans, founder and recently retired president of Brock and Feagan Jewelers executed a lease for the former Franco-Italian Dining Room in the 5<sup>th</sup> Street Addition. He planned to open an elegant silver and jewelry store there. The Los Angeles Times announcement stated, "A new entrance is to be built on 5<sup>th</sup> Street and there will also be a private entrance from the lobby of the hotel. This room is recognized as one of the finest examples of Spanish Renaissance in the country. All of the magnificent embellishments will be retained."

The 5<sup>th</sup> Street portion was not considered an addition in the same way as the Spring Street Annex, which has contributed to confusion over the years, including in newspaper stories. The 5<sup>th</sup> Street Addition was eventually sealed off from the main building in 1937, rendering the upper floors inaccessible; they have remained vacant ever since.

Even after the upper floors were closed, the ground floor retail space continued to operate. Addresses in that block of 5<sup>th</sup> Street were altered many times over the years, making it difficult to trace all of the businesses that were located there and put them in their proper place. These address changes appear not to have been official and were never questioned by city officials, even when permits were taken out for work to be done on both interiors and the façade.

Because of the tremendous success of the original hotel, the owners began planning an annex. Originally it was going to be a fourteen-story L-shaped building that would extend to Broadway. When difficulties in acquiring the additional properties arose, the plans were scaled back and finally consisted of the addition of a twelve-story structure on Spring Street. The addition of that annex brought the total number of rooms up to 512.

The Spring Street Addition, or Annex, opened on January 23, 1911, at a cost of \$2,500,000. It was fraught with problems during its construction. It was plagued by labor strikes, frequent

violent clashes, and a bombing plot. A 27 year old employee of the Baker Iron works was killed when some slack line in a cable slipped allowing the 12-ton beam to drop; he was thrown fifty-five feet to the basement floor. Another was crushed by a steel girder when a derrick leg gave way while being installed and fell, killing him instantly.

Even while the Spring Street Annex was under construction, Rowan and Bilicke announced that they would build the next section of the hotel as soon as the stores which were then located at 5<sup>th</sup> and Broadway were vacated. Eventually Rowan & Bilicke did lease the land at the corner of 5<sup>th</sup> and Broadway and built the Title Guarantee & Trust Company, designed by Morgan, Walls, & Morgan but there were no more additions to the Alexandria, despite the earlier plans and announcements.

Although the main building and the Spring Street Annex were connected in ways similar to the 5<sup>th</sup> Street Addition, the issues which confronted the various owners during the bankruptcy were not as adversarial due to a crossover of ownership (and probably more reasonable individuals!), which allowed terms to be reached.

Following the deaths of Rowan and Bilicke, the hotel was purchased in 1919 by the S.W. Straus Co. of Chicago, also owner of the new Ambassador Hotel. Strauss encountered stiff competition from the Biltmore when it opened in 1923, and subsequently sold the Alexandria in 1927 to the Alexandria Realty Co. In 1930, the hotel was sold to Charles C. Chapman, a local real estate developer who also owned the Chapman Building at 8th and Broadway as well as the Chapman Park buildings near the Ambassador Hotel. The hotel went bankrupt and closed in 1932. In 1934, the gold leaf from the ceiling, furniture, carpets, silver service, and chandelier were sold off to help pay off debts.

The Alexandria re-opened when motion picture producer Phil Goldstone bought the main property from Elsie Alexander in April 1937 for \$300,000 (a steal even then!). Eventually he became part owner of the Spring Street Addition. In 1946 he took partners in the main section of the hotel (Lot A). Among his partners were Julius Epstein, a noted screenwriter (Casablanca, The Man Who Came To Dinner, Mr. Skeffington, etc.) and Maxwell Abell, a Chicago attorney, accountant, national real estate investor and noted Jewish philanthropist and member of the Board of the Jewish Theological Seminary. The hotel changed hands several more times over the years, but remained open. In the late 1950s and 60s, the

Alexandria was known mainly for its cheap rooms, transient population and the rowdy boxing fans who filled its rooms when they were in town to see a bout. Boxing promoter George Parnassus, who not only promoted fights but booked the fight crowds into the Alexandria, set up his headquarters in the hotel. More than one fighter trained in a ring set up in the Palm Court. During this period Parkinson was called upon to alter the parapet and make other changes to the interior. In April 1970, the Alexandria reopened after an extensive remodeling by the S. Jon Kreedman Company, which purchased the hotel in 1961. Mayer & Kanner were the architects for the exterior work, while Parvin-Dohrmann Co. was responsible for the interiors. Although well intentioned, the new interior was given a red and black Victorian décor that the hotel never had. Although much of the original decoration and furnishings were long ago removed, there remains an abundance of original, character-defining features throughout the hotel interior.

The buildings have all had many alterations over the years, all of which were done by significant architects, including Parkinson, Bergstrom, Morgan, Walls & Clements, C.E. Noerenberg, and others.

Interviews with Leanore (Lee) Roddie over the years have not clarified the circumstances which caused the sealing of the corridors between the first two sections. Unfortunately her telling of the story was inconsistent and vague with regard to details. Interviewers, fascinated by the more sensational aspects of the story, failed to ask critical questions which would have answered current questions, such as “who was the tenant that caused the dispute?” This means that we can only speculate, based on the information that research has revealed. The building owners went bankrupt in 1933 and were unable to pay the bank notes on either the structures or the ground leases. The following year—1934—became a watershed year for the hotel; it closed and the holders of the ground leases took back their properties along with the “improvements” on them.

Tax Assessor’s Records show that originally the Alexander family owned Lot A and Chick owned Lot B. However, in 1904 the Chick property is listed as “new Lot A.” This appears to have something to do with conjoining the main portion of the hotel with the soon to be constructed annex on the Chick property. This has also added to confusion over the correct street numbers of the various storefronts. Depending upon whether the tenant and/or the

Department of Building & Safety checked official tax records (and it would appear neither did), the business addresses were either based on being part of Lot A or a separate Lot B.

In 1932 the property was still under leasehold, which transferred to Federated Realty Co. However in 1933, when the company went into bankruptcy, the Chick property was sold for taxes (9/2/33) but redeemed beginning in 1936. At that point it was listed as “part A and B,” indicating that it was still part of the hotel operations. It was during that time that all of the property owners took back their land along with the improvements. In 1934 William Chick and his brothers Leroy and Louis and their wives had a shared interest in the property. By 1936 Leroy and Louis each held a half interest. It is possible that William’s siblings provided some of the financial wear-with-all to redeem the property, and thus ended up with ownership shares. At the time of Goldstone’s purchase, the properties , Lots A and B, underwent a “re-subdivision” which means that there was no longer any legal connection between 218 W. 5<sup>th</sup> Street—the Chick property—and the main section of the hotel on the corner of 5<sup>th</sup> and Spring.

Later, Chick siblings Martinez and Lily Bell and their spouses were also on title with 1/10 interest each, as was William Chick’s daughter Martha Leanore (Lee) who had a 6/10 interest. It was not until some time later that she obtained a half interest and eventually full ownership.

When Phil Goldstone purchased the main building from Elsie Alexander he may have made overtures to William Chick perhaps to purchase the Annex. Because the parcel owners were separate entities, in order for the two sections of the building to continue to function as one, some arrangement would have to be made with regard to both compensation and liability for both Goldstone and Chick. Lee Roddie claimed that the disagreement was over a tenant (which would have been the Broadway Florist); however this seems a petty and unlikely scenario. The section of the hotel controlled by Goldstone could easily operate without the 20 or so rooms of the Annex, but the Annex could not operate without the main section of the hotel. Was this the basis of the argument between the two? Unfortunately, that part of the story is lost to history.

What is known is that the corridors were sealed between the main building and the 5<sup>th</sup> Street annex. The permit history reveals that Goldstone took out two separate permits, the first in



September, 1937 and the second in April, 1938. The scope of work was to “remove portions of superstructure now existing on main roof of building and alter south and west party walls.” The second permit was to “alter partitions adjacent to the lobby on the first floor.” This indicates that more than six months elapsed before the annex was completely sealed off and perhaps points to ongoing discussions between the two owners to work things out or at least a goodwill gesture on the part of Goldstone to give the Chick family time to make alternative arrangements. At any rate, once the corridors were sealed, the fate of the building was effectively sealed as well.

A number of other family members are shown on title beginning in 1934 and it is possible that one or several of them either caused the dispute or were unable to reach an agreement on any business proposition put forth by Goldstone, thus having the same net result.

The property was finally sold by Lee Roddie’s heirs, who no doubt realized that they owned a white elephant.

With the corridors sealed, access to the upper floors of the 5<sup>th</sup> Street Annex was impossible. Neither Bilicke, Rowan, or Parkinson ever considered a time when access would not be possible. They envisioned the two sections forever conjoined, thus the words on the original permit that the fire escape was located on “an adjacent portion of the building” and that there were to be no “hoistways” (elevators). Whether this was a cost-saving device, a time consideration, or just poor planning is impossible to state.

The Alexandria Florist was first located in the main building of the hotel and did relocate to the annex in 1937. (An interesting side story is that in 1921 the owner of the Broadway Florist establishment was a man named Jack Pantages. Along with three other men he was arrested for violation of the Harrison narcotics law. Pantages was accused of being a fence while the others were accused of manufacture, transport and sale of morphine and cocaine. Their Stutz automobile, equipped with a secret compartment, was impounded. At that time, the Broadway Florist was still located in the main section of the hotel.)

Following Feagan’s Jewelry Store, a succession of businesses were located on the ground floor of the Annex. Some of them, such as the Broadway Florist, are fairly easy to identify. However, because it was original considered one building under single management, store

numbers were assigned depending on how many tenants there were, regardless of their physical location in either the main building of the hotel or the Annex. At different times, a "half" was added to the number address to accommodate newly partitioned units. Various food establishments occupied the far west end of the Addition and their addresses were listed as 218 or 218 ½, making a confusing story even more confusing.

There are a number of significant individuals who have been associated over the years with the entire complex in one way or another.

Albert Clay Bilicke was born in Coos, Oregon on June 22, 1861. He moved to San Francisco in 1878 and attended Heald's Business College. At seventeen he went to Arizona where he began his career in the hotel business at the Hotel Florence. After two years he moved to Tombstone where he became manager of the Cosmopolitan Hotel. In 1885 he moved back to California and became proprietor of the Ross House in Modesto followed by the Pacific Ocean house in Santa Cruz. In 1893 he arrived in Los Angeles where he became proprietor of the Hollenbeck Hotel. In 1900 he married Gladys Huff. Finally he and Robert Rowan organized the Bilicke-Rowan Fireproof Building Company. Among the structures they were responsible for were the Title Insurance, Edison, Jewelry Trades Buildings. He was a member of the Jonathan Club, Los Angeles Athletic, Los Angeles Country, and Annandale Golf club, the Valley hunt club of Pasadena, Southern California Automobile Club, Masons, Scottish rite, and others. Bilicke and his wife boarded the Lusitania for the purpose rest and recuperation. Although they boarded a lifeboat during the crisis, the boat tipped over, spilling all aboard into the ocean. Gladys survived; he did not.

Robert A. Rowan was born in Chicago in 1875 and came with his family to Los Angeles at one year old. He married Laura Schwartz in 1903. Following in his father's footsteps, he formed a real estate firm, R. A. Rowan & Co. at the age of thirty in 1904. Rowan was apparently the first Los Angeles developer to exploit the potential of a financial practice previously unused in Southern California. The ingenious technique involved establishing a separate corporation for each new building venture, then transferring the construction site to the corporate entity, in exchange for the capital stock. The company then sold long-term mortgage bonds to pay for the construction of the building. When Robert A. Rowan died suddenly and unexpectedly in 1918, his company was one of the largest enterprises in Los Angeles, having developed much of the city's downtown business center and raised half a

dozen skyscrapers. In addition to the Alexandria, R. A. Rowan & Co. built the Los Angeles Athletic Club, the Rosslyn Hotel, Rowan Building and a number of other historic Spring Street and Broadway buildings. Rowan also initiated a unique residential development and called it Windsor Square. Windsor Square was bordered by Wilshire Blvd. to Third Street, and from Irving Blvd. to Plymouth Blvd. This constituted a private square in which the property owners would own the streets as well as their homes. Deed restrictions set a minimum cost of \$12,550 on each home to be built, in order to assure handsome homes in an exceptionally beautiful setting. At that time there were dense groves of bamboo in the area which needed to be destroyed before trees and gardens could be cultivated. Intervening walls or fences were discouraged so that one garden ran into another creating a park-like setting. Windsor Square was the first area in the city to have the power lines below grade, an extraordinary innovation for 1911. He was a member of the Los Angeles, Jonathan, and California Clubs, among others.

Contractor Joseph Illig performed some early work on the Addition structure in 1931. Joseph Illig began his business in 1919 as a plasterer and Illig Construction is still in operation today, still family owned and run. It is one of the foremost construction firms in Southern California.

Architect Richard Bernard Kurzon was responsible for some renovations. Kurzon was born in Chicago on April 9, 1895. He was a Superindant Draftsman for Robert DeGayler from 1919 until 1922 when he began his own firm. He was a registered architect not only in Illinois, but also California and Indiana and served in the U.S. Army Corp of Engineers from 1917-19. Among his principal works in Chicago were the Sheridan-Brian Apartments (1927), Sheridan-Roscoe Apartments (1928), Morris B. Sacks store (c. 1941), Checker Cab Manufacturing Co (addition, 1944, Kalamazoo , MI), Storkline Furniture Corp (1947). In Los Angeles his only known work at this time is the Holden Medical Building (1950). He and his wife Ida lived at 1649 Hillcrest Drive in Beverly Hills. He died on March 11, 1969.

The architect/engineer responsible for sealing the party walls between the Main and Addition buildings was Clarence Eugene Noerenberg. Noerenberg was born in Illinois in 1886. He began his career as a teacher at the University of Illinois in Champaign, from 1910 until he enlisted in the Army in 1917. He served (not in combat) until discharged with the rank of Major in 1919. He immediately came to Los Angeles where he purchased a home at 1751

Buckingham Road in Lafayette Square. He remained there until sometime after 1940 when he and his wife Mary moved to 943 Plymouth Boulevard. Professionally he became associated first with someone named Johnson (no record of who Johnson was exists in any archive, including that of the University of Santa Barbara, repository of Noerenberg's papers.) then with Henry L. Gogerty. He was also a member of Allied Architects along with such recognizable names as Myron Hunt, Edwin Bergstrom, Gordon B. Kaufman, and others. He was a member of the American Society of Civil Engineers, the American Institute of Architects, on the Board of commissioners of the Southern California AIA, President of the Los Angeles Building & Safety Board of Commissioners, and served on several committees of the Allied Arts Commission. Among his works were several local public libraries, the Van Ness School, Pacific Motor Services Building, Citizen's Mortgage Company Building, a hotel, etc.

George Feagan was a founder and President of Brock and Co. Jewelers. His son, Lonnie, became a professional golfer and a Los Angeles golf tournament was named for him. The tournament trophy was made by Feagan's & Co.

Architect John Parkinson is one of the most distinguished architects ever to work in Los Angeles. Among his most well-known commissions are the Bullocks Wilshire, Stock Exchange, Union Station, Rosslyn Hotel, Title Guarantee & Trust, Federal Reserve, Los Angeles Athletic Club, and many, many others. Since his arrival in Los Angeles in 1894 he was one of the most sought-after architects in the city. He has been credited by historians as having defined—and designed—the streetscape of Los Angeles. In 1905 he established a partnership with Edwin Bergstrom and the Alexandria was their first commission together. Later he worked in partnership with his son, Donald.

