

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2015-329-HCM
ENV-2015-330-CE

HEARING DATE: March 19, 2015
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 3184 W. 8th Street
Council District: 10
Community Plan Area: Wilshire
Area Planning Commission: Central
Neighborhood Council: Wilshire Center - Koreatown
Legal Description: Lot FR 22 of the TR 2140 Tract

PROJECT: Historic-Cultural Monument Application for
HADDON HALL

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Haddon Hall Apartments, LP
11911 San Vicente Boulevard, #265
Los Angeles, CA 90049

APPLICANT: Jenna Snow and Allison Lyons
c/o Chattel, Inc.
13417 Ventura Boulevard
Sherman Oaks, CA 91423


RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare the subject 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



Nels Youngborg, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- The property 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 Late Gothic Revival style.
- The property is “a notable work of a master builder, designer or architect whose individual genius influenced his age,” due to its design by the architect S. Charles Lee.

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 1926, Haddon Hall reflects traditional Late Gothic Revival design. It is a four-story multi-family residential building with a U-shaped plan. The primary north elevation on W. 8th street is symmetric about the residential entry leading to an inner courtyard. A decorative cast stone arch, which reads “Haddon Hall,” extends across the courtyard entryway.

The exterior of the building exhibits many character-defining features of the Late Gothic Revival style, including:

- Brick construction
- Steeply pitched cross-gable roof
- Gable ends that are articulated through contrasting materials to emphasize verticality
- Windows with diamond panes and doors set in Tudor-arched openings
- Square-arch hoodmolding around the windows
- Carved, marble plaques
- A gated and Tudor-arched courtyard entrance

Interior lobby features include low ceilings with painted panels, chandeliers, decorative wood surrounds and a key desk.

The subject property was designed by prominent American architect S. Charles Lee. Lee was known as one of the most prolific motion picture theater designers on the West Coast, completing over 400 throughout his career. Blending historical fantasy and modern functionality became the hallmarks of Lee’s career. Haddon Hall was named after a manor house in Derbyshire, England and was stylistically inspired by its namesake’s Gothic architecture. Two years before the subject property was constructed, Mary Pickford starred in an adaptation of the novel, *Dorothy Vernon of Haddon Hall* by Charles Major (1902), which inspired the owners who commissioned Lee to design the building.

Haddon hall was not only stylistically aesthetic, but it had functional modern improvements that were technologically innovative for the time. Namely, the building touted a central refrigeration system, which consisted of chilled water with ammonia that was pumped through insulated pipes to create rudimentary refrigerators in each individual apartment.

Selected designs by this architect include:

- Tower Theater (1927), Los Angeles, CA. HCM #450
- Hollywood Western Building (1928), Los Angeles, CA. HCM #336
- Los Angeles Theater (1931), Los Angeles, CA. HCM #225
- Fox Bruin Theater (1937), Los Angeles, CA. HCM #361

Haddon Hall is located within the Wilshire Center/ Koreatown Redevelopment Project area. In 2009, this area was surveyed for historic resources, by the Community Redevelopment Agency of Los Angeles (CRA/LA). However, this property was not included in the survey and was not considered for potential eligibility.

DISCUSSION

Haddon Hall 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 subject property is a good example of Late Gothic Revival style due to its character defining features and its construction during the period of significance of the style. The original architect, S. Charles Lee, is recognized as a master architect in Los Angeles for his contribution of designs which are overwhelmingly identified as architectural type specimens in the Moderne, Art Deco, Churrigueresque styles. Haddon Hall, built in 1926, is a notable as one of Lee's first grandly scaled buildings in which he explored Period Revival styles, which paved the way for many of his subsequent movie theatre designs in the 1930s and 40s.

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 Haddon Hall 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.

BACKGROUND

On February 5th, 2015 the Cultural Heritage Commission took the property under consideration with a Commission-Initiated Motion. On February 19th, the Commission consisting of all five members toured the property accompanied by a staff person from the Office of Historic Resources.

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 Haddon Hall IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT
Late Gothic Revival 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.

A N D / O R

HISTORICAL SIGNIFICANCE

THE Haddon Hall WAS BUILT IN 1926
NAME OF PROPOSED MONUMENT YEAR BUILT

Haddon Hall WAS IMPORTANT TO THE
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE Haddon Hall is one of the best examples of an apartment building
designed by prominent architect S. Charles Lee and a masterful execution of Late Gothic Revival style.

(Continued on attached sheets)

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Haddon Hall
2. STREET ADDRESS 3184 West 8th Street
CITY Los Angeles ZIP CODE 90005 COUNCIL DISTRICT 10
3. ASSESSOR'S PARCEL NO. 5094-016-011
4. COMPLETE LEGAL DESCRIPTION: TRACT TR 2140
BLOCK None LOT(S) FR 72 ARB. NO. None
5. RANGE OF ADDRESSES ON PROPERTY 3178-3188 West 8th Street
6. PRESENT OWNER Haddon Hall Apartments, LP
STREET ADDRESS 11911 San Vicente Blvd, #265 E-MAIL ADDRESS: dan@pcraps.com
CITY Los Angeles STATE CA ZIP CODE 90049 PHONE (310) 826-7736
OWNERSHIP: PRIVATE PUBLIC
7. PRESENT USE Multi-family residential/commercial ORIGINAL USE Multi-family residential/commercial

DESCRIPTION

8. ARCHITECTURAL STYLE Late Gothic Revival
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET, 1 PAGE MAXIMUM)
See attached
- _____
- _____
- _____
- _____
- _____
- _____
- _____

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Haddon Hall

10. CONSTRUCTION DATE: 1926 FACTUAL: ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER S. Charles Lee

12. CONTRACTOR OR OTHER BUILDER _____

13. DATES OF ENCLOSED PHOTOGRAPHS _____
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE

15. ALTERATIONS See attached

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. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

See attached

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) See attached

20. DATE FORM PREPARED 09/15/2014 PREPARER'S NAME Jenna Snow, Allison Lyons

ORGANIZATION Chattel, Inc. STREET ADDRESS 13417 Ventura Blvd

CITY Sherman Oaks STATE CA ZIP CODE 91423 PHONE (818) 788-7954

E-MAIL ADDRESS: jenna@chattel.us

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE Haddon Hall IS A four-STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

Late Gothic Revival PLAN multi-family residence
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A brick FINISH AND cast stone TRIM.
MATERIAL (WOOD SHINGLING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

IT'S 8.Cross Gable ROOF IS asphalt Wood
ROOF SHAPE (Click to See Chart) MATERIAL (CLAY TILE, ASPHALT OR WOOD SHINGLES, ETC.) WINDOW MATERIAL

double-hung WINDOWS ARE PART OF THE DESIGN.
WINDOW TYPE [DOUBLE-HUNG (SLIDES UP & DOWN), CASEMENT (OPENS OUT), HORIZONTAL SLIDING, ETC.]

THE ENTRY FEATURES A centered
DOOR LOCATION (RECESSED, CENTERED, OFF-CENTER, CORNER, ETC.)

fully glazed with decorative surround DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE decorative cast stone spandrel panels in window bays;
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

courtyard entrance with decorative plaster and cast stone entry; raised parapets;
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

diamond-pane leaded and decorative stained glass windows; symmetrical;
ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

emphasis on verticality
VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

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

SIGNIFICANT INTERIOR SPACES INCLUDE entry lobby with smooth plaster finished walls; painted coffered ceiling;
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

decorative plaster ceiling brackets; wrought iron light fixtures, decorative wood surround for key desk;
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

elaborate wood balustrades and newel posts

IMPORTANT LANDSCAPING INCLUDES _____
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

PHYSICAL DESCRIPTION

Haddon Hall is located on a rectangular parcel at the corner of W. 8th and Fedora streets in the Wilshire Center-Koreatown neighborhood of Los Angeles, immediately south of the former Ambassador Hotel site. A mid-block parking lot is adjacent to the east side of Haddon Hall while a narrow walkway runs parallel to the rear (south) elevation.

