

1108 S. Broadway

Thelma's | 1108 S. Broadway, Los Angeles, CA | Representative Historic and Contemporary Views (July 2014)



Historic view, circa 1950, showing the building as it originally appeared. View southeast of the front, west elevation along Broadway. The building was opened in circa 1948 as "Phil & Esther's Luncheonette."



Historic view, circa 1950, showing the building as it originally appeared. View northerly of the front, west elevation (at left) and the side, south elevation (at right). The building was occupied by Thelma's Coffee Shop from circa 1960 forward.



Contemporary view, circa 1977, showing the building, modified from its original appearance through a new roof parapet installed for signage. Image Source: Rockford Files Filming Locations (blogspot).*



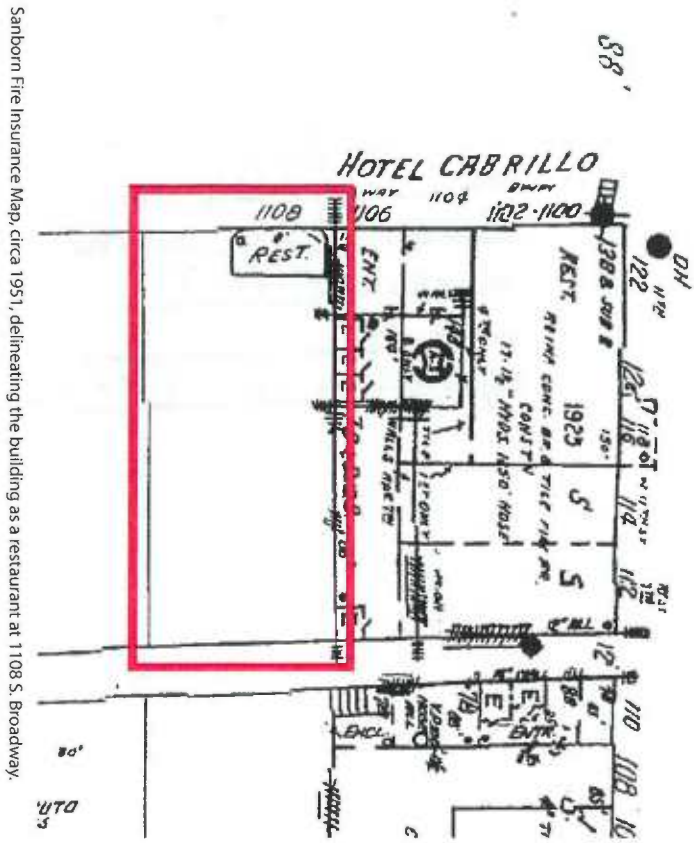
Contemporary view, circa 2010, showing the building, modified from its original appearance and with the 1982 addition that extended the footprint to the north and the east. Image Source: Rockford Files Filming Locations (blogspot).*



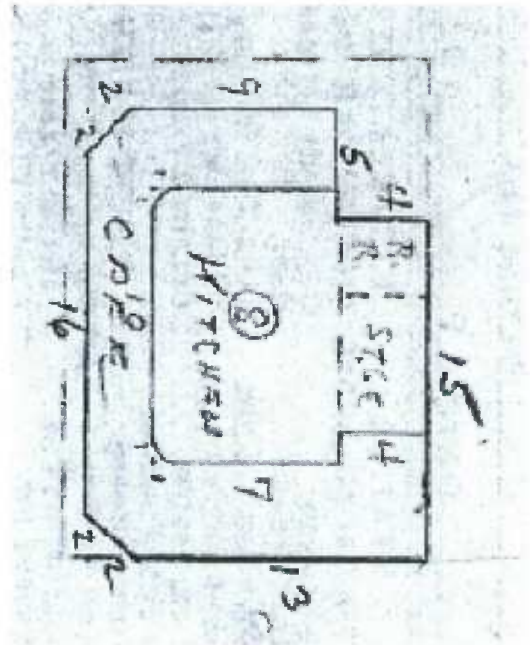
Contemporary view, June 2014, showing the building, modified from its original appearance with altered roof, window bars, 1982 addition, and no extant historic signage. Image Source: Urbana Preservation & Planning, LLC.