Born in England, Parkinson's prolific career began when he opened a Los Angeles office in 1894. By 1896 he had designed the city's first fireproof steel frame building, the Homer Laughlin Building at Third Street and Broadway. His design of the Braly Block (also known as the Continental Building) at Fourth and Spring Streets was the tallest building in Los Angeles until the 1928 construction of City Hall. At 175 feet tall, it is considered the first "skyscraper" built in Los Angeles. In 1905, Parkinson formed a partnership with G. Edwin Bergstrom, which lasted for ten years. During this period the firm was commissioned to design several more buildings in the area including the Security Trust and Savings Bank

(1907), Union Oil Building (1911), and Los Angeles Athletic Club (1911-12). Five years after Bergstrom left to establish his own successful practice. His son, Donald, joined Parkinson in 1920. Parkinson & Parkinson were responsible for the original campus at the University of Southern California (1919-39), Los Angeles Memorial Coliseum (1923 and 1930-31), Los Angeles City Hall (1928 with A.C. Martin and John C. Austin), Bullocks-Wilshire (1929), and Union Station (1939, supervising architect.)

George Edwin Bergstrom was born in 1876 in Neenah, Wisconsin. He received a BS from MIT in 1899. He settled in Los Angeles in 1901 and received his license to practice architecture in California in June, 1906, so it is clear that Parkinson was the lead partner in the firm. In 1903, he married the former Nancy Kimberly, daughter of John A. Kimberly, a co-founder of Kimberly-Clark. After establishing his own practice in 1915, Bergstrom continued to design buildings throughout the region, including buildings for John C. Fremont High School and Redlands High School, Commercial Club in downtown Los Angeles, and collaborated with architect William Lee Woollett (1874–1955) on Grauman's Metropolitan Theatre (later called the Paramount). One of his most notable buildings of the period was the Pasadena Civic Auditorium in Pasadena, California, which he designed in association with architects Cyril Bennett and Fitch Haskell. The firm of Bergstrom and Witmer, Architects operated from 1941-1943. Bergstrom and David J. Witmer(1888–1973) acted as the Chief Architects for the Pentagon Building. Bergstrom was also actively involved in the American Institute of Architects (AIA), serving as the national organization's treasurer for over 40 years and as president in 1939 and 1940.

The 5<sup>th</sup> Street Addition is the missing link in the story of the Alexandria Hotel. Every previous press release and telling of the story leaves out the very existence of the Addition, going straight from the main corner structure to the Spring Street Annex in 1912. Because of the location of the Addition in the middle of the block, its matching architecture to the main building, and the lack of visible activity, passersby have assumed either that it still had a relationship to the hotel or was simply derelict by the owner's choice. Over the years, articles appeared in which Chick's daughter Lee was interviewed and gave a version of a story in which she accounted for the vacancy of the upper floors. No one ever verified the story because there was no reason or need to. Even historic newspaper stories which documented the announcements, constructions, problems, social occasions and other events used words interchangeably, further obscuring the facts. However, new ownership has prompted new

investigation, which has brought to light several details not previously documented or assembled, which reveals a more complete story. It has also revealed extant historic fabric of the original Franco Italian Dining Room, hidden under particle board, plaster, false ceilings and other cheap materials, shrouded from view for the past 75+ years. The latter aspect will be discussed at length in the architectural description section of the application.

With so many people on title, it is impossible to state with certainty exactly what friction caused Phil Goldstone to close off that section of the building. Was it a matter of disagreement over lease agreements or insurance liability or was it over a “poached” tenant, as stated by Lee Roddie? Given the early lawsuits initiated by William Chick, he seems to have been a pugnacious fellow, and he may have felt that the Alexander family and Goldstone were patronizing or snobbish and thus became combative in order to prove he was not intimidated by them. This is all conjecture. All that is known for sure is that because the land was leased and the buildings belonged to separate entities the hotel complex was reorganized in 1937 without the use of the 5<sup>th</sup> Street Addition. Because there were so few rooms in the Addition, it was of no consequence to the financial or practical operation of the hotel.

The Alexandria Hotel, both as individual constructions and collectively forming a single entity is highly significant for the role it played in the development of Los Angeles and for its association with noted individuals. Its main designing architect, as well as subsequent architects who worked on various remodels or adjustments, are all important in the annals of architecture. The original developers were responsible for the construction of numbers of buildings in downtown which defined the streetscape of the past, continue to serve the city of the present, and will add immeasurably to a historic perspective in the future. The hotel was a critical factor in the advancement of the Broadway entertainment and shopping district and the stability of the Spring Street financial district. It played a major role in the social and political life of the city. The story of its development—from small investors to wealthy operators to large conglomerates, from grand plans to a scaled back reality—represents a larger narrative of the role of real estate in the growth and maturation of Los Angeles. Both the interior and exterior features which remain speak to an era of elegance, luxury, and elaborate artistry, when ornate detail represented refinement and less did not mean more. The designation of these buildings will help to ensure their protection for new generations.

## ALEXANDRIA HOTEL COMPLEX ARCHITECTURAL DESCRIPTION

The Alexandria Hotel exemplifies the Beaux Arts style. It presents symmetrical facades, three-part vertical organization, pressed brick and glazed terra cotta facades, large sculptures of griffins, and decorative stringcourses.

The eight-story Main Building was planned to have a reinforced concrete structure, but it was decided to change to a steel frame structure with hollow clay tile walls; the Pacific Clay Manufacturing Company received the contract. The most interesting feature of the construction is the floors themselves, which are all made in 20-foot arches of hollow tile support only at the ends. (Source: LA Times 11-12-1905) The 5<sup>th</sup> Street Addition is the same. The twelve-story Spring Street Annex is constructed of reinforced concrete.

Due to its corner siting, the Main Building has primary facades facing both Fifth and Spring Streets (501. S. Spring & 210 W. 5<sup>th</sup>); the 5<sup>th</sup> Street Addition (218 W. 5<sup>th</sup> Street, 1906) faces 5<sup>th</sup> while the Annex (501 S. Spring, 1911) faces only Spring Street. The façade of the 5<sup>th</sup> Street Addition is identical to that of the main building. That was intentional, as the two buildings were designed to function as one unit, thus the facades would have needed to be indistinguishable. It was only with the passage of time between the construction of the 5<sup>th</sup> Street Addition and the Spring Street Annex that a concession was made to architectural distinction.

The demarcation between the two 5<sup>th</sup> Street facades is the placement of the fire escape, which is located on the Main building structure and the griffin/orb light fixture to the west of the fire escape. The original building permit for the Addition specifically states that the fire escape will be placed, “on adjacent *portion* of the building.” (italics mine) The language indicates that the two structures were treated as one.

Following the Beaux-Arts pattern, the primary facades are organized horizontally. In the case of the Main Building, the base is represented by the ground and mezzanine levels, the shaft represented by the third through seventh stories, and the capital represented by the eighth story and cornice. The Annex has a base composed of the ground, second story and mezzanine, a shaft composed of the fourth through eleventh stories, and a capital composed of the twelfth story and cornice.

It should be noted that the base of the buildings are not at the same level due to differences in the floor to ceiling heights on the interior. Both the Main Building and the Annex are mostly covered with pressed brick in a “manila” color from the Los Angeles Pressed Brick Company. An identical color of glazed terra cotta was used on the base and some of the architectural details. A common brick that has been painted is used on the light wells and secondary elevations. The Annex is vertically organized into three bays in an A-B-A pattern that is defined by extensive architectural details in the outer, A bays. With regard to the Main Building, the Spring Street façade is symmetrically organized, while the Fifth Street façade is not. The organization is hardly detectable however, as the shaft of the building is unadorned. The material, design, and organization of the primary elevations are character-defining features. While the primary façades are fairly restrained compared with other Beaux-Arts style buildings, they include some interesting architectural details. Glazed terra cotta was used to create the pronounced stringcourse that separates the base of the Main Building from the upper stories. It appears to be supported by small corbels and the soffit is dotted with rosettes. The corners of this level are marked by large griffin sculptures. Another stringcourse is found below the eighth story windows. It consists of a continuous band of quatrefoils. The cornice is rather simple with a denticulated molding. Above it is a decorative parapet with balusters divided by columns and female figures set at regular intervals. The columns and figures were originally surmounted by even more decorative sculptures that were removed in the 1950s.

The façade of the Annex is much more ornate than the Main Building, particularly the second story and the outer bays. The brick on these portions of the façade are laid in horizontal bands intended to resemble rusticated stone. Four large windows with segmented arched openings are spaced evenly along the second story. Figures of lion heads are used instead of keystones. Assembled in each window opening area are sets of French doors flanked by sidelights. A classical pediment sits on top of the central set of doors. Above the doors are transoms that have been painted black. Elaborate segmented arched headers crown the third story windows in the outer bays. Between the windows on the upper stories are cast stone panels with vertical grooves flanked by circles. The cornice of the Annex uses some of the same details found on the Building including a denticulated molding, an egg and dart molding, small corbels, and rosettes. The architectural details of the property are character defining features.



The windows in both the Building and Addition are stacked vertically, deeply recessed, one-over-one double-hung sash with wood frames. Most are set individually; however, there are also tripartite assemblages that are quite distinctive. Cast stone was used to create the lintels and sills. The lintels are long rectangular panels, while the sills are decorated with an egg and dart molding. The original windows are character-defining features that should be preserved. There are a few instances where windows have been replaced, primarily two vertical stacks of narrow bathroom windows on the Spring Street façade of the Main Building and the windows that light Staircase 4. The general condition of the windows appears to be good.

Located at the center of the original 1906 building, the north-south oriented main lobby is rectangular in plan with entry corridors providing access to W. Fifth and S. Spring Streets. The first floor of the Main building consists of the main lobby, south annex lobby, Palm Court, and retail spaces. The bases of each building, namely the ground floor and mezzanine levels, have been remodeled. The only things remaining from the original design are sections of glazed terra cotta at the corner of the Building and the outer edges of the Annex, the actual location of the entrances, and the storefront openings. Historic photographs suggest that the cast iron around the openings on the Building may be original as well. It appears that the terra cotta was only used at the corner and entrances and that another material was used around the storefronts. There are numerous historic photographs that document the original design of the property. They show a large, flat canopy over the Fifth Street entrance. The Spring Street entrance was marked by a three-sided bay window at the mezzanine level. The entrance to the Annex was hardly noticeable, signifying its secondary status. The windows at the mezzanine level (except above the entrances) were single-paned casements that were either fixed or pivoting. Above them were transoms, perhaps with small squares of leaded glass. The storefronts were typical of the era with low bulkheads, clear storefront glass, loose retractable awnings, and small squares of leaded glass in the transoms. The current design dates from the 1969 remodel.

The ground floor of the Addition has been completely altered. Originally there was no 5<sup>th</sup> Street entrance, only café windows and transoms; one entered the dining room through a corridor from the main lobby. The first remodel occurred in 1911 with the change of use from the Franco-Italian Dining Room to Feagan's Jewelry Store and at that time a 5<sup>th</sup> Street

entrance was introduced. Subsequently the ground floor space was subdivided several times. Despite that, many original features remain, mostly on the ceiling which was quite elaborate.

The original lobby (Main Building) was famous for the beauty of its architecture as well as its furnishings. Virtually nothing appears to remain from the original lobby except for the marble floor and the cast plaster ceiling that is visible from the now separate mezzanine level. The gigantic marble columns remain as well, but historic photographs suggest that they may have been painted after the lobby was stripped in the mid-1930s. The current boxed columns date from the 1969 remodel, which is also when the other changes were made. There are a few original features off the main lobby that date from the original design. They include staircases and the secondary entrance to the Annex on Spring Street. Despite these alterations, historic fabric is extant throughout the interior of the property. Specific interior spaces, including the Palm Court, Ballroom, and upper floor corridors and units retain a high level of integrity.

The Palm Court was named the Franco-Italian Room after the original dining room in the Addition was decommissioned. The Palm Court is already designated as Historic Cultural Monument #80. It is 196 feet long with an original Tiffany stained glass ceiling, which was painted black during World War II but later restored. The room is mostly unchanged; however, historic photographs indicate decorative painting on the walls that no longer exist, as well as a decorative fountain that is no longer extant. Also changed are the light fixtures, the floor, and the doors. The character defining features include the volume of the space itself, the Tiffany stained glass ceiling, the metal grills in the arched openings, the wainscoting, and moldings.

There are two principal spaces on the mezzanine level of the Building: the space associated with the lobby and an additional space to the side. Originally a mezzanine area wrapped around the entire lobby. The same railing that is found in the staircases surrounded it. The railing was removed and the opening between the two floors was filled in 1969. As previously mentioned, the ceiling is still intact as is the crown molding, engaged pilasters and columns along the perimeter walls. It appears that the marble has been removed from the pilasters. The original wood floor on the outer parts and the newer wood floor in the center are not character-defining features. Originally the outer parts were carpeted. The adjacent space must have been separated originally as the finishes are different. The floors are wood,

the walls have a wood paneled wainscot that is mostly intact, and the ceiling has an elaborate crown molding featuring a Greek key pattern.

The Ballroom is located on the second floor of the Annex with French windows opening to Spring Street. It is mostly intact with original hardwood floors, wood wainscoting, beamed ceiling, plaster moldings, and metal grilles. The most distinctive feature of the space is the three balconies off the mezzanine level, although in one case the opening has been sealed. The volume of the space as well as the original materials is a primary character-defining feature of the property.

There are two passenger elevators and one service elevator in both the Building and the Annex. While the cabs have been changed, all of the elevators doors on the upper stories appear to be original, and are surrounded by a simple wood molding. The doors themselves are plain metal that has been painted.

The staircases in the Main Building and Annex are some of the more significant architectural features remaining on the interior as they provide a glimpse of the building's glorious past. One staircase is located behind the passenger elevators in the Building. It is particularly ornate from the basement to the second story and retains the marble covered walls that were removed from the lobby. A frieze of cherubs, iron railing with swags, and oak handrail were also features once found in the lobby and around the mezzanine. Another staircase is located near the passenger elevators in the Annex and is only decorative from the ground floor to the second floor. Across from it is another staircase that led to the basement. An archway over the foot of the stairs has plaster crown moldings and a frieze of cherubs that continues to the Spring Street entrance to the Annex. It also has an iron railing and oak handrail. On the upper floors, the staircases are generally the same including plaster walls, marble treads, iron paneled risers and posts, simple iron rails with a circular pattern at the top and bottom, and brass hand rails. The staircases are intact, with the occasional brass ball missing from the top of the posts. One staircase differs from the others. It has metal treads and a pipe metal railing. All of the staircases are character-defining features of the property.

The 5<sup>th</sup> Street Addition was built without stairs or elevators.