Haddon Hall is a four-story, Late Gothic Revival style, multi-family residential building with a U-shaped plan. The primary (north) elevation along W. 8th Street is symmetrically composed with the residential entry centered in the recess of the U-shape, through an enclosed courtyard. The west elevation faces Fedora Street. The three storefronts along W. 8th Street are clad in painted stucco with brick bulkheads, wood frame display windows, and angled, recessed doors. A string course runs between the first and second floors at the primary and west elevations, returning one bay on the east elevation. Upper floors of the building are clad in red brick with cast stone trim and decorative cast stone spandrel panels featuring knights, coats of arms, and grotesques between multi-light, wood, double-hung windows at the primary elevation and two bays of the east and west elevations. On the primary elevation and first bay return to the sides, the brick has an X-pattern in contrasting darker bricks. The cross-gable roof has triangular, raised parapets framing each corner of the building.

A decorative cast stone arch, flush with first floor storefronts, spans entry to the enclosed courtyard and features a cast stone panel with "HADDON HALL" engraved over a plaster relief ogee doorway surround. The courtyard entrance to the residential lobby features an over painted decorative plaster and cast stone surround.

The main lobby, accessed via an entrance off the front courtyard, is highly decorative with concrete floors scored with an ashlar pattern; a low, plaster, coffered ceiling painted with portraits in quatrefoil surrounds separated by arabesque motifs; three wrought iron light fixtures (not original); a diamond-pane, tripartite, leaded and stained glass window; decoratively painted walls; and lion's head-shaped wood brackets and ornament at each doorway. At the lobby's west wall, an intricate, tripartite, crenellated, wood frame surround, modeled after rood screens in Gothic churches, frames the former key desk opening. A similar rood wood screen-inspired enframent surrounds the entrance to the former writing room, now used as a manager's office.

Three stairwells connect the first and upper floors, with the main stairwell accessed from the lobby, and secondary stairwells in each wing. The three upper floors have a repetitive floor plan with double-loaded corridors following the U-shape of the building. Corridor floors are covered in contemporary carpet; walls are clad in smooth plaster with crown molding, suspended fire sprinkler pipes, and fluorescent lighting. Units, consisting of bachelors, studios, and one bedroom units, have crown molding, but otherwise minimal ornamentation. Several units feature original tile in bathrooms, original light fixtures, and original kitchen and dressing room cabinets. Some units feature original ammonia refrigeration cabinets (no longer functional) and Murphy bed cabinets (bed frames no longer extant).

Although there have been alterations over the years, the most visible being a parapet modification to comply with a city ordinance in 1958,¹ a seismic retrofit in the late 1980s,² and changes to storefronts and courtyard, Haddon Hall continues to retain integrity and appears much as it did when it was constructed.

¹ Los Angeles Department of Building and Safety, "Application to Alter, Repair, or Demolish and for a Certificate of Occupancy," Permit #18838, December 22, 1958.

² Los Angeles Department of Building and Safety, "Certificate of Compliance with the minimum earthquake standards of Division 88," September 16, 1988.

SIGNIFICANCE

Haddon Hall is significant for its distinguished architecture in a Late Gothic Revival style designed by prominent Los Angeles architect, S. Charles Lee. Active from the 1920s through 1950s, architect S. Charles Lee (also known as Simon Charles Levi, 1899-1990) is known primarily for his movie palaces. Blending historical fantasy and modern functionality became the hallmarks of Lee's prolific career, which came to fruition with his designs for movie theaters in the 1930s and 1940s. Haddon Hall, completed in 1926, is notable as one of Lee's first grandly scaled buildings to explore Period Revival styles, paving the way for his movie theater designs. Like Lee's later theaters, Haddon Hall was designed to be a functional space that transported residents to a different place and time, standing out from the generic urban streetscape as a balance of fantasy and functionality.

Haddon Hall was commissioned by stockbrokers Robert and James Oberndorf in 1926.³ At the time, the Wilshire-Pico District was a desirable location for apartment hotel type investment properties.⁴ Following the success of the Ambassador Hotel (opened in 1921), this area emerged as a district of dense tourist and residential development in the 1920s.⁵ The Oberndorf brothers sold Haddon Hall in 1927, almost immediately after its completion, but maintained an office for their stockbroker business in the building until 1932.⁶

Named after a manor house in England and stylistically inspired by its namesake's Gothic architecture, Haddon Hall epitomizes the Late Gothic Revival style. Late Gothic Revival style, popular from the late 1910s through 1930s, is characterized by brick, concrete, and terra cotta used to replicate design elements derived from medieval castles and cathedrals in Northern Europe. Haddon Hall exhibits many character-defining features the style. A steeply pitched cross-gable roof with gable ends articulated through contrasting materials emphasizes verticality. Windows with diamond panes and doors are set in ogee-arched openings. Other character-defining features include coats of arms in stained glass and decorative spandrel panels. The original arch enclosing the entry court with fountain (now partially altered), provided a theatrical entrance, transporting residents into the Late Gothic theme as it continued to the interior of building. The first floor lobby mimicked the entry hall of an English manor house with low ceiling, painted panels, chandeliers, and decorative wood surrounds framing doorways and key desk.⁷

Haddon Hall was a "deluxe" building with decorative public rooms and efficient apartments,⁸ operating as an apartment hotel with rooms suited to the short- and long-term stays. In addition to its Late Gothic architectural details, Haddon Hall was technologically innovative. Lee was particularly proud of its central refrigeration system, which chilled water with ammonia, pumping it through insulated pipes to create cold cabinets in individual apartments.⁹

³ The namesake Haddon Hall is a Gothic-style manor house in Derbyshire, England constructed between the twelfth and seventeenth centuries. The house was the setting for several romantic novels of the nineteenth century, one of which, *Dorothy Vernon of Haddon Hall* by Charles Major (1902) was adapted into a play and a 1924 film starring Mary Pickford in her first "adult" role. A popular song, "Love Has a Way," recorded by Paul Whiteman & His Orchestra, accompanied the film's release.

⁴ The name of this neighborhood changed many times during the twentieth century. In the 1920s, it was identified as "Wilshire-Pico District" on maps.

Sanborn Fire Insurance Maps, City of Los Angeles, Vol. 7, Sheet 744, 1921-1950.

⁵ Todd Douglas Gish, *Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900-1936*, Dissertation, University of Southern California, (Los Angeles: 2007), 55.

⁶ "Grant Deed," Instrument No. 176, Book 6722 Page 1, April 16, 1927; Los Angeles City Directory, 1932.

⁷ "Announce Loft Structure," *Los Angeles Times*, 20 July 1926: 1.

⁸ S. Charles Lee oral history.

⁹ Maggie Valentine, *The Show Starts on the Sidewalk: An Architectural History of the Movie Theatre*, (New Haven: Yale UP, 1994. Print), 44.

Following the completion of Haddon Hall, Lee and the Oberndorf brothers hosted a dinner party at the Ambassador Hotel across West 8th Street from Haddon Hall with the intention of introducing Lee to the Oberndorfs' friend H.L. Gumbiner. Gumbiner's Tower Theater (HCM #450, completed 1927) on Broadway was Lee's first solo movie theater commission.¹⁰ It was followed by the Los Angeles Theater (HCM #225, completed 1931) for Gumbiner. Theater design dominated the rest of Lee's career as an architect; he designed approximately 250 movie theaters between 1920 and 1950.¹¹ Lee retired from architecture in 1950 and became a real estate developer.

¹⁰ At the party, Lee offered to prepare theater plans for free and guarantee that a building permit could be obtained. (S. Charles Lee oral history).

¹¹ Valentine, 8.

SOURCES

"Announce Loft Structure." *Los Angeles Times*, 20 July 1926: 1.

"Apartments Sold." *Los Angeles Times* Feb 3 1924: E5.

"Finding Aid for the S. Charles Lee Papers, 1919-1962," 1998, Finding aid at UCLA Library Special Collections Charles E. Young Research Library, Los Angeles, CA.
<<http://www.library.ucla.edu/libraries/special/scweb/>>.

Gebhard, David and Robert Winter. *An Architectural Guidebook to Los Angeles*. Salt Lake City: Gibbs Smith, 2003.

Gish, Todd Douglas. *Building Los Angeles: Urban Housing in the Suburban Metropolis, 1900-1936*. Dissertation. University of Southern California. Los Angeles: 2007.

Goff, Lee. *Tudor Style: Tudor Revival Houses in America from 1890 to the Present*. New York: Universe Publishing, 2002.

