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CITY PLANNING
OFFICE OF HISTORIC RESOURCES
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www.planning.lacity.org

Date:

JUL 18 2014

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

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

CASE NUMBER: **CHC-2014-1708-HCM**
800 S. ROBERTSON BOULEVARD OFFICE BUILDING
800 S. ROBERTSON BOULEVARD

At the Cultural Heritage Commission meeting of **July 10, 2014**, 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 Louie
Seconded: Commissioner Kennard
Ayes: Commissioner Irvine, Scott, and Barron

Vote: 5-0



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Paul Koretz, Fifth Council District
James and Joyce Corraza
Steven Ward
GIS

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Date: **JUL 18 2014**

James and Joyce Corraza
1650 Carla Ridge
Beverly Hills, CA 90210

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: **CHC-2014-1708-HCM**
800 S. ROBERTSON BOULEVARD OFFICE BUILDING
800 S. ROBERTSON BOULEVARD

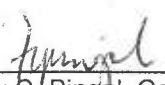
As you will note from the attached copy of our communication to the Los Angeles City Council, the Cultural Heritage Commission has moved to include the above-referenced property in the list of Historic-Cultural monuments, subject to adoption by the City Council.

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 Louie
Seconded: Commissioner Kennard
Ayes: Commissioners Irvine, Scott, and Barron

Vote: 5-0



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Application

c: Councilmember Paul Koretz., Fifth Council District
Steven Ward
GIS

FINDINGS

- 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 Mid-Century Modern commercial style.
- The building is “a notable work of a master builder, designer or architect whose individual genius influenced his age” as a work by master architect Edward H. Fickett.

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.

SUMMARY

Built in 1954, this two-story commercial office building exhibits character defining features of the Mid-Century Modern style. The subject building has a flat roof and an L-shaped floor plan; materials are brick, stucco, steel and glass. The principal mass of a large rectangular box containing office space is joined to two projections on the north-west corner of the structure. The west and north elevations face Robertson Blvd. and Gregory Way, respectively. The west façade is set back slightly from Robertson and consists of a concave wall of white brick with a long, flat wall of the same material emerging from behind it. The concave wall has a thick hedge growing within the curved pocket it creates and the number 800 applied on a floating mount in the upper-right corner. The flat wall is unadorned except for two small banks of louvered windows near its southern edge. The north elevation is broken into three portions. The first portion near the street corner consists of a glass-walled atrium built behind the concave wall, set back a few feet from the sidewalk. Steel mullions support the two rows of floor-to-ceiling windows that make up the wall, and a single glass swinging door provides entry. A steel staircase, interior landscaping, and office fronts are visible behind the glass. The second portion is a white brick rectangular mass without windows or ornamentation built up to the property line. This contains the elevator and restrooms. The third portion is set back to provide parking spaces and consists of two long banks of floor-to-ceiling windows, identical to the atrium face in configuration. Office windows and doors are visible behind the glass. There is a secondary entrance and staircase behind the plate glass at the north-east corner. The east elevation, which fronts an alley, consists of white brick with four small banks of windows, and a large, overhanging eave.

The subject building was designed by Edward H. Fickett, FAIA, a renowned and prolific Los Angeles-based architect. Fickett is recognized as a key influence within modernist architecture and a major force in the dissemination of modernist design into mass housing. Fickett is credited with designing over 50,000 single-family homes, including at least 10,000 in the San Fernando Valley. Notable works include the Jacobson House (HCM #674), the Port of Los

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2014-1708-HCM
ENV-2014-1709-CE

HEARING DATE: July 10, 2014
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 800 S. Robertson Blvd.
Council District: 5
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: South Robertson
Legal Description: TR 8313, Lots 1, 2, 3

PROJECT: Historic-Cultural Monument Application for
800 S. ROBERTSON BLVD. OFFICE BUILDING

REQUEST: Declare the property a Historic-Cultural Monument


OWNER: James and Joyce Corazza
1650 Carla Ridge
Beverly Hills, CA 90210

OWNER'S REPRESENTATIVE: Steven Ward
2438 N. Beachwood Drive
Los Angeles, CA 90068


RECOMMENDATION That the Cultural Heritage Commission:

1. **Declare the property** a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7.
2. **Adopt** the staff report and findings.

MICHAEL J. LOGRANDE
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

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.

BACKGROUND

On May 29th, 2014 the Cultural Heritage Commission took the property under consideration. On June 19th, 2014, Commissioners Barron and Louie inspected the site with Lambert Giessinger of the Office of Historic Resources (OHR) staff. Later on June 19th, 2014, Commissioner Irvine inspected the site with Nels Youngborg of the OHR staff.

Angeles Passenger and Cargo Terminals, Dodger Stadium, Sunset Patios in West Hollywood, and an addition to the Los Angeles Police Academy.

The known alterations to the subject building are painting over of previously unpainted stairs in the atrium, linoleum flooring over the original concrete pads, and replacement interior glass partitions and doors.

DISCUSSION

The 800 S. Robertson Blvd. Office Building historic property successfully meets two 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" and 2) is "a notable work of a master builder, designer or architect whose individual genius influenced his age." The open floor plan, use of materials running from the interior to the exterior, exposed structural elements, lack of ornamentation, intersecting flat planes, cantilevered stairs, flat roof with deep, overhanging eaves, and extensive use of glass make the subject building an archetype of the Mid-Century Modern style. Edward H. Fickett is widely considered an influential modernist architect and is recognized as a master.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

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 designation of the 800 S. Robertson Blvd. Office Building property 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.