Both the Main Building and the Annex are E-shaped buildings with double loaded corridors. The long wings of the Es have east-west orientations, while the three short wings face south. The long wing of the Annex functions as the spine of the property. The ends of the short wings of the Building were opened up to the Annex when it was constructed. The elevator lobbies are both located in the approximate center of each building, near the intersection between the central short wing and the long wing. Although the floors throughout the corridors are carpeted, there are glimpses of tile in front of the elevators. Original tile floors, although somewhat covered by a carpet runner, remain extant throughout the hallways and in front of the elevators, as well as in some of the storefronts. Other than the light fixtures that have been removed and the exposed sprinkler system that has been added, the corridors are mostly intact. There is a tall decorative baseboard, a boxy crown molding, and two paneled wood doors topped by transoms and surrounded by a simple wood molding through out both the Building and Annex. It should be noted that the doors on the twelfth floor of the Annex are slightly different from the rest. Presumably, the transoms had glass panels originally; however, they were either covered or removed. Original doorknobs and plates are found in some cases. They have an antique bronze finish and the initials BR (for Bilicke and Rowan) embossed on the knobs. They are found mostly on utility closets, not guest rooms. While the plates seem to be present on the guest rooms, the knobs have mostly been replaced or altered when re-keyed. The original corridor features including the plan, doors, and moldings are character-defining features of the property. Further investigation needs to take place to determine the original flooring and its current condition.

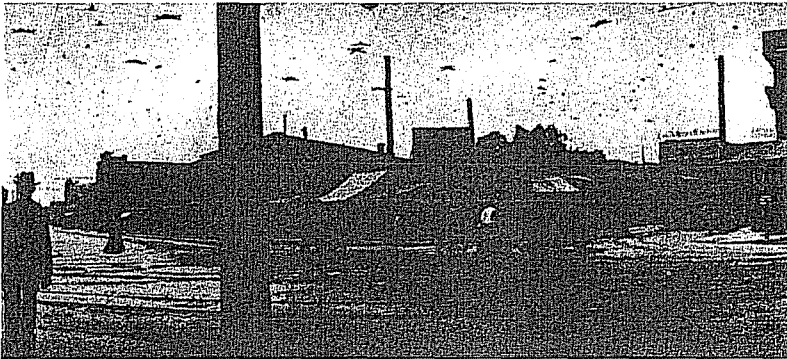
An opening at the south end of the main building lobby leads to a secondary east-west oriented rectangular lobby (south annex lobby) with access to S. Spring Street. Compared with the main lobby, most of the early south annex lobby finishes and ornamentation are intact, including marble flooring, plaster surfaces, and decorative moldings. The main and south annex lobbies each include two passenger elevators with contemporary cabs and doors. Each lobby also includes a highly detailed staircase with marble treads, cast iron risers, decorative cast iron banisters with gold finish, oak handrails, and friezes along adjacent walls. The main lobby staircase features this detailing from the basement through second stories; the south annex lobby staircase features this detailing from the first through second stories.

The Addition is an L-shaped building. The tower containing the guest rooms faces 5<sup>th</sup> Street. Overlooking 5<sup>th</sup> Street are three rooms and two bathrooms; behind them, separated by a hallway (which was once connected to the Main Building), is another room and bathroom. The lower portion of the building is approximately 100' long, from 5<sup>th</sup> Street to the rear alley and approximately 60' wide. The entire length and width of that lower portion was originally one large room which was the Franco-Italian Dining Room. Given that the rooms have been sealed off and unoccupied for so many years, those rooms are largely unchanged, although greatly deteriorated from neglect. However, bathroom tile is still intact as are most of the fixtures. The walls are still papered, although it is faded and peeling.

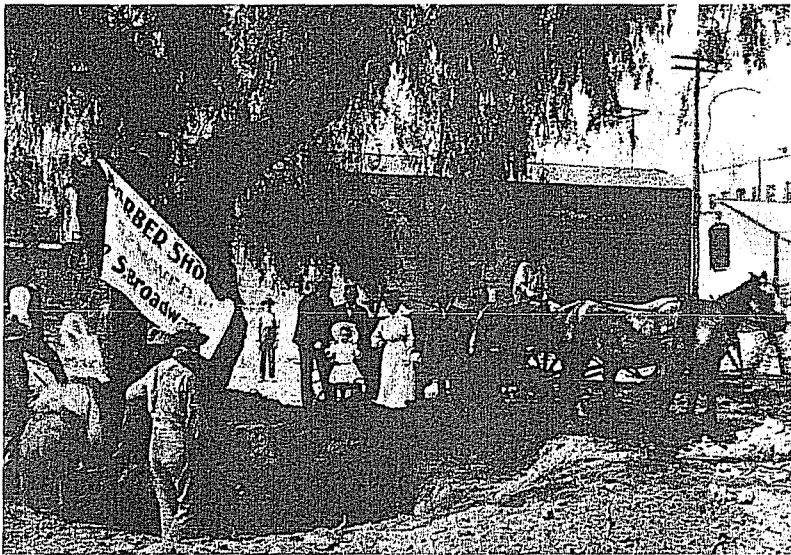
The guest rooms in the Main Building tend to be smaller than those in the Annex, but two-room suites are found in both. The rooms are carpeted and most retain their original moldings including baseboards, crown moldings, and door moldings. The doors to bathrooms and closets also tend to be original with the same two-panel design and antique bronze hardware found in the corridors. Radiators are located under the windows. Bathrooms are in various states of integrity and condition. While some are completely intact, others have been replaced in part or entirely. Original bathrooms consisted of small white hexagonal tile on the floors, subway tile on the walls, pedestal sinks, toilets, and shower stalls with marble walls and terrazzo floors.

This description has tried to identify materials, fixtures, design elements, and spaces that are character-defining features of the property. There are numerous spaces that are not mentioned, such as the basement and ground floor retail stores and restaurants because they were not available for examination; it was not possible to inspect every room in the Building, Addition or Annex. As nearly every historic rehabilitation project moves forward, materials and features are discovered under later additions. If this occurs, a qualified historic preservation professional and the Office of Historic Resources should review and assess the significance of the feature and determine its treatment and possibly submit it as an addendum to this document.

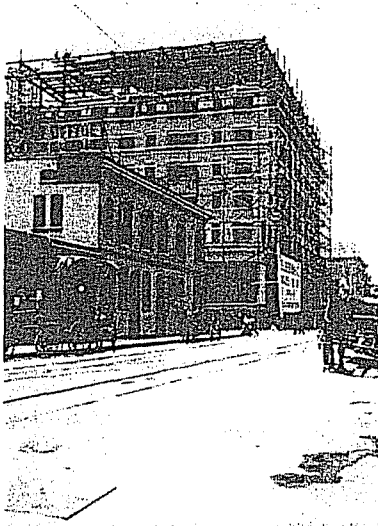
## ALEXANDRIA HOTEL COMPLEX PHOTOS



Corner of 5<sup>th</sup> & Spring, 1905



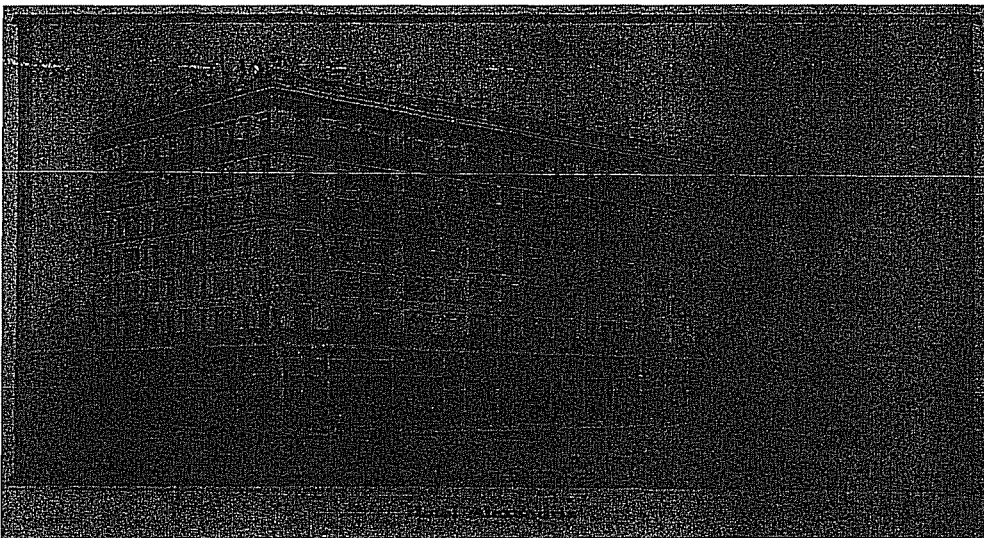
Ground breaking for Alexandria Hotel; in background are A.C. Bilicke, wife & child and R.A. Rowan



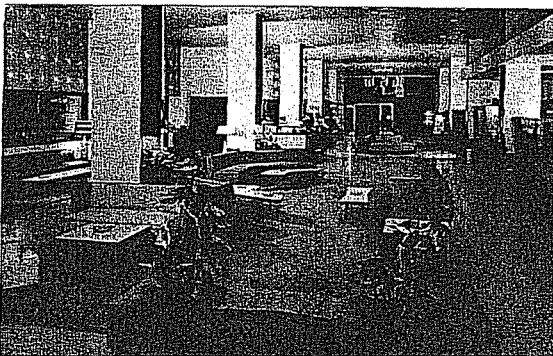
Alexandria main building under construction



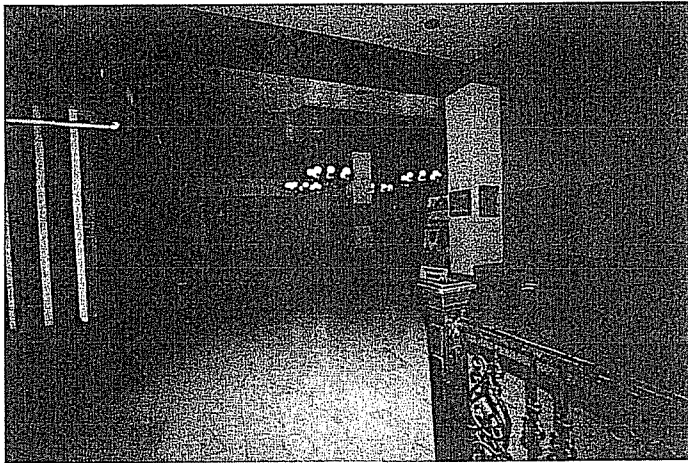
Alexandria Hotel complex; Spring Street on left, 5<sup>th</sup> Street Addition at right  
(building w/ overhanging cornice at far right is corner of Broadway)



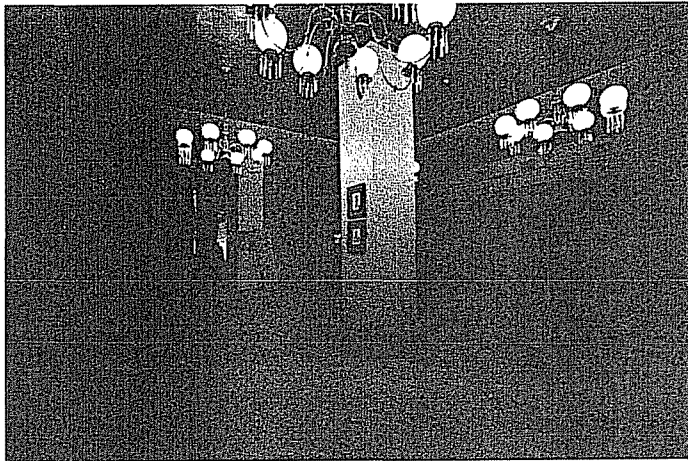
Rendering of one version for Alexandria as originally planned but never executed



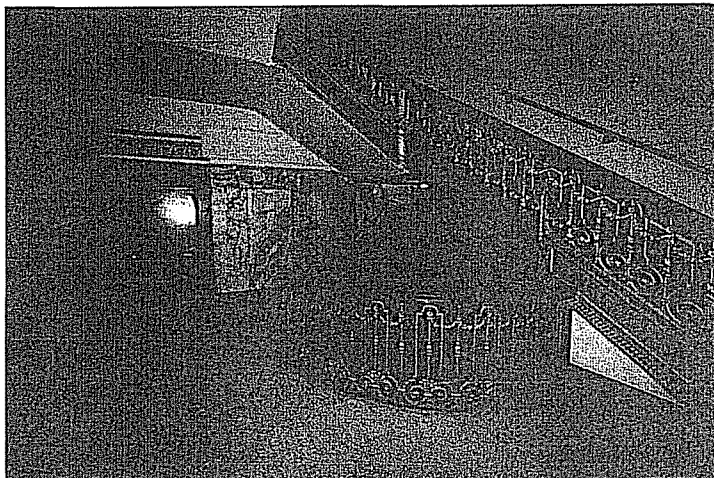
Main Building, lobby c. 1960



Main building lobby (facing south) (contemporary photo)

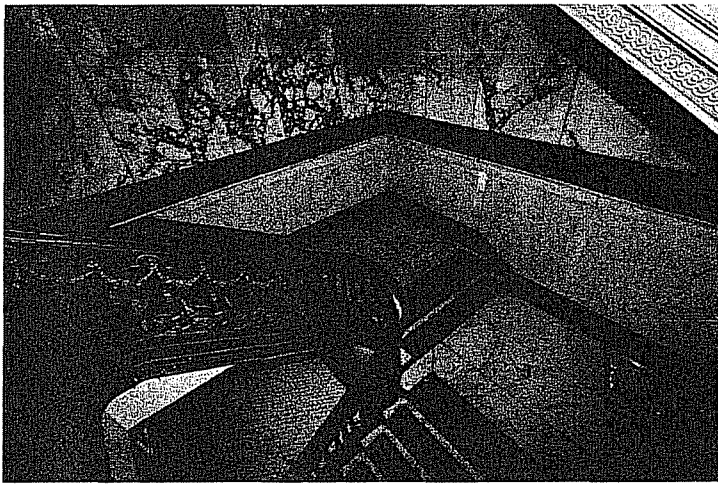


Main building lobby (facing northeast) (contemporary photo)



Main building, lobby stairs (contemporary photo)

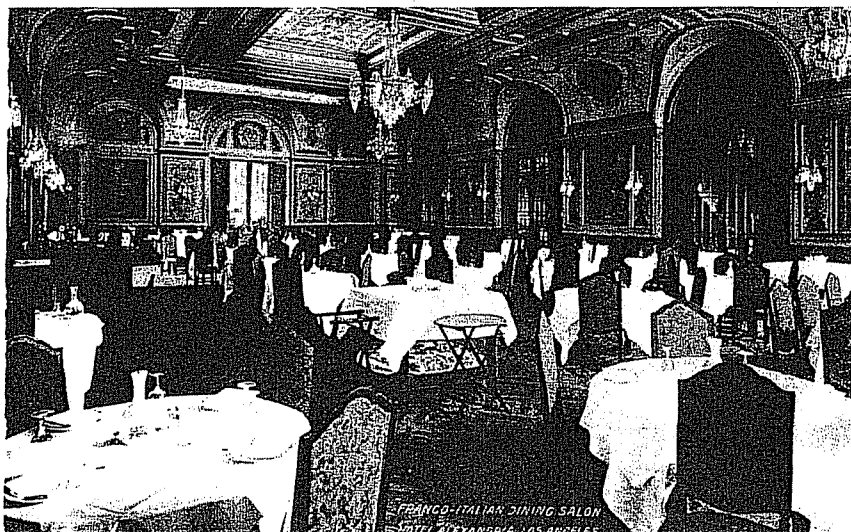




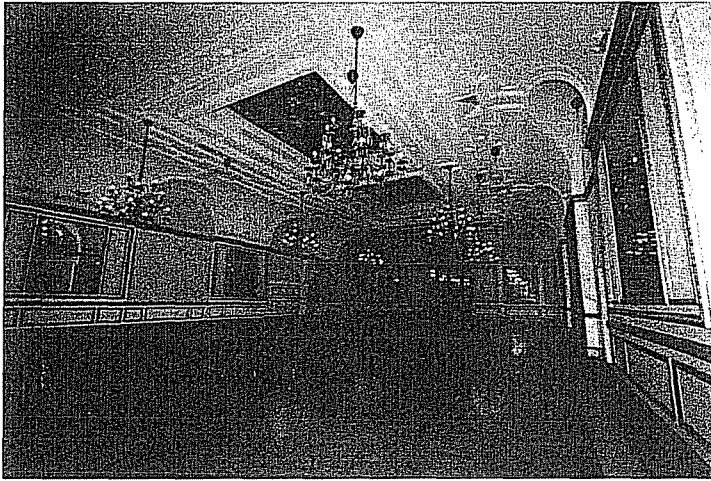
Main building, stairs to basement (contemporary photo)