"Lee, Simeon." *Pacific Coast Architecture Database*. Web. 19 Aug. 2014.
<<https://digital.lib.washington.edu/architect/architects/464/>>.
<<http://oralhistory.library.ucla.edu/viewFile.do?itemId=29716&fileSeq=3&xsl=http://oralhistory.library.ucla.edu/xslt/local/tei/xml/tei/stylesheets/xhtml2/tei.xsl>>.

Los Angeles Public Library City and Street Directories, 1927, 1929, 1932, 1936, 1939, 1942, 1956, and 1960. Available through Los Angeles Public Library.

PCR Services Corporation. *Intensive Historic Resources Survey of the Wilshire Center And Koreatown Recovery Redevelopment Area Los Angeles, California*. June 15, 2009.

Valentine, Maggie. *The Show Starts on the Sidewalk: An Architectural Historic of the Movie Theatre*. New Haven: Yale University Press, 1994.

Valentine, Maggie, transcript of an Interview of S. Charles Lee (1987), University of California, Los Angeles. Web. 19 Aug. 2014.

HISTORIC-CULTURAL MONUMENT APPLICATION

ATTACHMENT A:
CURRENT PHOTOGRAPHS

HADDON HALL
3184 WEST 8TH STREET, LOS ANGELES, CA 90057

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HISTORIC-CULTURAL MONUMENT APPLICATION
HADDON HALL
3184 WEST 8TH STREET, LOS ANGELES, CA 90057



Photo 1: Haddon Hall, 3184 West 8th Street, east elevation (left) and north elevations (center and right), view southwest (Chattel, Inc., 2014)



Photo 2: Haddon Hall, 3184 West 8th Street, north elevation (center) and west elevation (right), view southeast (Chattel, Inc., 2014)

HISTORIC-CULTURAL MONUMENT APPLICATION
HADDON HALL
3184 WEST 8TH STREET, LOS ANGELES, CA 90057



Photo 3: Haddon Hall, 3184 West 8th Street, north façade, detail of storefronts, view southwest (Chattel, Inc., 2014)



Photo 4: Haddon Hall, 3184 West 8th Street, street entrance to courtyard, view southeast (Chattel, Inc., 2014)

HISTORIC-CULTURAL MONUMENT APPLICATION
HADDON HALL
3184 WEST 8TH STREET, LOS ANGELES, CA 90057

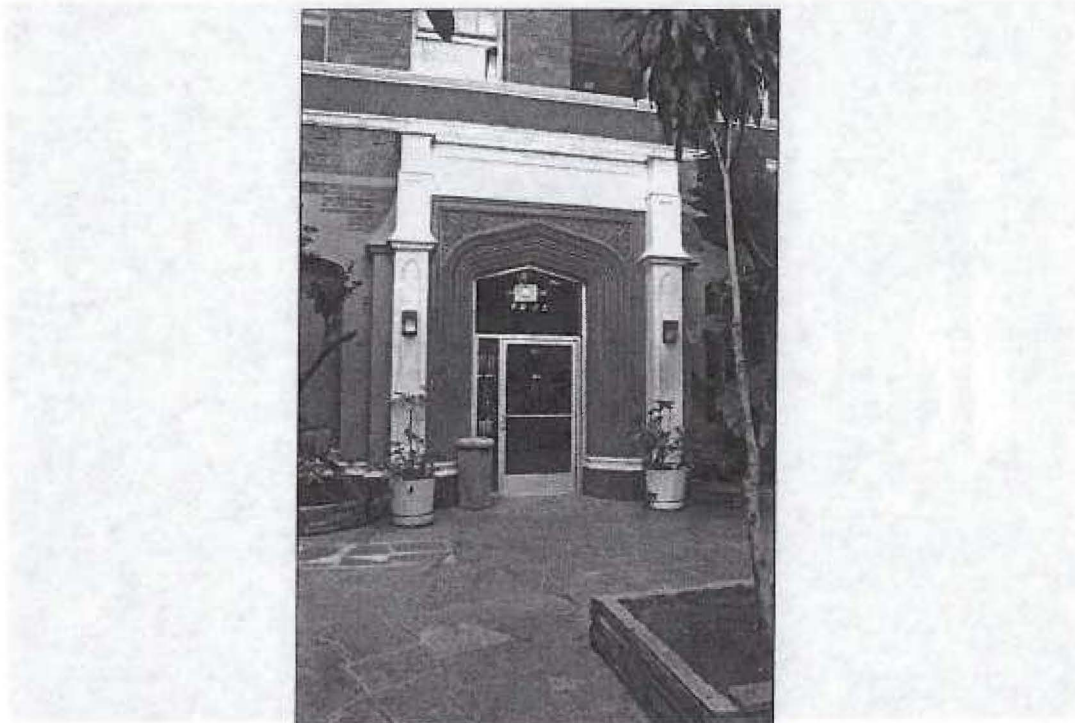


Photo 5: Haddon Hall, 3184 West 8th Street, main entrance to buildings, view southwest (Chattel, Inc., 2014)



Photo 6: Haddon Hall, 3184 West 8th Street, courtyard, view northeast (Chattel, Inc., 2014)

HISTORIC-CULTURAL MONUMENT APPLICATION
HADDON HALL
3184 WEST 8TH STREET, LOS ANGELES, CA 90057



Photo 7: Haddon Hall, 3184 West 8th Street, interior lobby, note leaded window and coffered ceiling, view northeast (Chattel, Inc., 2014)



Photo 8: Haddon Hall, 3184 West 8th Street, interior lobby, note surrounds above elevator and in-filled key desk, view southwest (Chattel, Inc., 2014)

HISTORIC-CULTURAL MONUMENT APPLICATION
HADDON HALL
3184 WEST 8TH STREET, LOS ANGELES, CA 90057



Photo 9: Haddon Hall, 3184 West 8th Street, stair from lobby, note decorative baluster and partial ceiling rib, view south (Chattel, Inc., 2014)

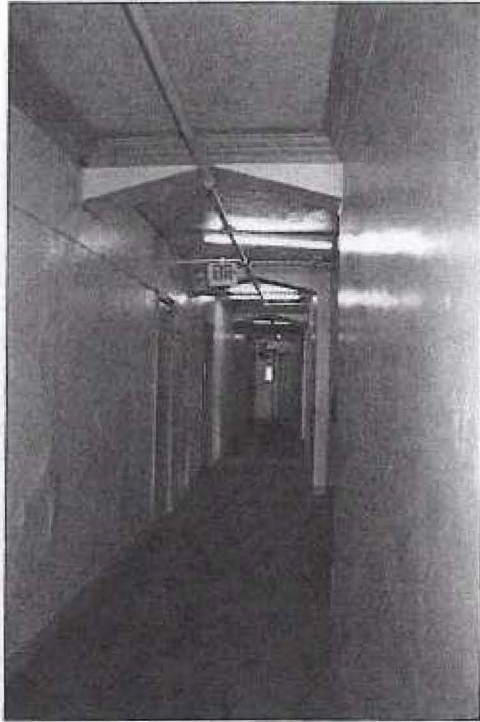


Photo 10: Haddon Hall, 3184 West 8th Street, typical corridor (Chattel, Inc., 2014)