*<http://rockfordfilesfilminglocations.blogspot.com/2014/03/actorsactresses-mary-jackson-constance.html>

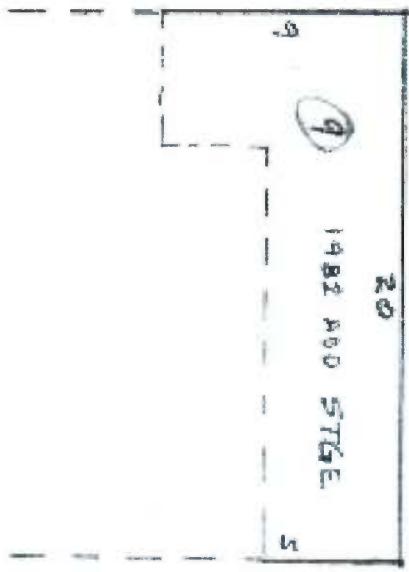
#4



Sanborn Fire Insurance Map, circa 1951, delineating the building as a restaurant at 1108 S. Broadway.

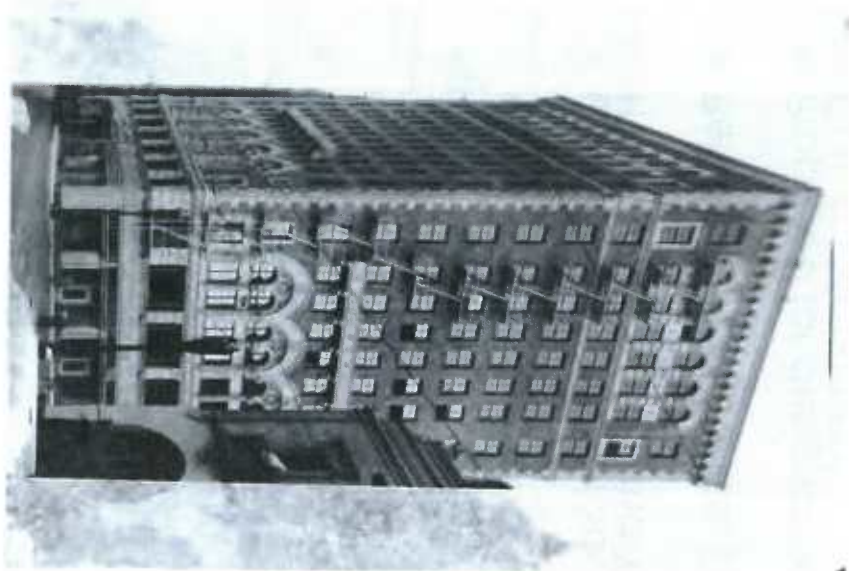


Los Angeles County Assessor Records delineating the building envelope and footprint of the structure pre-1982.



Los Angeles County Assessor Records delineating the building envelope and footprint of the structure post-1982.

#4



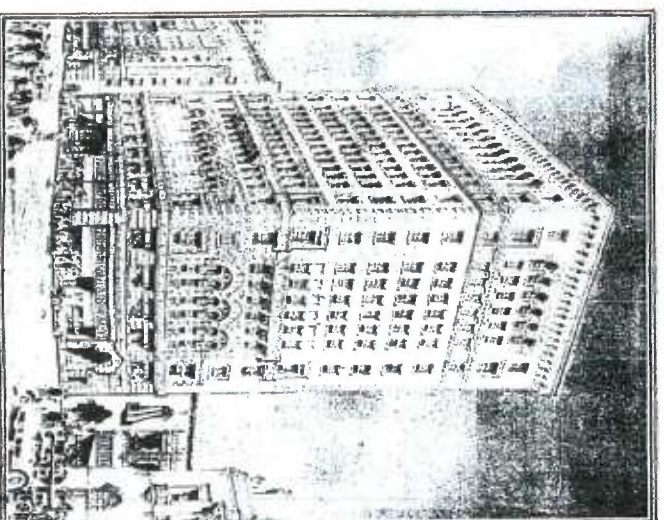
Commercial Club Building Los Angeles, California

City of Los Angeles
Planning and Land Use Management Committee Meeting
Historic Cultural Monument Designation | September 9, 2014



Overview

- Built in 1925-1926
- Renaissance Revival Commercial Building
 - 13-Stories w/steel lattice two-sided roof sign
- Master Architects Alexander Curlett & Claude Beelman
 - Curlett & Beelman, Inc. Job No. 2509
- Commercial Club of Southern California (1925-1932), Cabrillo Hotel, Case Hotel, and YWCA
- Period of Significance: 1925-1932
- Proposed for designation as a City of Los Angeles Historic Cultural Monument
 - Association with the socio-economic history of Los Angeles
 - Italian Renaissance Revival Commercial Architecture
 - Work of a Master