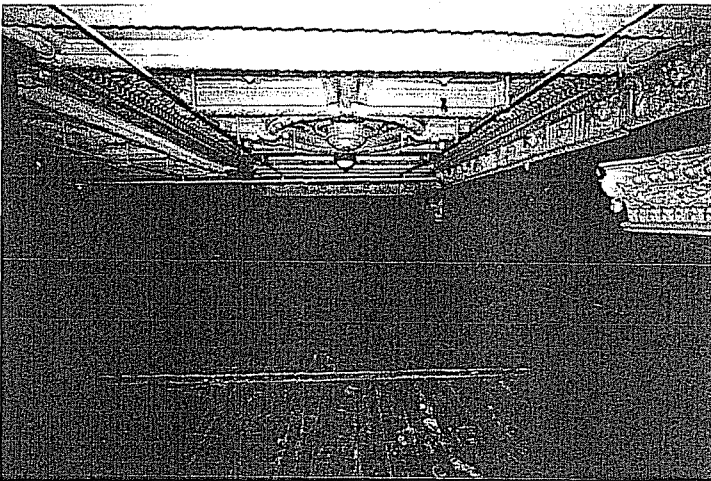
Spring Street Annex lobby (facing north); Entry to Spring Street on the right (contemporary photo)



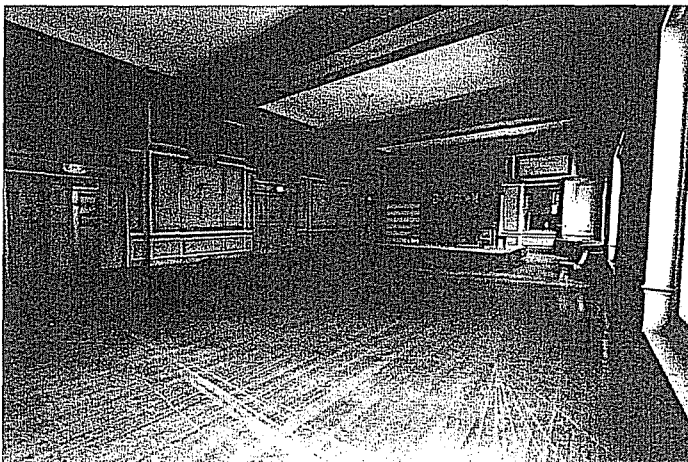
Palm Court, historic photo



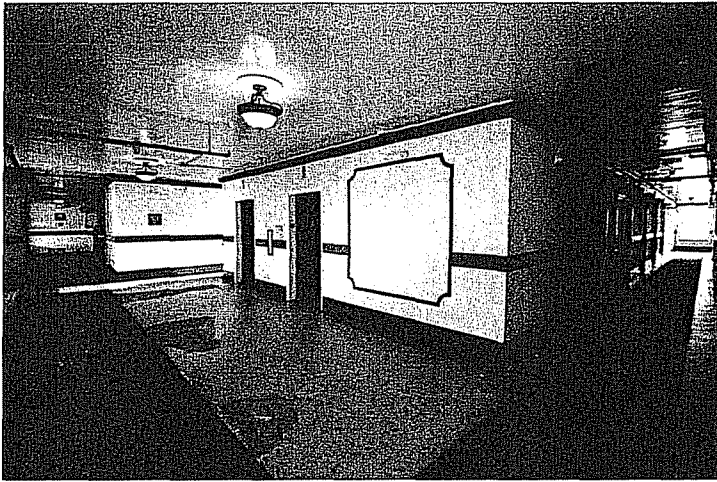
Palm Court (HCM #80) (contemporary photo)



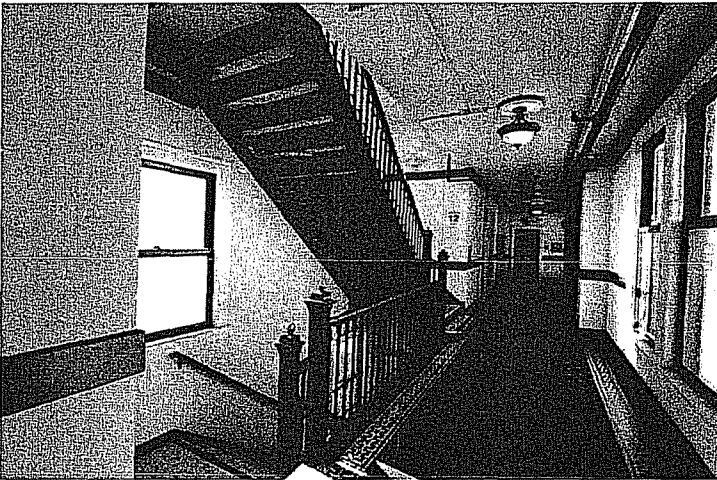
Enclosed mezzanine ceiling (contemporary photo)



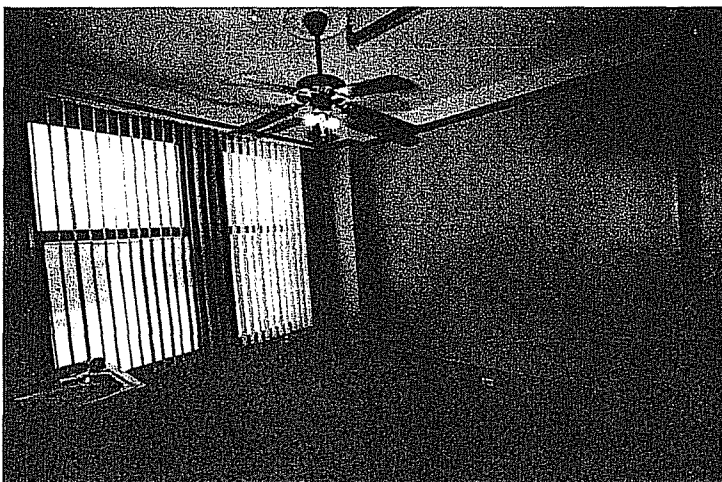
Spring Street Annex second floor ballroom (contemporary photo)



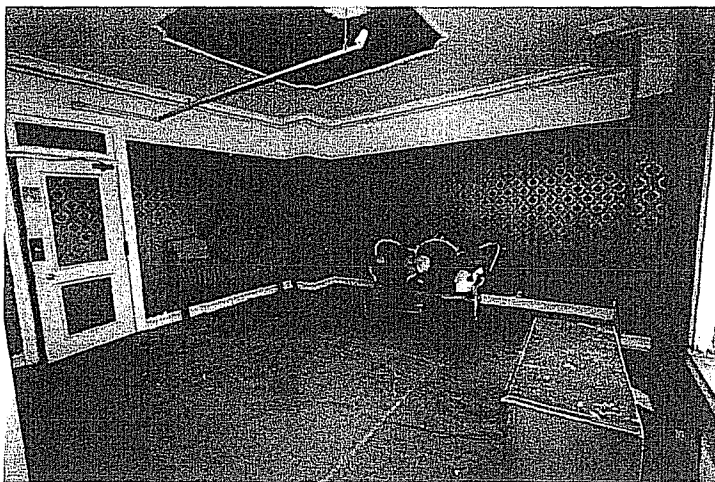
Upper level elevator lobby and corridor (typical) (contemporary photo)



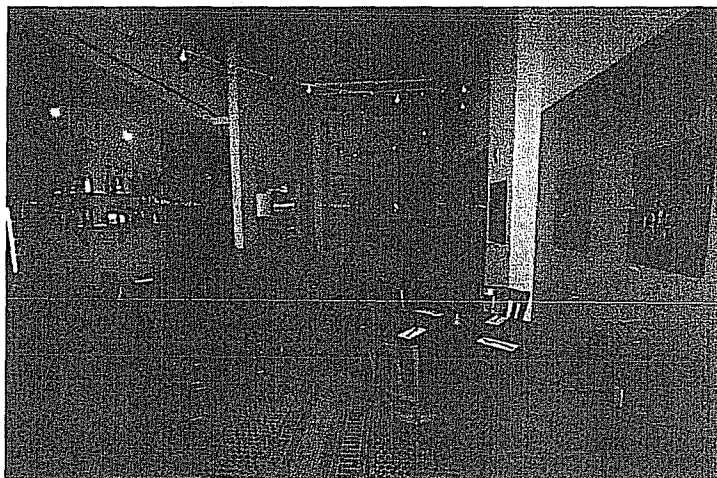
Main building, stairs and corridor (typical) (contemporary photo)



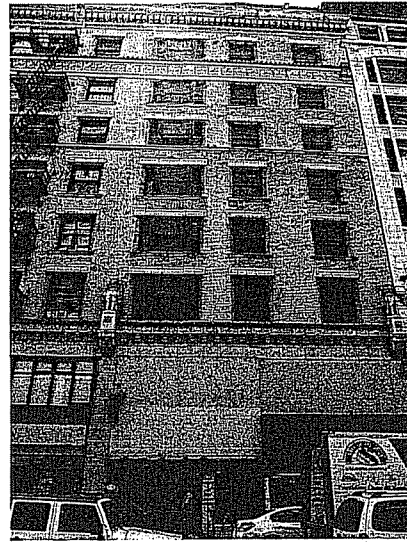
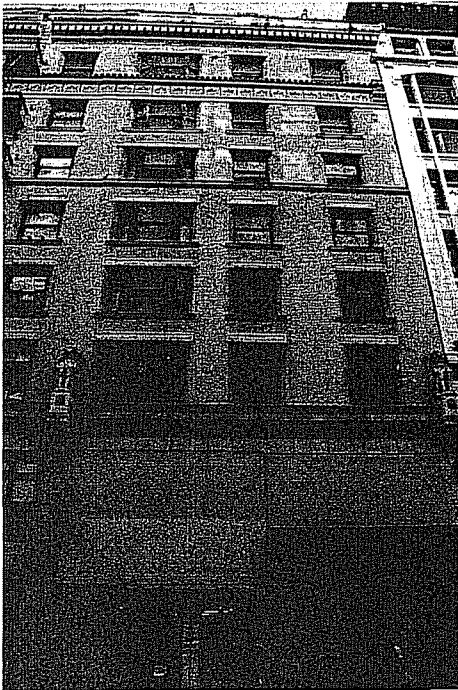
Main building upper floor unit (typical) (contemporary photo)



12<sup>th</sup> floor unit #1202 called "Valentino Suite" (contemporary photo)



Ground floor retail, main building (contemporary photo)

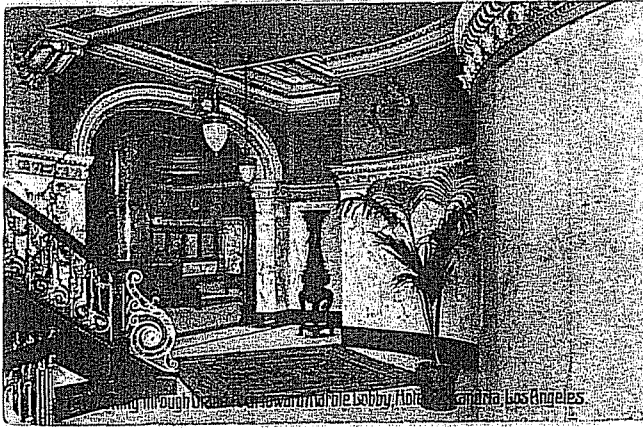


5<sup>th</sup> Street Addition, between the two griffins (contemporary photos)

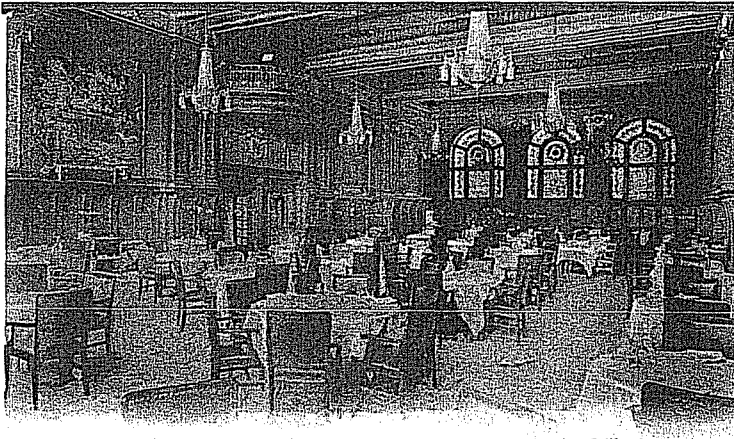


Context photo: relationship of Main building to 5<sup>th</sup> Street Addition (contemporary photo)



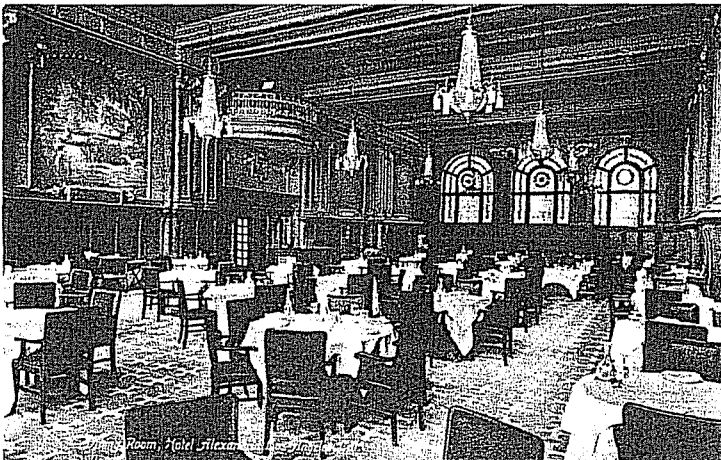


Historic view into main lobby from corridor leading to Franco Italian Dining Room



561 Restaurant finished in Spanish Renaissance, Alexandria Hotel, Los Angeles, California.

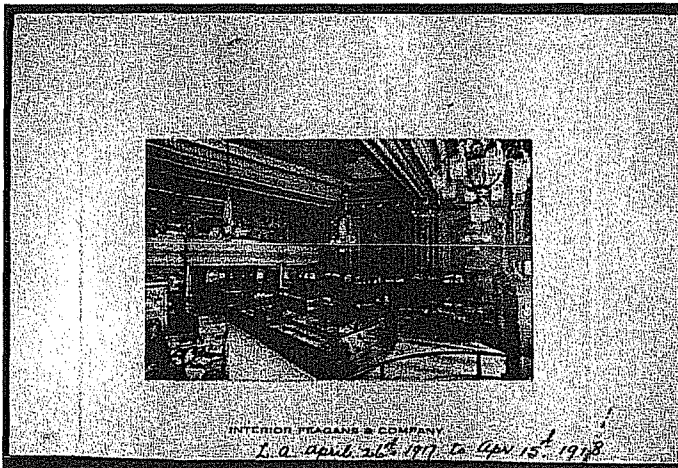
Original Franco Italian Dining Room, located in ground floor  
Of 5<sup>th</sup> Street Addition, facing south/east