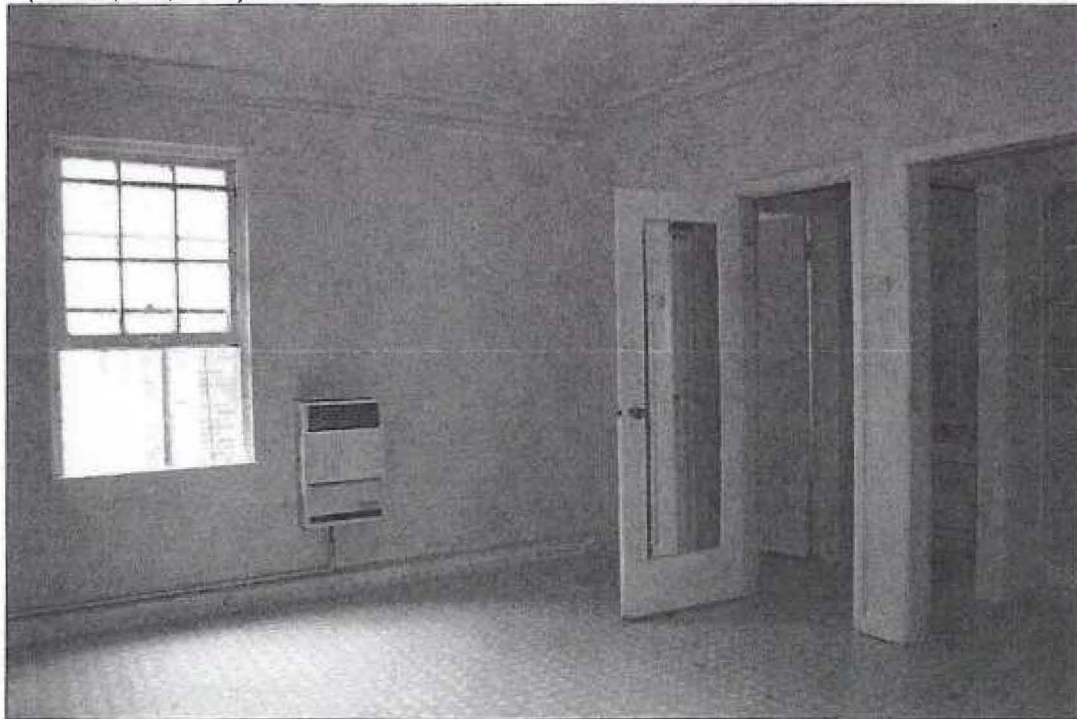


Photo 11: Haddon Hall, 3184 West 8th Street, typical unit, note six-over-six double hung window (Chattel, Inc., 2014)

HISTORIC-CULTURAL MONUMENT APPLICATION
HADDON HALL
3184 WEST 8TH STREET, LOS ANGELES, CA 90057



Photo 12: Haddon Hall, 3184 West 8th Street, typical unit, note location of Murphy bed in oversized dressing room (Chattel, Inc., 2014)

HISTORIC-CULTURAL MONUMENT APPLICATION

ATTACHMENT B:
HISTORIC MAPS, PHOTOGRAPHS, AND FIGURES

HADDON HALL
3184 WEST 8TH STREET, LOS ANGELES, CA 90057

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HISTORIC-CULTURAL MONUMENT APPLICATION
HADDON HALL
3184 WEST 8TH STREET, LOS ANGELES, CA 90057

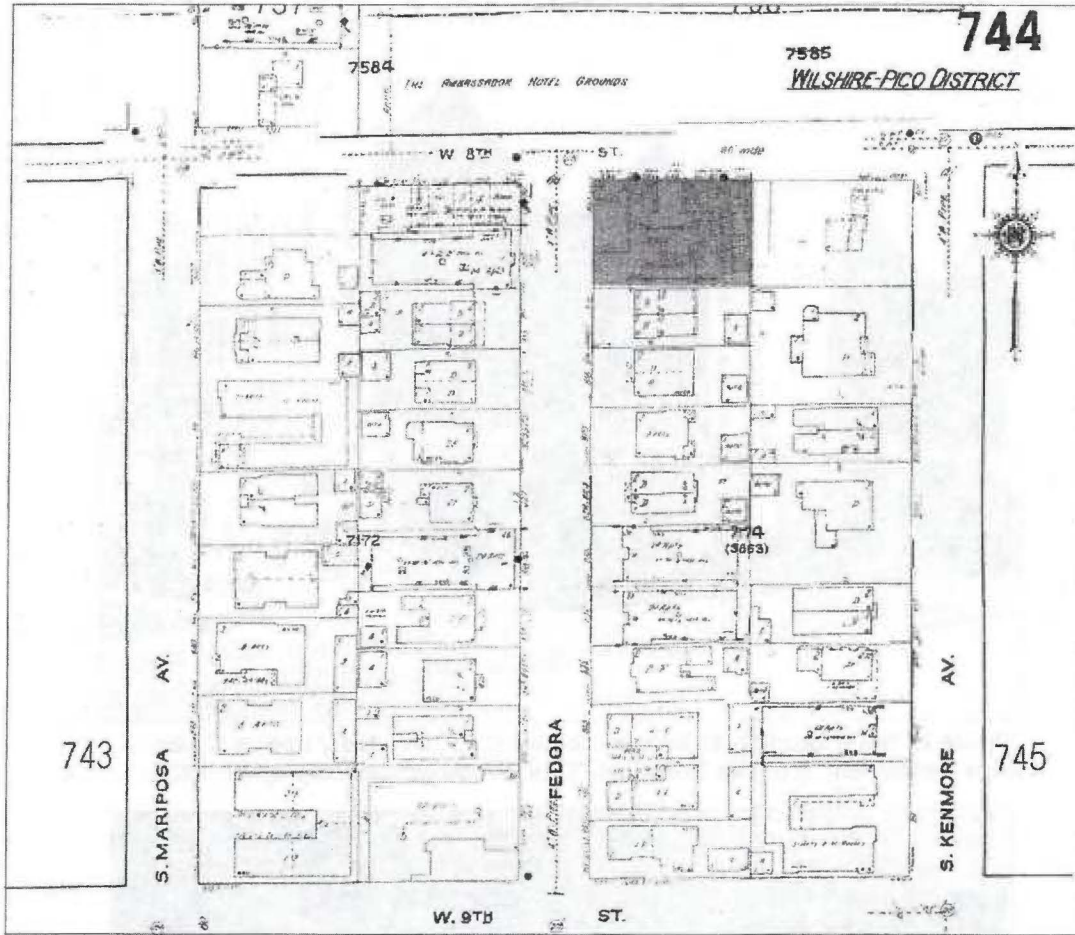


Figure 1: Sanborn Fire Insurance Map, updated to 1950, subject property highlighted green

HISTORIC-CULTURAL MONUMENT APPLICATION
HADDON HALL
3184 WEST 8TH STREET, LOS ANGELES, CA 90057



Figure 2: North façade exterior, view southeast (UCLA Library Special Collections Department, S.C. Lee Collection, "Dick" Whittington, photographer, 1925)



Figure 3: North façade exterior, detail of storefronts, view southeast (Source?, date?)

HISTORIC-CULTURAL MONUMENT APPLICATION
HADDON HALL
3184 WEST 8TH STREET, LOS ANGELES, CA 90057

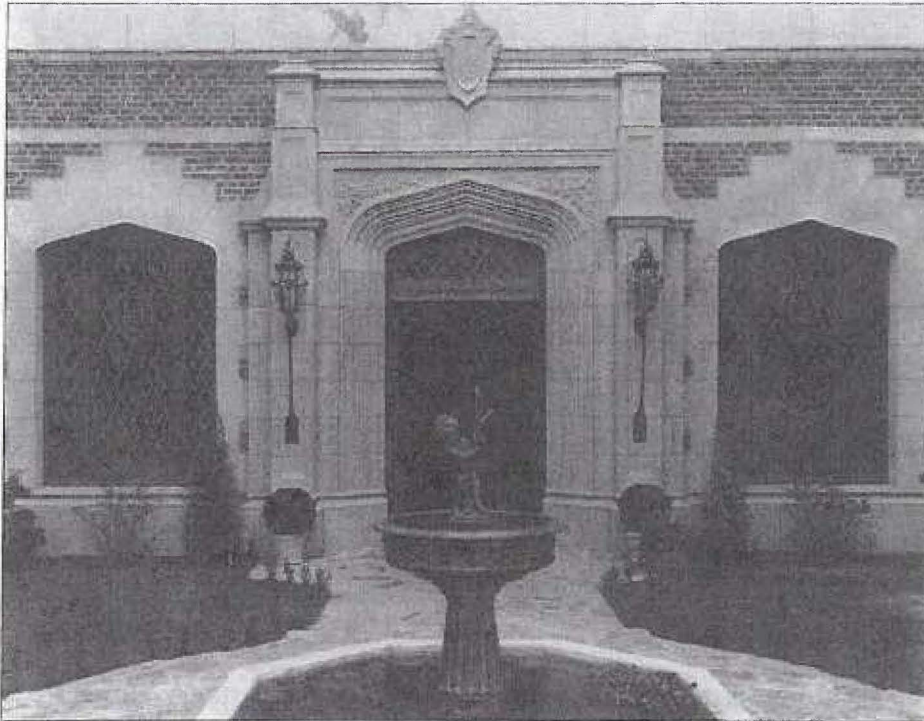


Figure 4: Courtyard and main entrance (UCLA Library Special Collections Department, S.C. Lee Collection, "Dick" Whittington, photographer, 1925)