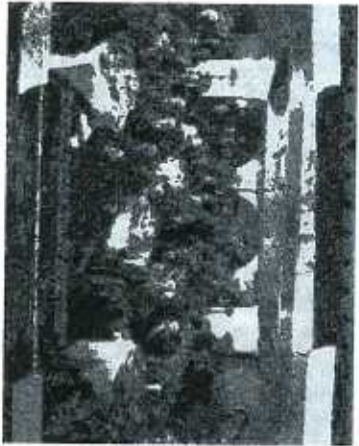
Representative Views Exterior



Character-Defining Features

- **Exterior**
 - Symmetrical tri-partite composition
 - Rusticated base
 - Belt coursing / cornices
 - Terra Cotta and Cast Stone Ornamentation
 - 1th Street iron marquis
 - Broadway Street arched entry with original doors, engaged columns, and ornamental plaster ceiling
 - Storefronts – original steel sash transoms in place
 - Windows – original wood and metal double-hung and casements at upper floors
 - Fire Escape – original at Broadway elevation
 - Blade Sign – dates to Case Hotel, but intact
 - 2 Painted Billboards – one dates to period, both historic-era

Representative Views Interior



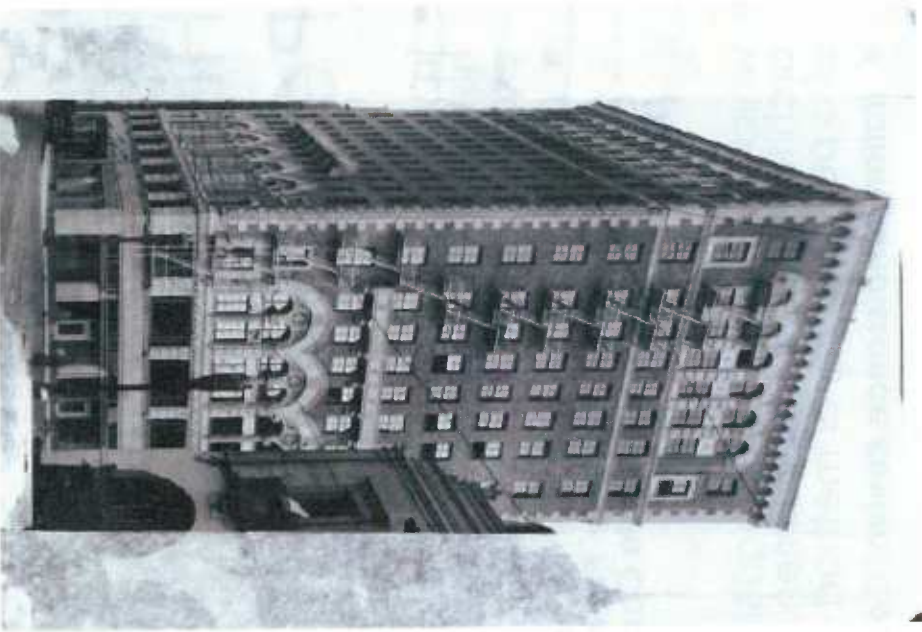
Character-Defining Features

- **Interior**
 - Broadway lobby with original marble floors, vaulted ceilings, wood paneling, and checkroom vestibule
 - Original pilasters were removed
 - Reception room is a non-historic alteration
 - Marble staircase at 11th Street (covered by mechanical equipment)
 - Ornamental plaster at doorways & elevators
 - 3rd floor lounge with ceilings, pilasters, vault & windows
 - 4th floor dining room with piers, arched windows, and stenciled ceiling
 - 6th floor racquetball court (modified)
 - 7th floor swimming pool
 - 8th-13th floors hotel rooms

Historic Context & Period of Significance

- in which the broad cultural, political, economic, or social history of the nation, state, or community is reflected or exemplified
 - ***broad socio-economic history of early twentieth century Los Angeles through its use as the headquarters of the Commercial Club of Southern California Commercial Club of Southern California (1925-1932)***
- which embody the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style, or method of construction
 - ***Italian Renaissance Revival Commercial Architecture (1925-1926)***
- which are a notable work of a master builder, designer, or architect whose individual genius influenced his or her age
 - ***Master Architects Curlett & Beelman, Inc. (1925-1926)***

Commercial Club Building Then and Now



Questions & Comments

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