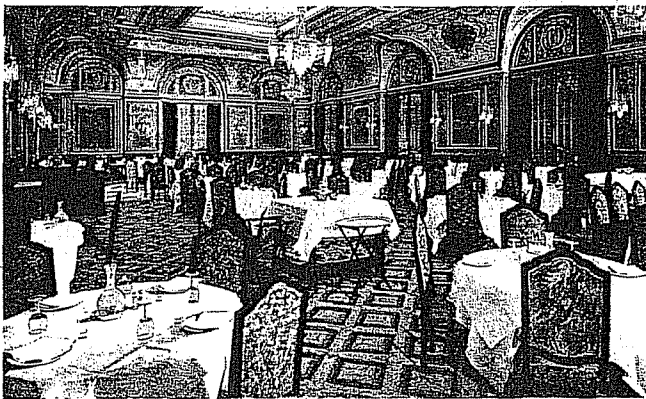
Original Franco Italian Dining Room, colorized photo



Franco Italian Dining Room facing west

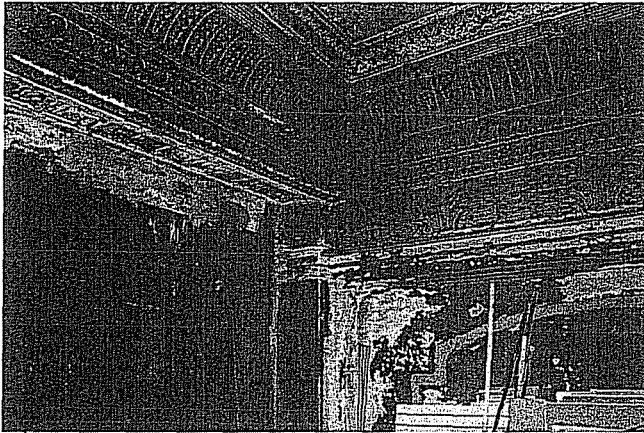


Interior of former Franco Italian Dining Room converted  
To Feagan's Jewelry store

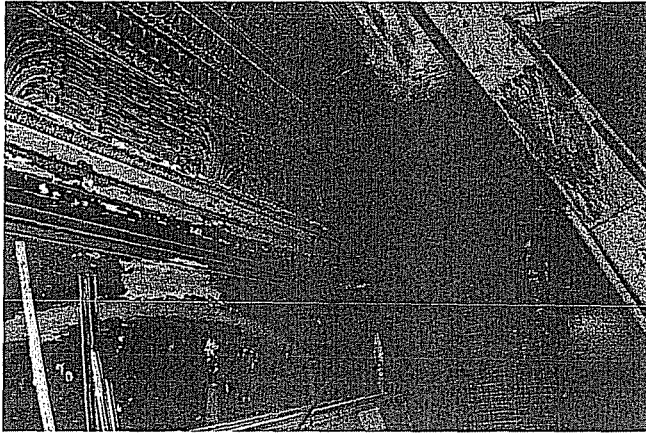


Franco Italian Dining Salon, Hotel Alexandria, Los Angeles, California

Franco Italian Dining Room, facing southwest



5<sup>th</sup> Street Addition detail (contemporary photo)

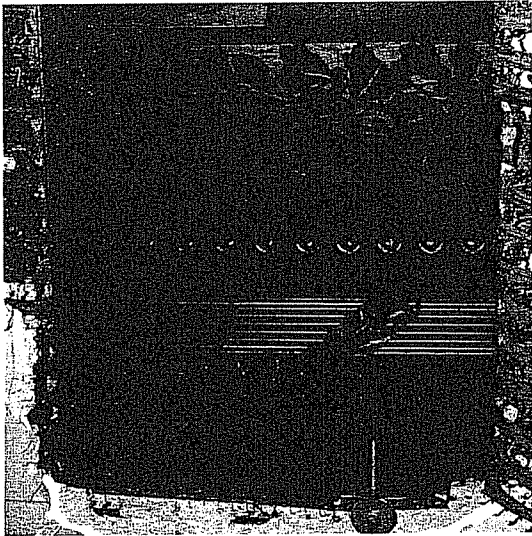


(contemporary photo)

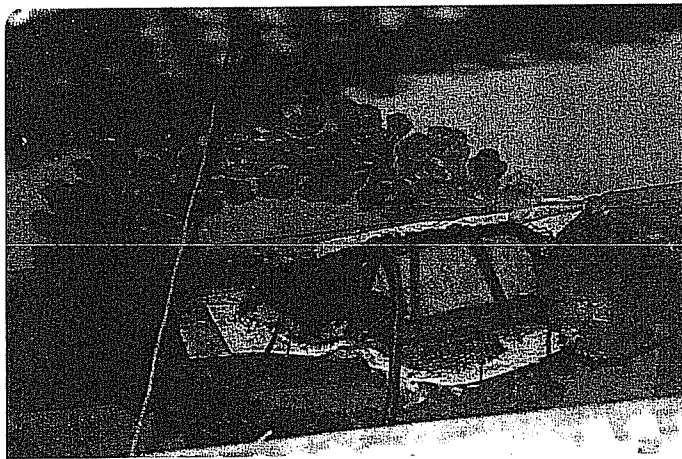


At south end, platform next to the windows (contemporary photo)





Ceiling detail (enclosed by dropped ceiling) (contemporary photo)



Ceiling detail (contemporary photo)



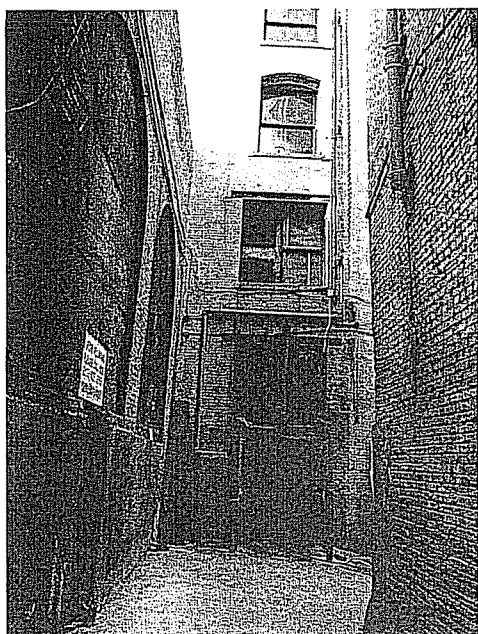
Original door handle (contemporary photo)



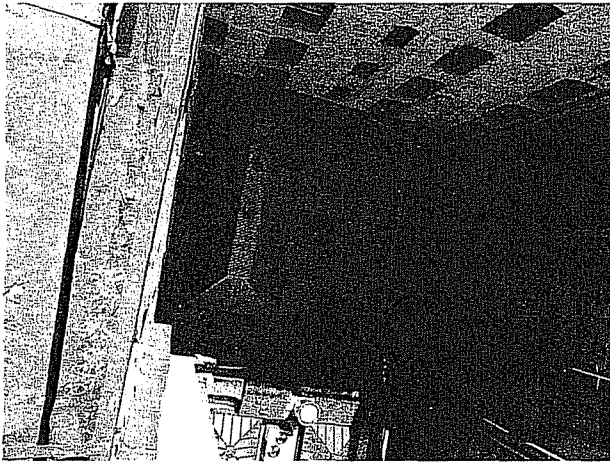
Ceiling detail (contemporary photo)



Rear area showing plasterwork as in main lobby (contemporary photo)



Rear alley, windows of original dining room on the left (covered) (contemporary photo)

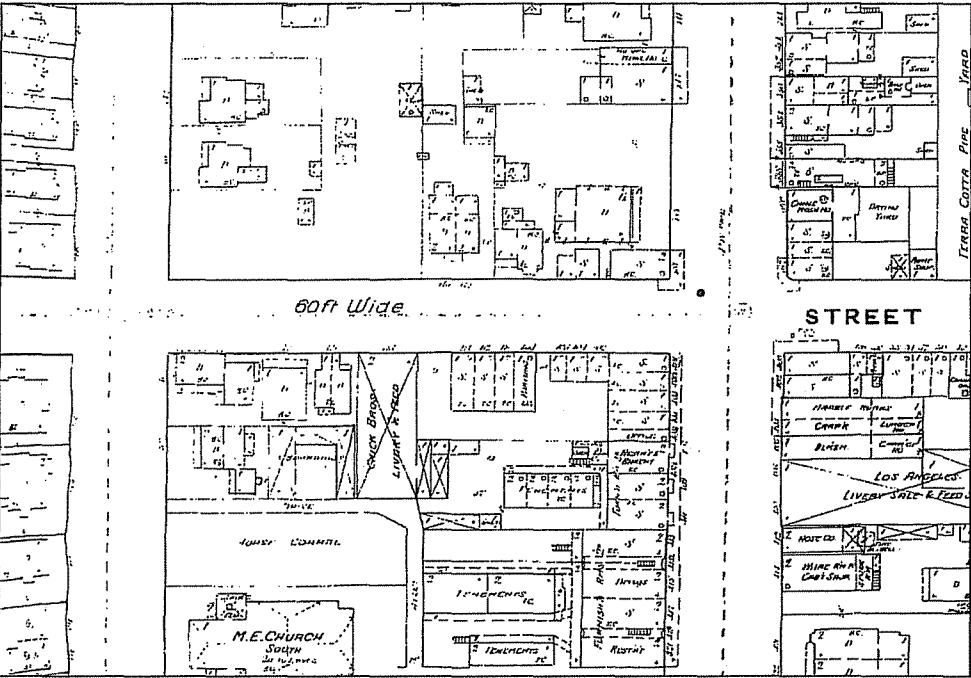


View to roof of 5<sup>th</sup> Street Addition from adjacent structure (contemporary photo)

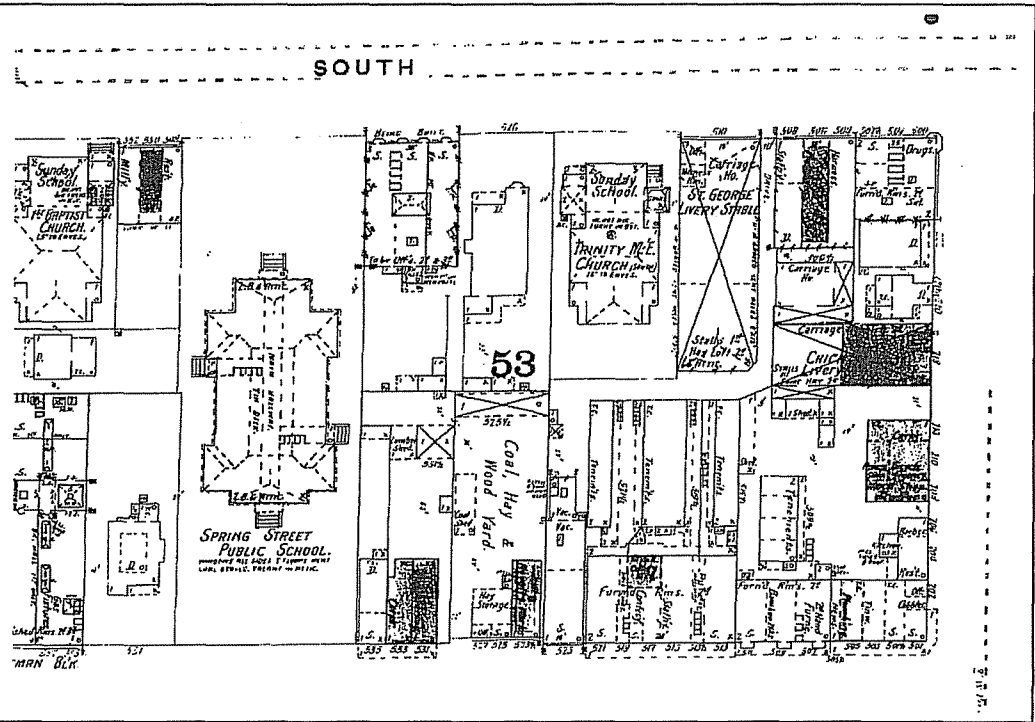


Rear roof area of 5<sup>th</sup> Street Addition, Spring Street Annex in background (contemporary photo)

Sanborn Map, 1888, showing 5<sup>th</sup> and Spring Streets, Chick Bros. Livery and future site of Main and Annex Buildings



Sanborn Map, 1894, showing 5<sup>th</sup> and Spring Streets, Chick Bros. Livery and future site of Main and Annex Buildings



Architectural floor plan of the Alexandria Hotel Annex. The plan shows a complex layout of rooms and corridors. Key areas include:

- KITCHEN 1ST**: Located in the upper central part of the plan.
- BANQUET RM**: A large room in the center.
- GARAGE 1ST**: Located below the banquet room.
- REST**: Multiple rest areas are indicated throughout the plan.
- Hotel 10B**: A section of the plan labeled as such.
- Structural Notes**: Various notes regarding the building's construction, including 'STEEL TRUSS W/ PARTLY FROM 1918 OCT. 1931' and 'BUILT 1905'.
- Dimensions**: Numerous dimensions are provided for rooms and corridors.
- Corridors**: A network of corridors connects the various rooms.

The plan is a technical drawing with detailed annotations and dimensions.