Figure 5: Lobby, view northeast (UCLA Library Special Collections Department, S.C. Lee Collection, "Dick" Whittington, photographer, 1925)

HISTORIC-CULTURAL MONUMENT APPLICATION
HADDON HALL
3184 WEST 8TH STREET, LOS ANGELES, CA 90057

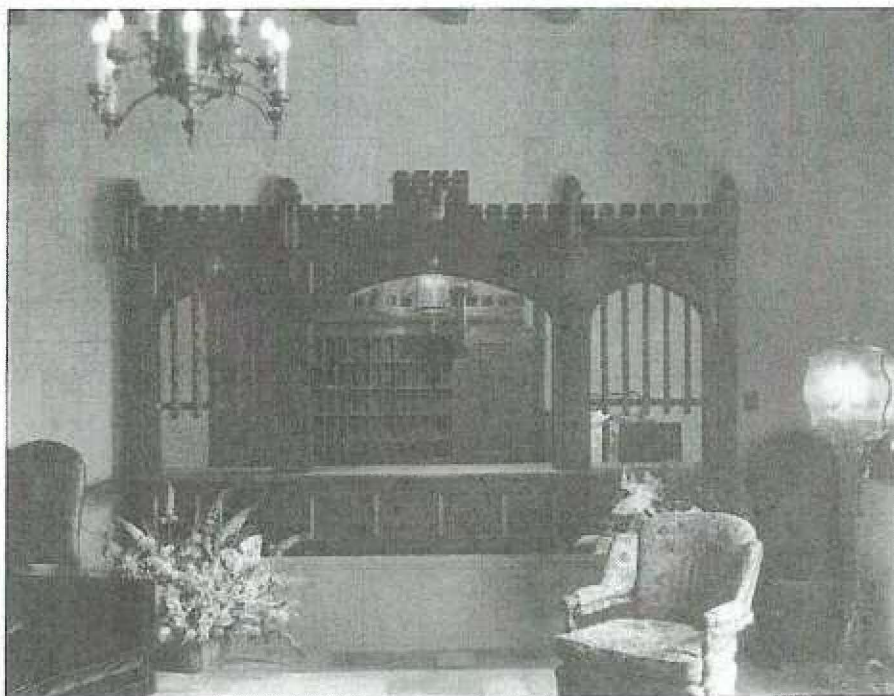


Figure 6: Key desk, view west (UCLA Library Special Collections Department, S.C. Lee Collection, "Dick" Whittington, photographer, 1925)

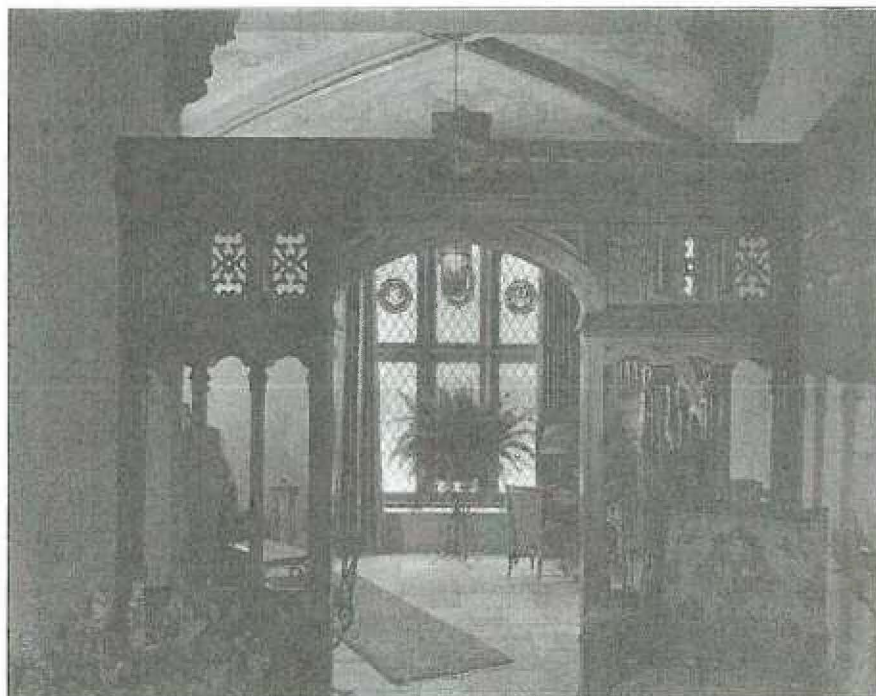


Figure 7: "Writing Room," now used as the manager's office, view south (UCLA Library Special Collections Department, S.C. Lee Collection, "Dick" Whittington, photographer, 1925)

HISTORIC-CULTURAL MONUMENT APPLICATION
HADDON HALL
3184 WEST 8TH STREET, LOS ANGELES, CA 90057



Figure 8: "Community Room," no longer extant (UCLA Library Special Collections Department, S.C. Lee Collection, "Dick" Whittington, photographer, 1925)

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Figure 9: Unit diningroom (UCLA Library Special Collections Department, S.C. Lee Collection, "Dick" Whittington, photographer, 1925)



Figure 10: Unit bedroom (UCLA Library Special Collections Department, S.C. Lee Collection, "Dick" Whittington, photographer, 1925)

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Figure 11: Rendering of north façade (UCLA Library Special Collections Department, S.C. Lee Collection, 1925)

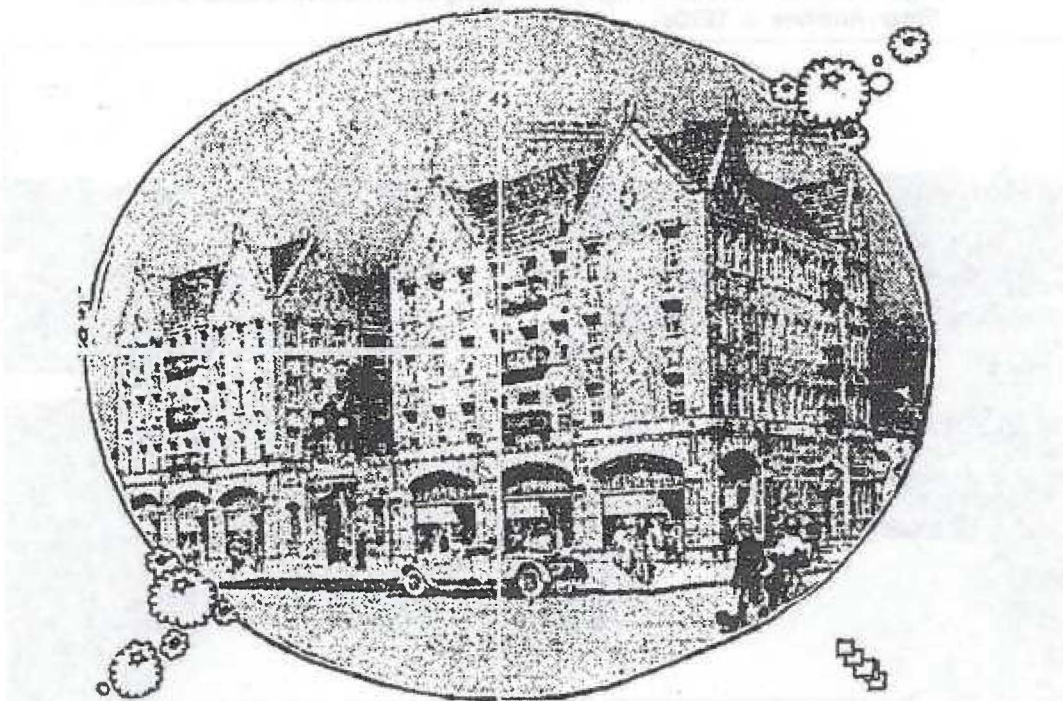


Figure 12: Rendering of north façade as it appeared in the Los Angeles Times, June 20, 1926

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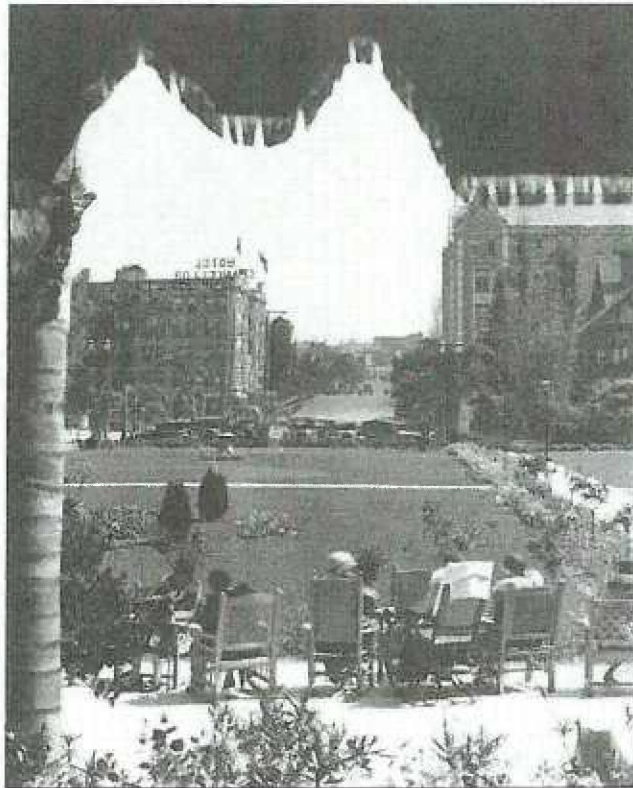


Figure 13: Haddon Hall on right, view facing south from Ambassador Hotel (Bison Archives, c. 1920s)

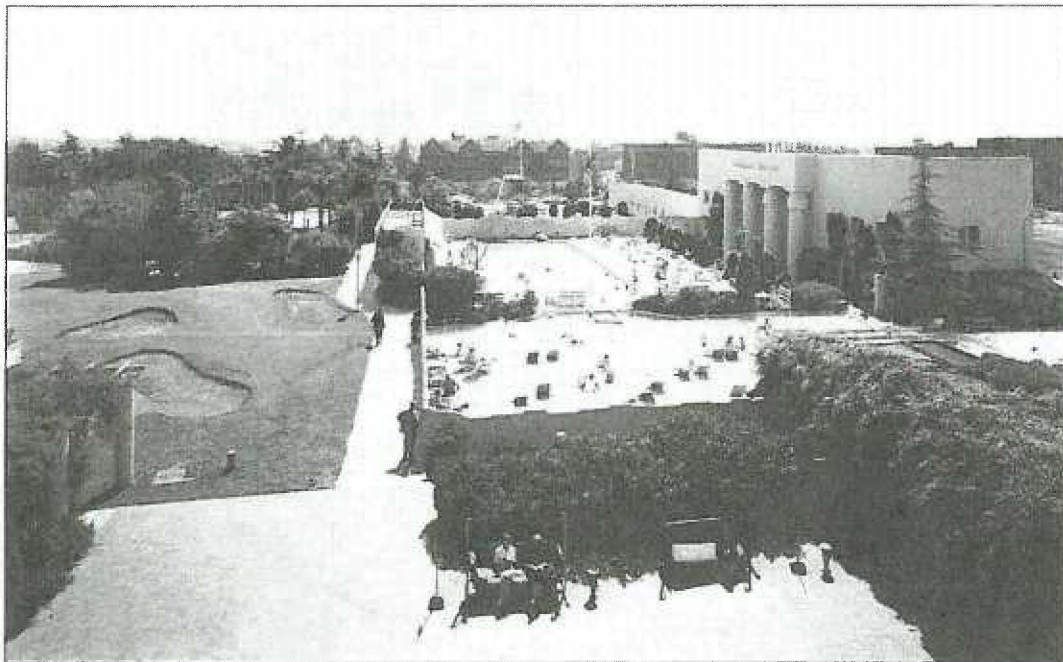


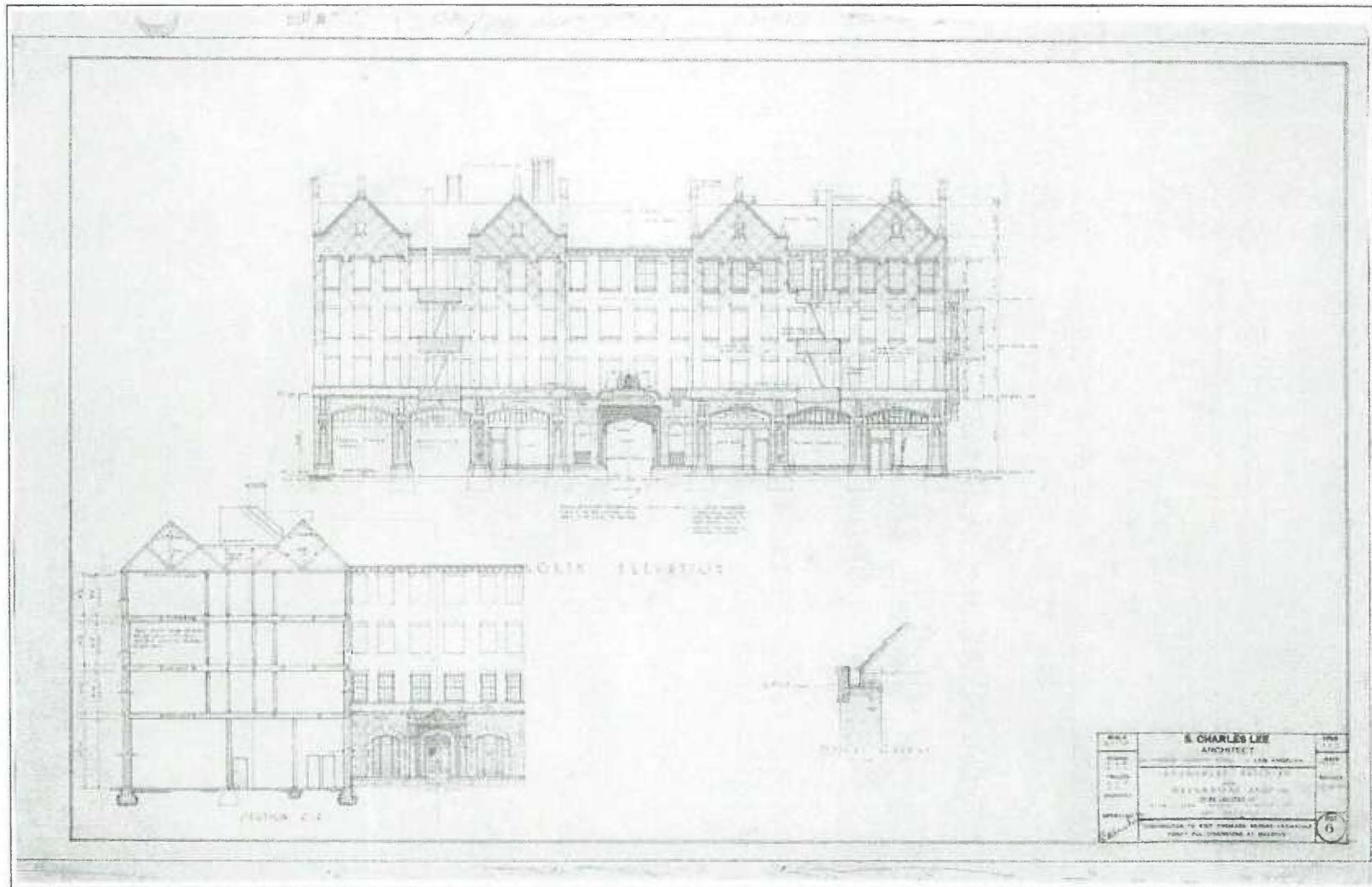
Figure 14: Haddon Hall in far center, view facing south from Ambassador Hotel (Bison Archives, 1943)