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**Legal description of Parcel A, Assessor's Map Book, 1905**

Credit Survey

Lot beg at S. W. cor. of Spring and Fifth St. th. N. by N. W. line of Spring St. 120.<sup>55</sup> ft. th. N. by parallel with Fifth St. 159 ft. to E. by line of an Alley th. N. by one said Ely line 21.<sup>4</sup> ft. th. Ely parallel with Fifth St. 6.<sup>5</sup> ft. th. N. by 100 ft. to S. by line of Fifth St. th. Ely 160.<sup>34</sup> ft. to beg Being part of

Strip of Land on S. by side of Fifth St. com. 166.<sup>34</sup> ft. N. by from N. by line of Spring St. th. N. by along said Ely line 6 inches with a uniform depth of 60 ft. at right angles S. N. being part of

**Legal description of Parcel B, Assessor's Map Book, 1905**

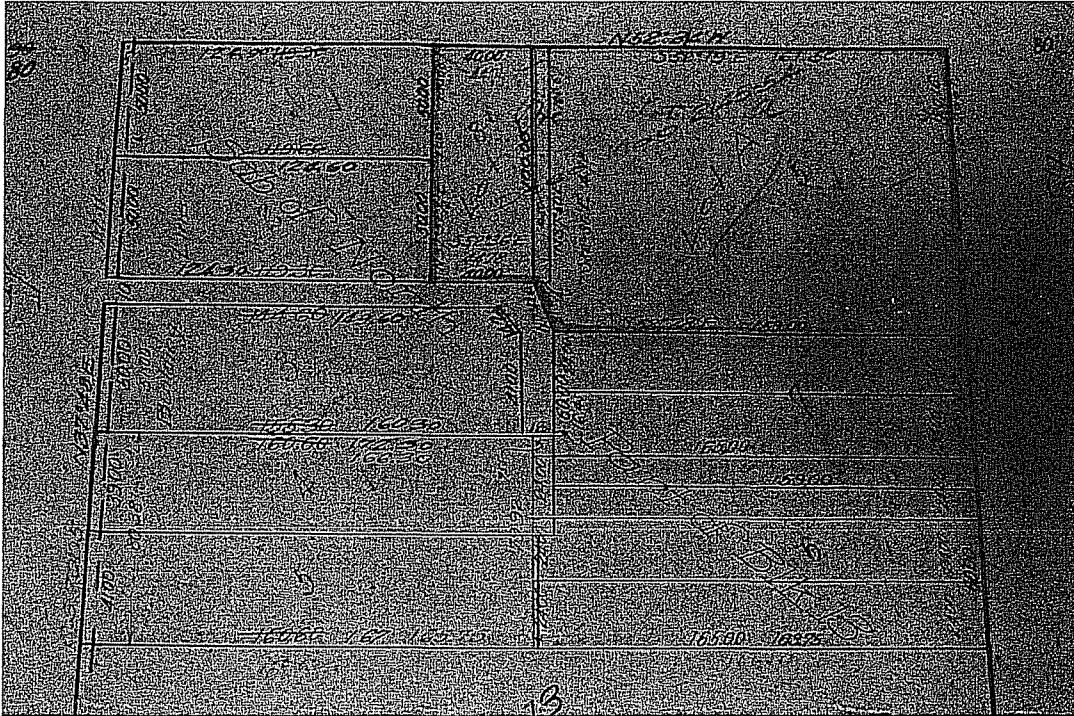
Being part of

1. Strip of Land on N. by side of Fifth St. com. 166.<sup>34</sup> ft. N. by from N. by line of Spring St. th. N. by along said Ely line 6 inches with a uniform depth of 60 ft. at right angles S. N. being part of

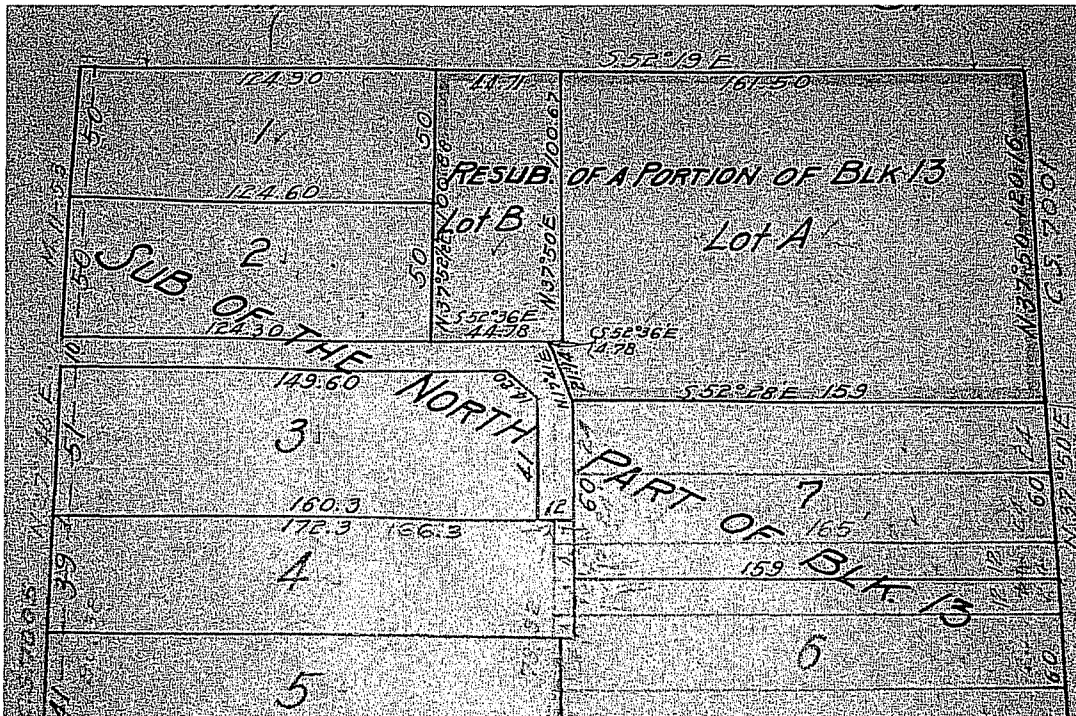
2. Strip of Land on Ely side of Fifth St. com. 160.<sup>34</sup> ft. N. by from N. by line of Spring St. th. N. by along said Ely line 6 ft. th. at right angles S. N. 60 ft. th. at right angles N. N. 6 inches th. at right angles S. N. 40 ft. th. at right angles S. E. 6.<sup>5</sup> ft. th. at right angles N. E. 100 ft. to beg Being part of



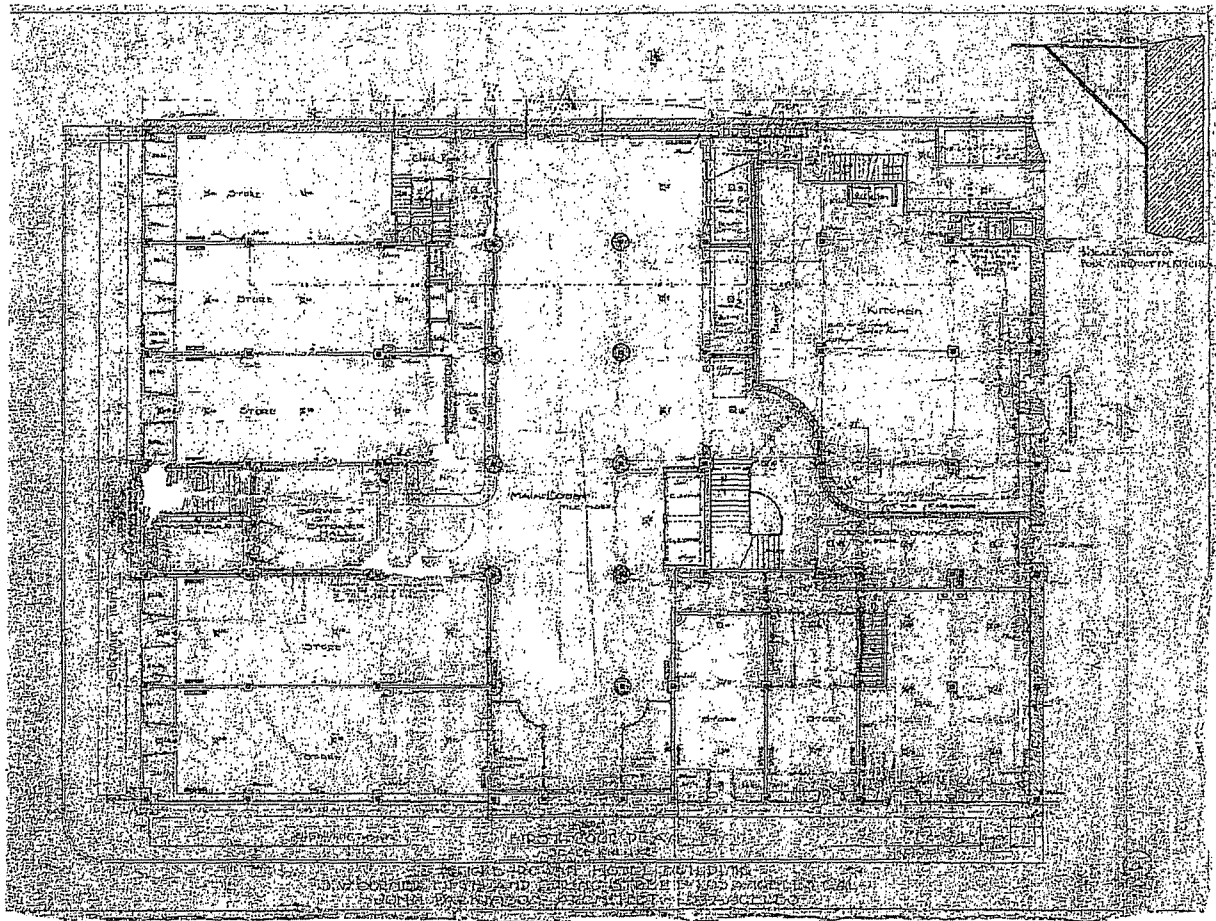
Assessor's Map Book, 1905



Assessor's Map Book, 1933, Re-Subdivision after bankruptcy

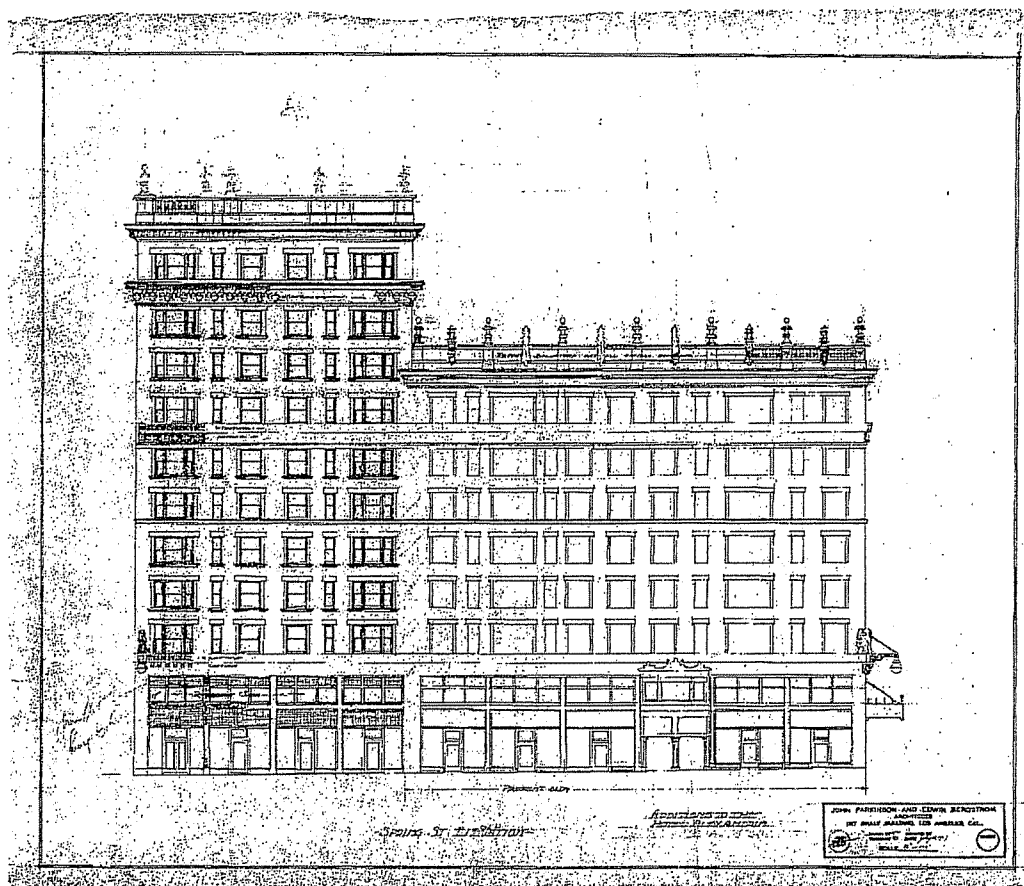


**Main Building ground floor plan, showing connection to Addition (Franco-Italian Dining Room) (courtesy, Parkinson Archives)**

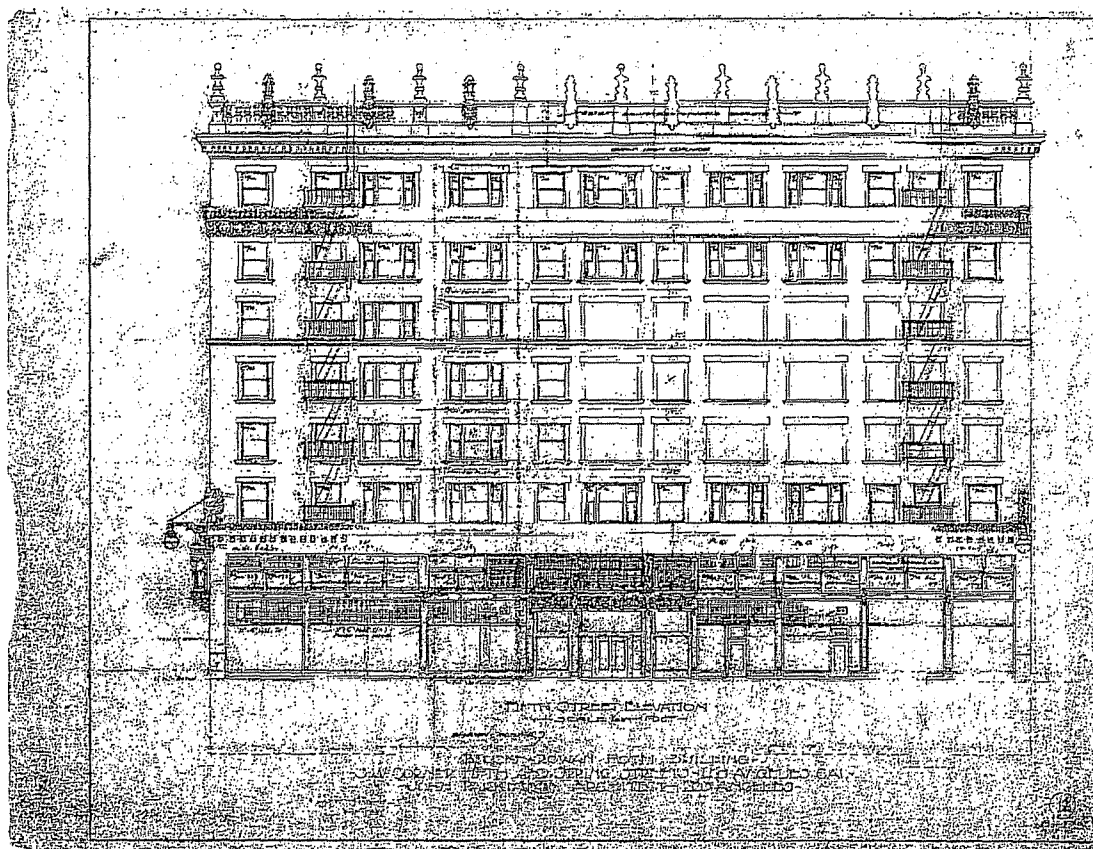




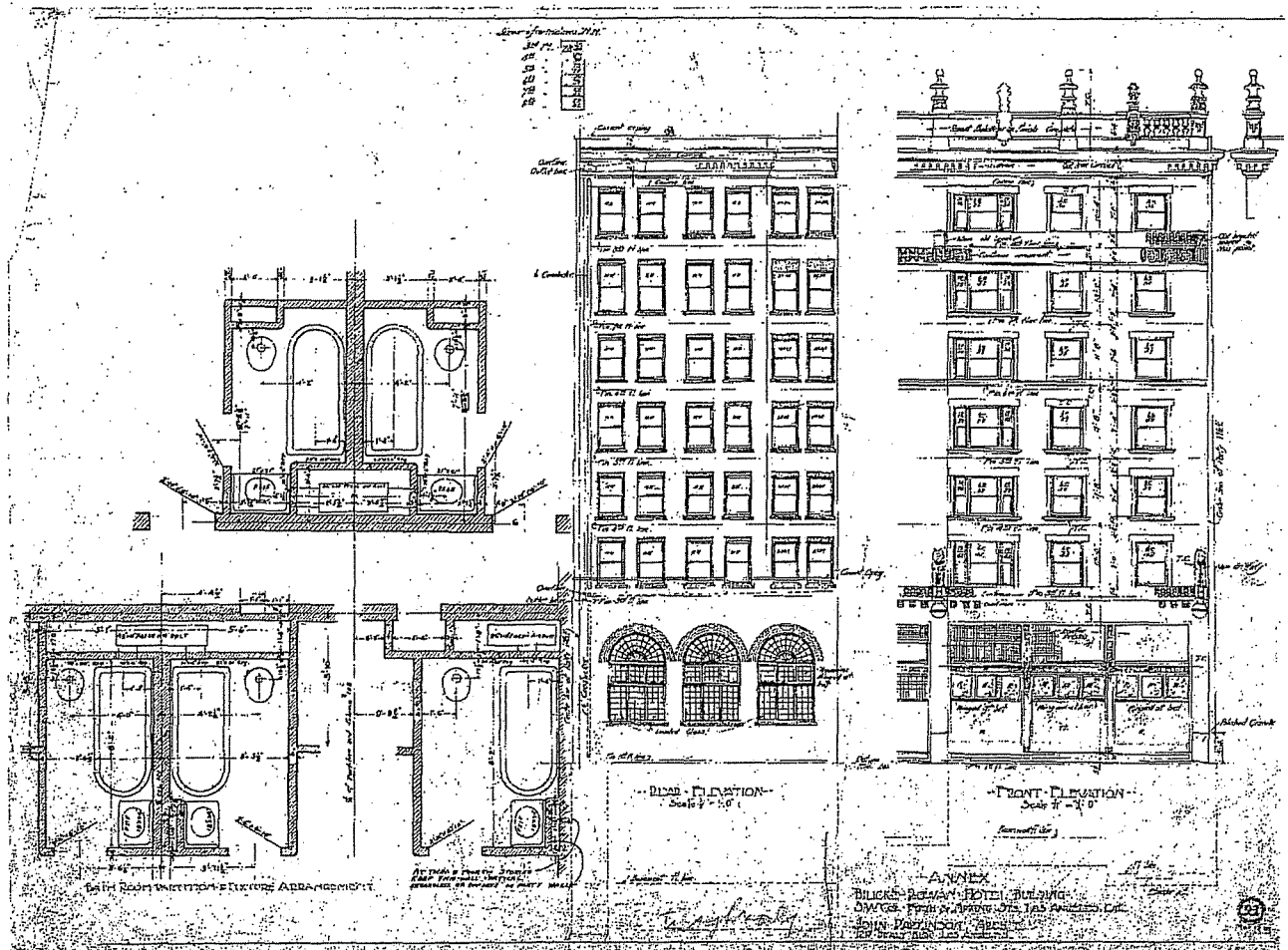
**Main Building and Annex, Spring Street elevations (courtesy, Parkinson Archives)**



Main Building, Fifth Street elevation, original drawing (courtesy, Parkinson Archives)



**Fifth Street Addition, front and rear elevations (detail, upper floor bathrooms),  
(courtesy, Parkinson Archives)**



# ORIGINAL PERMIT FOR 218 W. FIFTH STREET (ADDITION), 1905

## APPLICATION FOR PERMIT TO BUILD.

Ward 3 Los Angeles, Cal. 3/13 1905

TO THE SUPERINTENDENT OF BUILDINGS:

The undersigned hereby applies for a permit to  
as follows:

1. Character of Building, number of stories and rooms ten stories  
front porch built over the entrance  
1st floor on corner  
161 50 ft. W of Spring St & side of 5th St
2. Location: Lot 13 Block 113  
Robert of a Portion of Blk 13 Orleans street  
District No. 10 M. B. page 102 P. B. page 102  
S. No. 218-222 W. W Street
3. Engineer Please Verify W. H. H.
4. Purpose of the Building Hotel
5. Owner's name Charles R. A. Rinear
6. Owner's address Hollenbeck Hotel Hollenbeck St
7. Architect's name John Robinson
8. Builder's name W. H. H.
9. Builder's address
10. Estimated Cost of the Proposed Improvements, \$ 40000.00
11. Size of Building—No. feet front 44 No. feet rear 44 No. feet deep 100
12. Least depth of the foundations below surface of ground 24 feet
13. Material of foundation Concrete
14. Character of ground Level
15. Kind of chimneys to be used one Stack Flues to ground
16. Number of fire escapes to be used, and where placed at rear of building
17. What load will each floor carry per square foot 175 lbs. incl. dead load
18. Public Halls, Churches, Theatres—seating capacity
19. Manner of construction of light wells brick on steel & concrete
20. Number of interior brick walls or columns all of brick
21. Thickness of external walls—cellar or basement 30 1st story 30  
2nd story 25 3rd story 25 4th story 24 5th story 24  
6th story 24 7th story 17 8th story 17 9th story 13
22. Materials of front brick & stone If stone, what kind
23. Roof, flat, pitched or Mansard flat Material of roofing Concrete & tile
24. Number of balconies none how protected
25. Manner of heating building steam
26. Buildings on property to be demolished, moved or altered
27. Remarks See plan of building showing survey
28. When will building be started at once

Permit No. 118 Signature of Applicant John Robinson

**PERMIT FOR ALTERATIONS FOR FEAGAN'S JEWELRY STORE, 1911**

All applications must be filled out by applicant,  
(USE INK OR INDELIBLE PENCIL)

PLANS AND SPECIFICATIONS and  
other data must also be filed.

Ward 7

BOARD OF PUBLIC WORKS

**DEPARTMENT OF BUILDINGS**

**Application to Alter, Repair or Demolish**

Application is hereby made to the Board of Public Works (Chief Inspector of Buildings), of the City of Los Angeles, for the approval of this detailed statement of specifications herewith submitted for the alteration, repair or demolition of the building herein described. All provisions of the building ordinances and state laws shall be complied with in the alteration of said building, whether herein specified or not. It is also understood the granting of a permit on this application does not grant any right or privilege for the alteration, repair or demolition of the building herein described, on any public street or alley or on any land or portion thereof, the title or right of possession to which is in litigation by, or is disputed by the City, County or State, or as giving or granting any right or privilege to use the said structure or building for any purpose which is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

(SIGN HERE) Billicks Roman Temp Bldg Co

CITY ASSESSOR: Please Verify

REMOVED FROM		REMOVED TO	
Lot <u>B</u>	Block <u>13</u>	Lot _____	Block _____
Tract <u>Port of Bldg Co</u>		Tract _____	
<u>Port of Bldg Co</u>		<u>Repair</u>	<u>OK Comad</u>
Book <u>10</u>	Page <u>10</u> F. B. Page <u>153</u>	Book _____	Page _____ F. B. Page _____

TAKE TO  
ROOM NO. 6  
FIRST FLOOR

TAKE TO  
ROOM NO. 34  
THIRD FLOOR

CITY ENGINEER: Please Verify Street Number  
218 - W. 5th St  
From No. \_\_\_\_\_ To No. \_\_\_\_\_

- Owner's name: Billicks Roman Temp Bldg Co
- Owner's address: Alexander Hotel
- Architect's name: Burkman & Burdette
- Contractor's name: Billicks Roman
- Contractor's address: as above
- Entire cost of the Proposed Improvements, \$ 6000
- Purpose of the building: for jewelry store
- Class of building: \_\_\_\_\_ No. of rooms at present \_\_\_\_\_
- No. of stories in height \_\_\_\_\_ Size of present building: \_\_\_\_\_ X
- Size of new addition: \_\_\_\_\_ X
- Material of foundation: \_\_\_\_\_ Size Footing: \_\_\_\_\_ Size of wall: \_\_\_\_\_
- Size of exterior studs: \_\_\_\_\_ X Interior studs: \_\_\_\_\_ X
- Size of mud sills: \_\_\_\_\_ X Bearing studs: \_\_\_\_\_ X
- Size of first floor joist: \_\_\_\_\_ X Second floor joist: \_\_\_\_\_ X

15. STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO:

change cleaning floor and stairs on first floor  
& specification

PERMIT NO. 9210 Date issued OCT 3 - 1911 1911

Application Received RECEIVED

# PERMIT FOR GROUND FLOOR PARTITIONS, 1936 (MAIN BLDG.)

224a Form 1

3

## CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

USE INK OR  
INDELIBLE PENCIL

### Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:  
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Department of Building and Safety, for a building permit in accordance with the description and for the purposes hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed to be conditions existing in the contract for the permit.  
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is or may hereafter be prohibited by ordinance of the City of Los Angeles.  
Third: That the granting of this permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM

REMOVED TO

Lot \_\_\_\_\_ Lot \_\_\_\_\_  
Tract \_\_\_\_\_ Tract \_\_\_\_\_

Present location of building } 210 W Fifth St (House Number and Street)  
New location of building } \_\_\_\_\_ (House Number and Street)  
Between what cross streets } Broadway & Spring  
Approved by City Engineer \_\_\_\_\_ Deputy.

- Purpose of PRESENT building Hotel Families \_\_\_\_\_ Rooms \_\_\_\_\_  
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Use of building AFTER alteration or moving Hotel Families \_\_\_\_\_ Rooms \_\_\_\_\_
- Owner (Print Name) Philip Goldstone Phone \_\_\_\_\_
- Owner's Address 6912 Hollywood Blvd
- Certificated Architect C.E. Noeudberg State License No. B-960 Phone PR 6664
- Licensed Engineer C.E. Noeudberg State License No. 4230 Phone PR 6664
- Contractor Orin Brown State License No. \_\_\_\_\_ Phone \_\_\_\_\_
- Contractor's Address 1212
- VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire equipment, electrical wiring and/or elevator equipment, therein or thereon) \$ 450.00
- State how many buildings NOW One Hotel Alexandria on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)
- Size of existing building 1 Number of stories high 8 Height to highest point \_\_\_\_\_
- Class of building A Material of existing walls brick Exterior framework Steel (Wood or Steel)

Describe briefly and fully all proposed construction and work:

Alter certain partitions adjacent to lobby  
on first floor according to drawing  
herewith submitted.

1st Floor.

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO. <u>12452</u>	Plans and Specifications checked <u>Markusky</u>	Zone <u>C2</u>	Fire District <u>11</u>
	Corrections noted <u>Markusky</u>	Eng. Line <u>100</u>	Event Working <u>10</u>
FLASH <u>12/29/36</u>	Plans, Specifications and Applications reviewed and approved <u>12/29/36</u>	Application checked and approved <u>12/29/36</u>	Fee <u>2.50</u> Stamp here when Permit is issued MAY - 2 1937

# PERMIT FOR ALTERATIONS TO SOUTH AND WEST PARTY WALLS, 1937

Std. Form 1

3

## CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

USE INK OR  
INDELEBIL FENCL

### Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:  
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the descriptions and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:  
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that it, or any hereafter be prohibited by ordinance of the City of Los Angeles.  
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot.....	Lot.....
Tract.....	Tract.....
Present location of building } 210 W. Fifth St. (Alexandria Hotel) (House Number and Street)	Approved by City Engineer.  Deputy.
New location of building } _____ (House Number and Street)	
Between what cross streets } Spring & Broadway	

- Purpose of PRESENT building Hotel & Store Families. — Rooms. —  
(Store, Residence, Apartment House, Hotel, or any other purpose)
  - Use of building AFTER alteration or moving Same Families. — Rooms. —
  - Owner (Print Name) Philip Goldstone Phone. —
  - Owner's Address 210 W. 5th St.
  - Certificated Architect C.E. Noerenberg State License No. B-960 Phone PR 8884
  - Licensed Engineer C.E. Noerenberg State License No. 7230 Phone PR 8884
  - Contractor Charles J. Dorfman State License No. 6860 Phone 40 2181
  - Contractor's Address 124 N. La Brea P.K. P.J.H.
  - VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire apparatus, electrical wiring and/or elevator equipment therein or thereon) \$ 10,100
  - State how many buildings NOW on lot and give use of each. One Hotel  
(Residence, Hotel, Apartment House, or any other purpose)
  - Size of existing building. x Number of stories high 8 Height to highest point. —
  - Class of building. A Material of existing walls. Brick Exterior framework. Steel  
(Wood or Steel)
- Describe briefly and fully all proposed construction and work:  
Remove portions of superstructure now existing on main roof of building. Alter south and west party walls.  
Also certain minor interior partitions.  
See plans & specifications.  
Repair cracks in south wall.

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY				Fee
PERMIT NO. <u>29670</u>	Plans and Specifications checked <u>OK</u>	Zone <u>0.3</u>	Fire District <u>1</u>	Stamp here when Permit is issued  SEP - 8 '37
	Inspected and approved <u>OK</u>	Blkg. Linc. <u>7</u>	Street Widening <u>—</u>	
PLANS Rec'd 8/25	Plans, Specifications and Applications reviewed and approved <u>OK</u>	Application checked and approved <u>OK</u>	SPRINKLER <u>—</u>	Inspector <u>W.P. Star</u>

# PERMIT FOR ALTERATIONS TO WALLS, ENTRY, STORES (MAIN BLDG.)

Edg. Form 3

USE INK OR  
INDELIBLE PENCIL

3

## CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

### Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:  
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Buildings, for a building permit to alter, repair, move or demolish the building described in the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit.  
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.  
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot.....	Lot.....
Tract.....	Tract.....
Present location of building } <u>ALEXANDER HOTEL 501 2 SPRING STS.</u> (House Number and Street)	Approved by City Engineer.  Deputy.
New location of building } (House Number and Street)	
Between what cross streets } (House Number and Street)	

- Purpose of PRESENT building STORE ROOMS Families — Rooms 2  
(Store, Warehouse, Apartment House, Hotel, or any other purpose)
- Use of building AFTER alteration or moving STORE Families — Rooms 1
- Owner (Print Name) PHIL GOLDSTONE Phone —
- Owner's Address 6912 HOLLYWOOD BLVD.
- Certificated Architect none State License No. — Phone —
- Licensed Engineer none State License No. — Phone —
- Contractor ACME STORE & OFFICE FIXTURE CO. State License No. R. 1146 3.0 Phone Ad. 2731
- Contractor's Address 3015 E. 25TH ST. PR 8900
- VALUATION OF PROPOSED WORK (including all labor and material and all permanent fixtures, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment, therein or thereon) \$ 1500.00
- State how many buildings NOW } 1 - CLASS A HOTEL & STORE BLDG. 8 - STORY  
on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)
- Size of existing building 100 x 160 Number of stories high 8 Height to highest point —
- Class of building A Material of existing walls Masonry Exterior framework STEEL  
Describe briefly and fully all proposed construction and work: Interior alterations  
REMOVING PRESENT HOLLOW TILE PARTITIONS & INSTALLING NEW  
HOLLOW TILE PARTITION ALSO REFRACING STORE FRONT DOORS  
DOORS & RESETTING PLATE GLASS ENLARGING & INSTALLING  
NEW ENTRANCE DOORS. ERECTING FENCE ON SIDEWALK  
FOR PROTECTION DURING ALTERATIONS. All over

8/19/37 (Fill in Application on other Side and Sign Statement (OVER))

FOR DEPARTMENT USE ONLY			
PERMIT NO. <u>27765</u>	Plans and Specifications checked <u>W. H. Miller</u>	Zone <u>163</u>	Fire District No. <u>1</u>
	Completely verified <u>W. H. Miller</u>	High-Low <u>W. H. Miller</u>	Street Widening <u>W. H. Miller</u>
	Plans, Specifications and Applications reviewed and approved <u>W. H. Miller</u>	Application checked and approved <u>W. H. Miller</u>	City Clerk <u>W. H. Miller</u>
PLANS <u>W. H. Miller</u>	For Plans <u>W. H. Miller</u>	Filed with <u>W. H. Miller</u>	Inspector <u>Harry Carpenter</u>

NO CERTIFICATE REQUIRED



# PERMIT FOR ALTERATIONS TO STOREFRONTS, 1938 (MAIN BLDG.)

(Page 1 of 2)

Std. Form 3

3

## CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

USE INK OR  
INDELIBLE PENCIL

### Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:  
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:  
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any tract, alley or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.  
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM		REMOVED TO	
Lot		Lot	
Tract		Tract	
Present location of building	212 WEST 5TH ST. (House Number and Street)		
New location of building	(House Number and Street)		
Between what cross streets	SPRING & BROADWAY		
			Approved by City Engineer.
			Deputy.