HISTORIC-CULTURAL MONUMENT APPLICATION

ATTACHMENT C:
SELECTED ORIGINAL DRAWINGS

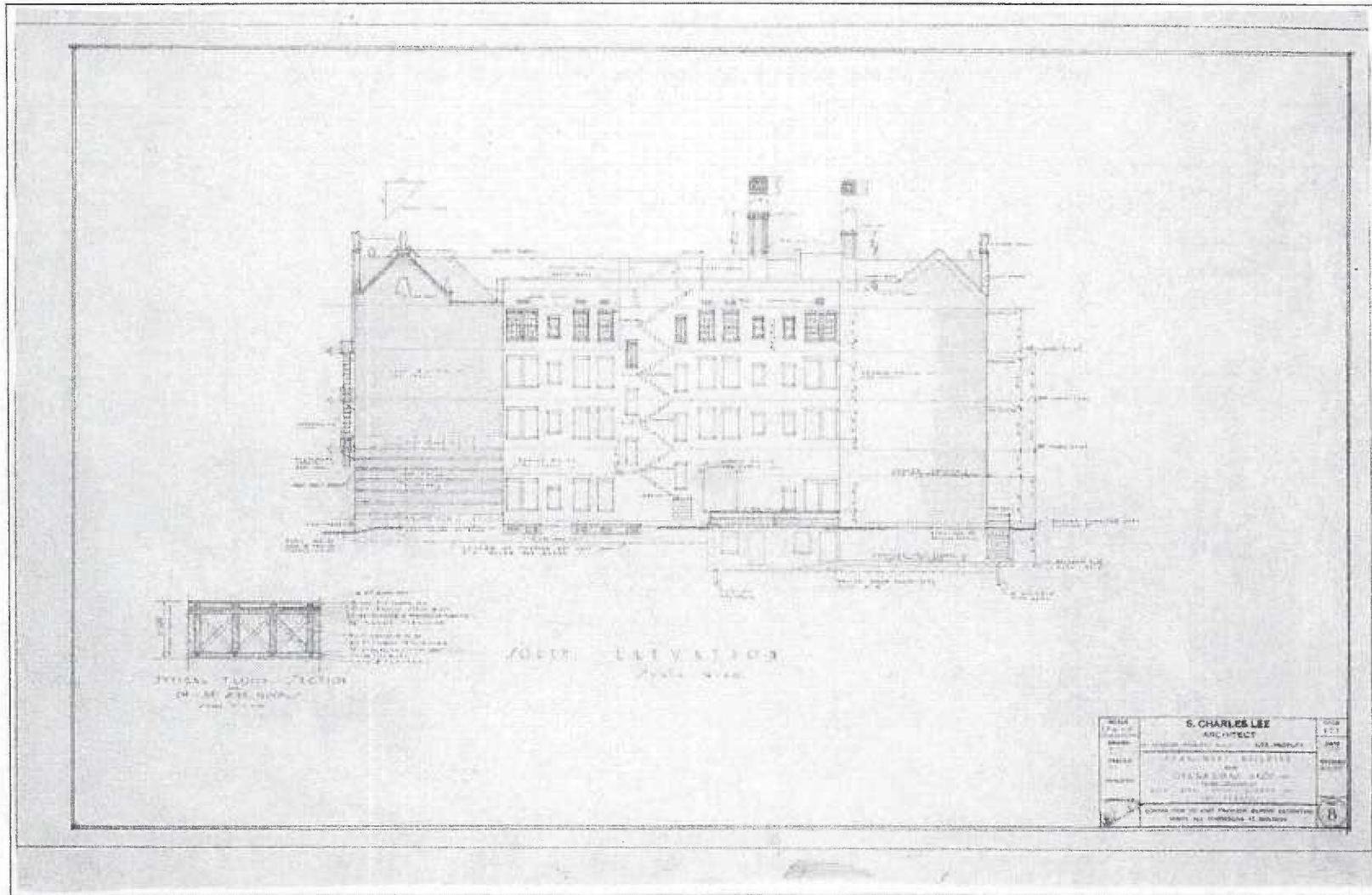
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Drawing 1: Primary (north) elevation (UCLA Library Special Collections Department, S.C. Lee Collection, 1925)

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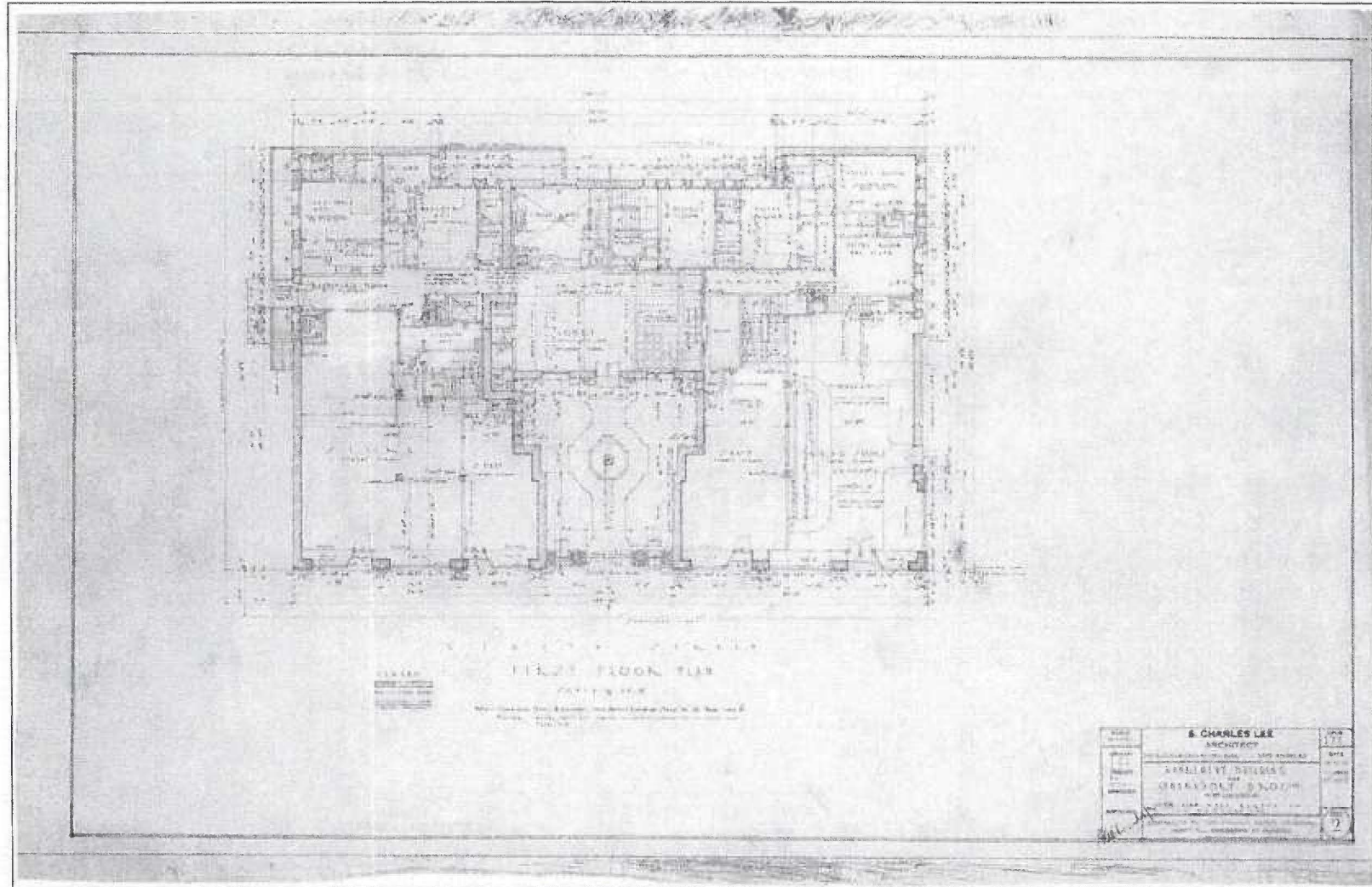
Drawing 2: Rear (south) elevation (UCLA Library Special Collections Department, S.C. Lee Collection, 1925)