- Purpose of PRESENT building STORES & HOTEL Families..... Rooms.....  
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Use of building AFTER alteration or moving SAME Families..... Rooms.....
- Owner (Print Name) PHIL GOLDSTONE Phone.....
- Owner's Address ALEXANDRIA HOTEL
- Certificated Architect HAROLD F. HUNTER State License No. 81588 Phone TO 9411
- Licensed Engineer NONE State License No. .... Phone .....
- Contractor STANDARD CABINET WORKS INC. State License No. 4009 Phone PR 4351
- Contractor's Address 1822 EAST WASHINGTON BLVD OK-W.H.
- VALUATION OF PROPOSED WORK {including all labor and material and all permanent fixtures, heating, ventilation, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment thereto or thereon} \$2500.00
- State how many buildings NOW on lot and give use of each. (Residence, Hotel, Apartment House, or any other purpose)
- Size of existing building 1.5 x 11.0 Number of stories high 6 Height to highest point.....
- Class of building A Material of existing walls..... Exterior framework.....  
(Wood or Steel)

Describe briefly and fully all proposed construction and work:

INSTALL NEW STORE FRONT  
NO STRUCTURAL CHANGE  
NO MEZZANINE OVER  
ALL WORK ON STREET LEVEL FLOOR

7/8/38 OK 1812 7-14-38

Fill in Application on other Side and Sign Statement (OVER)

PERMIT NO.  23213	OTHER FOR DEPARTMENT USE ONLY				Fee <u>1.50</u> Stamp here when Permit is issued  JUL 26 1938
	Plans and Specifications checked	Zone	Fire District	No.	
	Correctness verified	Height	Street Widening	FL	
	Plans, Specifications and Applications rechecked and approved	Application checked and approved			
PLANS	For Plans Set	Filed with	APPROVED	Inspector	
Rec'd			Valuation Initialed	Yes—No	

# PERMIT FOR 3RD FLOOR PARTITIONS, 1936 (ANNEX)

City Form 2

3

## CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

USE INK OR  
INDELIBLE PENCIL

### Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles  
Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions precedent to the granting of the permit:  
First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.  
Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinances of the City of Los Angeles.  
Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM Lot 112 Subdivision of north part of Tract Block 13 - Onda Survey

REMOVED TO

Present location of building } 220 210 W. 5th Street (House Number and Street)  
New location of building } " " " " (House Number and Street)  
Between what cross streets } Spring Street and Broadway

Approved by  
City Engineer.

Deputy.

Class A store, office and

- Purpose of PRESENT building loft building Families - Rooms -
- Use of building AFTER alteration or moving Same Families - Rooms -
- Owner (Print Name) Bilicke-Rowan Commercial Building Co. Phone TR. 7091
- Owner's address 210 W. 5th Street
- Certificated Architect Morgan, Walls & Clements State License No. 813 Phone TR 7091
- Licensed Engineer NONE State License No. - Phone -
- Contractor None Yet State License No. - Phone -
- Contractor's address -

- VALUATION OF PROPOSED WORK {Including all Material, Labor, Fixtures, Equipment and Appliances in Completed Building.} \$ 6500.00
- State how many buildings NOW on lot and give use of each. One - CLASS A store, loft and office building.
- Size of existing building 301 x 112 Number of stories high 13 Height to highest point 150'
- Class of building A Material of existing walls Brick Exterior framework steel  
Describe briefly and fully all proposed construction and work:  
Building partitions on present third floor loft area as shown - no structural change of any nature. Partitions to be standard wood, glass and plaster walls from floor to ceiling.

Fill in Application on other Side and Sign Statement

(OVER)

FOR DEPARTMENT USE ONLY				Fee <u>22.00</u>
PERMIT NO. <u>21074</u>	Plans and Specifications checked <u>M. J. [Signature]</u>	Zone <u>C3</u>	Fire District <u>7</u>	Stamp here when Permit is issued  NOV. 13 1936
	Corrections verified <u>[Signature]</u>	Set Backs <u>110</u>	Street Widening <u>Pl.</u>	
	Plans, Specifications and Applications returned and accepted <u>[Signature]</u>	Application checked and approved <u>[Signature]</u>	City Engineer <u>[Signature]</u>	
PLANS <u>1/10/36</u>	For Plans See <u>[Signature]</u>	For Plans See <u>[Signature]</u>	Inspected <u>[Signature]</u>	Inspector <u>[Signature]</u>

**Atty. General**

**USE INK OR  
INDELIBLE PENCIL**

## 3

## Application to Alter, Repair, Move or Demolish

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or constitute any claim of title to, or right of possession in, the property described in such

**REMOVED FROM**

**REMOVED TO**

**Approved by  
City Engineer**

Deputy.

1. Purpose of PRESENT building. Hotel & Office Families Rooms  
(Store, Warehouse, Apartment House, Hotel, or any other purpose)
2. Use of building AFTER alteration or moving. Families Rooms
3. OWNER (Print Name) PHIL GOLDSTONE Phone.
4. Owner's Address 210 W. FIFTH ST.
5. Certificated Architect State License No. Phone.
6. Licensed Engineer State License No. Phone.
7. Contractor E. Hibert (Printed) State License No. 19449 Phone K182
8. Contractor's Address 3705 E GAGE AVE
9. VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkling, electrical wiring and elevators, equipment therein or thereon). \$ 600.00
10. State how many buildings NOW }  
on lot and give use of each. Store (2) & Hotel City.  
(Residence, Hotel, Apartment House, or any other purpose)
11. Size of existing building x Number of stories high 2 Height to highest point.
12. Class of building A Material of existing walls Exterior framework (Wood or Steel)
- Describe briefly and fully all proposed construction and work:

New bulkhead and floor window  
No structural changes

**Fill in Application on other Side and Sign Statement**

**(OVER)**

PERMIT NO.	FOR DEPARTMENT USE ONLY				Fee <u>100</u> Stamp here when Permit is issued
	Plans and Specifications checked	Zone <u>C</u>	Fire Districts <u>1</u>		
45564	Corrections verified	Blkg. Line <u>51</u>	Street Widening		NOV 20 1939
	Plans, Specifications and Applications Forwarded and approved	Application checked and approved	PL		
PLANS	For Plans Box	Filed with	RECEIVED		Inspector <u>SG M-4</u>
Rec'd			Exempted from		

CHANGE OF ADDRESS REQUEST, 1936 (MAIN BLDG.)

DEPARTMENT OF BUILDING AND SAFETY

Los Angeles, Calif., 11-20-, 1936

MR. J. J. BACKUS,  
Superintendent of Building,  
Los Angeles, Calif.

Dear Sir:

I hereby respectfully request the change of address on

Building }  
Electrical } Permit No. 31974 Issued 11-13-36  
Heating and Ventilating }  
Plumbing }  
From 210 W. 5th  
To 220 W. 5th

for the following reasons:

- ☒ Change on same street, if not from east to west, or north to south, or vice versa.
- ☐ Change from one street to another street for corner lot.
- ☐ Change because of error on part of some city department.
- ☐ Change where charge is made for extra inspection trip of not less than 75 cents.

NOTE: Above conditions for change of address shall not be deemed to waive any inspection fees required by ordinance; nor to require the Building and Safety Department to change any address except in justifiable cases.

Respectfully,

Morgan-Wells & Clements  
Owner, Contractor or Authorized Agent  
Address 1135 Van Ness Bldg.

Checked by

H. F. Lohr  
Clerk.

Approved by

H. F. Lohr  
Chief Clerk.

**ALEXANDRIA COMPLEX—NOMINATION BIBLIOGRAPHY**

Los Angeles Department of Building & Safety records

Los Angeles County Tax Assessor records

Los Angeles Time archives

Los Angeles Central Library

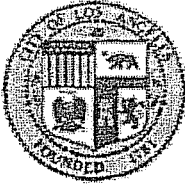
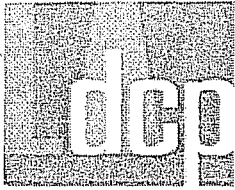
Los Angeles Central Library photo archives

Ancestry.com

Los Angeles Office of Historic Resources files

Parkinson Archives

Report by Teresa Grimes for Christopher A. Joseph & Associates, January 24, 2006



# City of Los Angeles Department of City Planning

5/29/2013

## PARCEL PROFILE REPORT

### PROPERTY ADDRESSES

218 W 5TH ST

### ZIP CODES

90013

### RECENT ACTIVITY

CHC-2013-1551-HCM

ENV-2013-1552-CE

### CASE NUMBERS

CPC-2010-213-CA

CPC-2009-874-CDO-ZC

CPC-2008-4502-GPA

CPC-2005-361-CA

CPC-2005-1124-CA

CPC-2005-1122-CA

CPC-1986-606-GPC

ORD-180871

ORD-164307-SA1345

ZA-2006-1650-CUB

TT-62472-CC

ENV-2010-214-ND

ENV-2009-1487-ND

ENV-2008-4505-ND

ENV-2006-1651-ND

ENV-2005-362-CE

ENV-2005-1244-CE

ENV-2005-1125-CE

ENV-2005-1123-CE

### Address/Legal Information

PIN Number	129A211 107
Lot/Parcel Area (Calculated)	4,509.6 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID F4
Assessor Parcel No. (APN)	5149034011
Tract	RESUBDIVISION OF A PORTION OF BLOCK 13 ORD'S SURVEY
Map Reference	DM 2145-54
Block	None
Lot	LT B
Arb (Lot Cut Reference)	None
Map Sheet	129A211

### Jurisdictional Information

Community Plan Area	Central City
Area Planning Commission	Central
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - Jose Huizar
Census Tract #	2073.01
LADBS District Office	Los Angeles Metro

### Planning and Zoning Information

Special Notes	None
Zoning	[Q]C5-4D-CDO C5-4D
Zoning Information (ZI)	ZI-2385 Greater Downtown Housing Incentive Area ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE ZI-2408 Broadway
General Plan Land Use	Regional Center Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	Broadway
NSO - Neighborhood Stabilization Overlay	No
Streetscape	No
Sign District	No
Adaptive Reuse Incentive Area	Downtown Adaptive Reuse Incentive Area
CRA - Community Redevelopment Agency	City Center Redevelopment Project
Central City Parking	Yes
Downtown Parking	Yes

Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

#### Assessor Information

Assessor Parcel No. (APN)	5149034011
Ownership (Assessor)	
Owner1	CHELSEA BUILDING LLC C/O C/O DAVID MOSSIGHI
Address	550 S HILL ST STE 980 LOS ANGELES CA 90013
Ownership (City Clerk)	
Owner	NABIZADEH, TAVOOS (ET AL)
Address	216 W 5TH ST. LOS ANGELES CA 90013
APN Area (Co. Public Works)*	0.107 (ac)
Use Code	1100 - Stores
Assessed Land Val.	\$600,000
Assessed Improvement Val.	\$1,150,000
Last Owner Change	08/30/12
Last Sale Amount	\$1,750,017
Tax Rate Area	3264
Deed Ref No. (City Clerk)	94346
	836-37
	762-64
	66
	627090
	523609
	491876
	485366
	4378
	3908
	367
	361485
	3410
	3311364
	3286
	3205
	3120
	299594
	2973
	2969
	2913
	2857
	2352066
	2209659
	1942
	1804724
	1739
	1737826-7
	1737826-27
	166
	1508-9
	1505,07
	1478541-2
	1408-12
	1365

	1288313
	1249820
	1214
	1136
Building 1	
Year Built	1906
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	21,724.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
{For batch images only}	CHELSEA BUILDING LLC 550 S HILL ST STE 980 LOS ANGELES CA 90013  NABIZADEH, TAVOOS (ET AL) 216 W 5TH ST. LOS ANGELES CA 90013

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

#### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.291757
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.7
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19
Rupture Top	5
Rupture Bottom	13
Dip Angle (degrees)	25
Maximum Magnitude	7.1
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No

#### Economic Development Areas

Business Improvement District	HISTORIC DOWNTOWN LOS ANGELES
Renewal Community	No



Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
State Enterprise Zone Adjacency	No
Targeted Neighborhood Initiative	None

#### Public Safety

##### Police Information

Bureau	Central
Division / Station	Central
Reporting District	153

##### Fire Information

Division	1
Batallion	1
District / Fire Station	9
Red Flag Restricted Parking	No

## CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2010-213-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	GPC-2009-874-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	PROPOSED ESTABLISHMENT OF THE BROADWAY COMMUNITY DESIGN OVERLAY
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	PLAN AMENDMENT, PLAN MAP AMENDMENT
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	CPG-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED
Case Number:	ZA-2006-1650-CUB
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)
Project Descriptions(s):	CONDITIONAL USE TO PERMIT FULL LINES OFF SITE SALES OF ALCOHOL FOR A RITE AID.
Case Number:	TT-62472-CC
Required Action(s):	CC-CONDOMINIUM CONVERSION
Project Descriptions(s):	
Case Number:	ENV-2010-214-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	ENV-2009-1487-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	PROPOSED ESTABLISHMENT OF THE BROADWAY COMMUNITY DESIGN OVERLAY
Case Number:	ENV-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	PLAN AMENDMENT, PLAN MAP AMENDMENT
Case Number:	ENV-2006-1661-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	CONDITIONAL USE TO PERMIT FULL LINES OFF SITE SALES OF ALCOHOL FOR A RITE AID.
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.

se Number:	ENV-2005-1244-CE
quired Action(s):	CE-CATEGORICAL EXEMPTION
bject Descriptions(s):	TENTATIVE TRACT MAP- ADAPTIVE REUSE (1) COMMERCIAL/RETAIL AND (1) RESIDENTIAL.
se Number:	ENV-2005-1125-CE
quired Action(s):	CE-CATEGORICAL EXEMPTION
bject Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
se Number:	ENV-2005-1123-CE
quired Action(s):	CE-CATEGORICAL EXEMPTION
bject Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA

## ATA NOT AVAILABLE

RD-180871

RD-164307-SA1345

Case Number:

**CHC-2013-1551-HCM**

Declaration Letter Mailing List

**MAILING DATE: Aug 12, 2013**

GIS/Fae Tsukamoto  
City Hall, Room 825  
**Mail Stop 395**

Council District 14  
City Hall, Room 465  
**Mail Stop 223**

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