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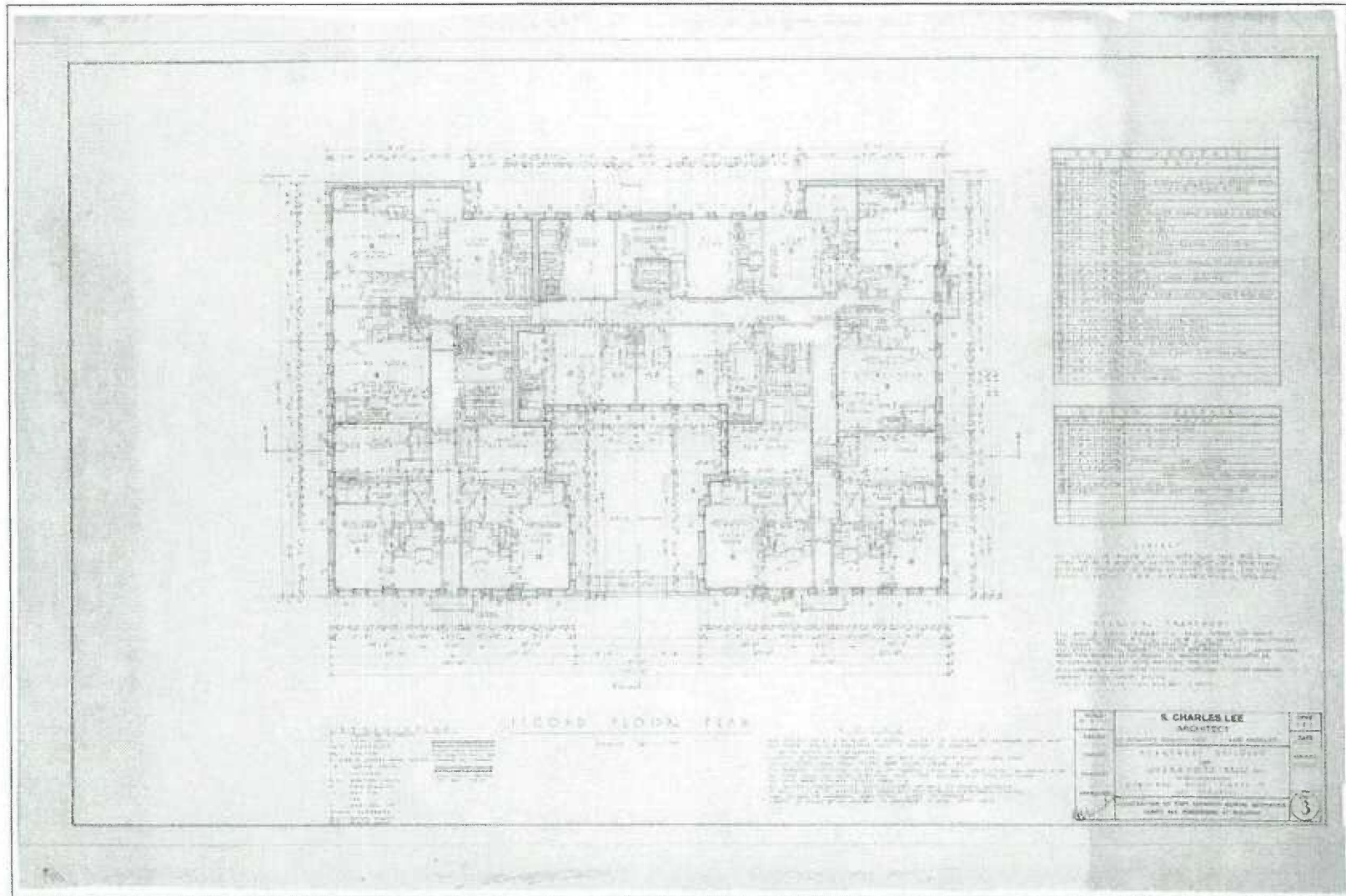
Drawing 3: Side (east and west) elevations (UCLA Library Special Collections Department, S.C. Lee Collection, 1925)

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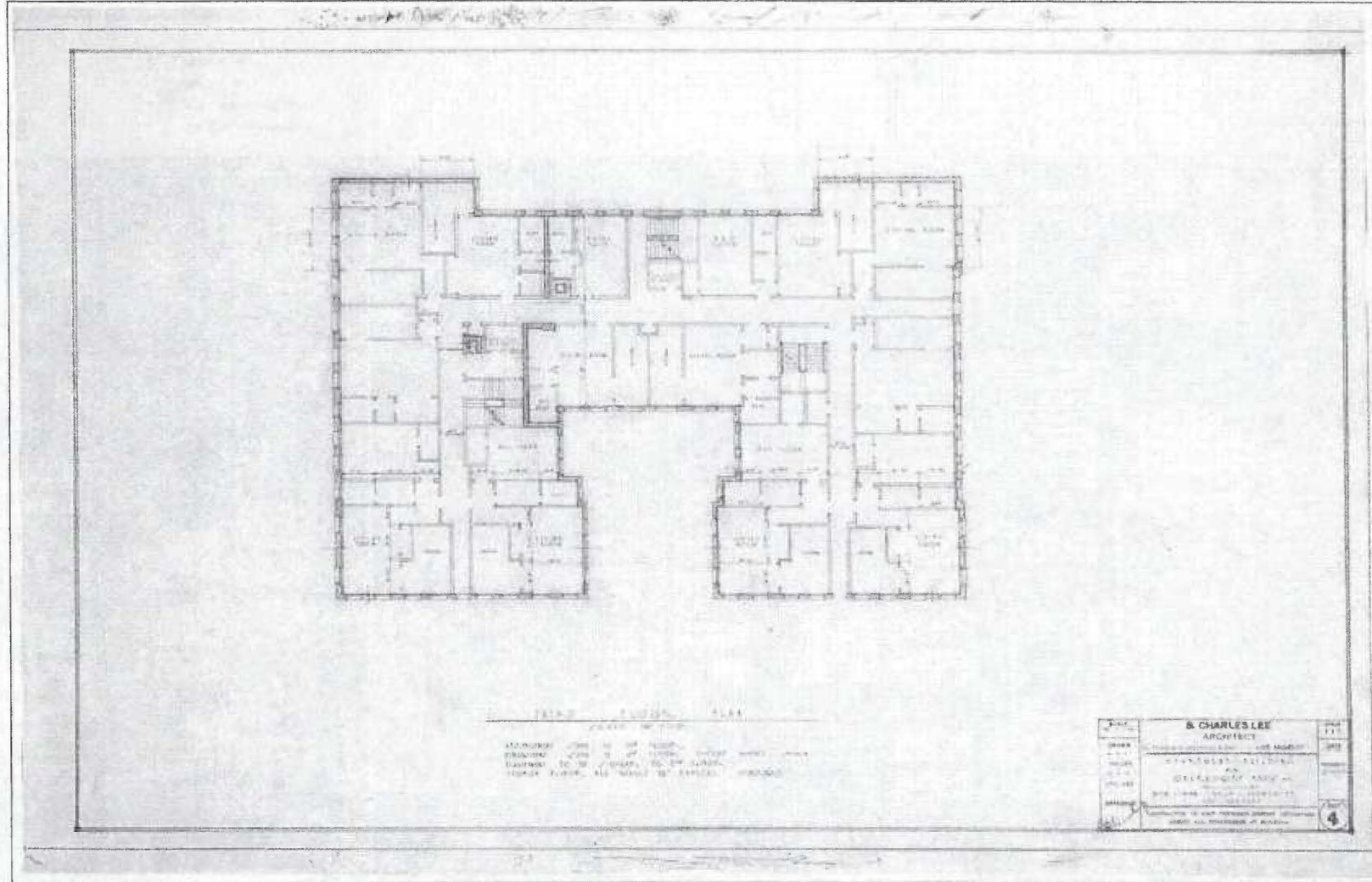
Drawing 4: First floor plan (UCLA Library Special Collections Department, S.C. Lee Collection, 1925)

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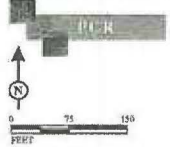


Drawing 5: Second floor plan (UCLA Library Special Collections Department, S.C. Lee Collection, 1925)

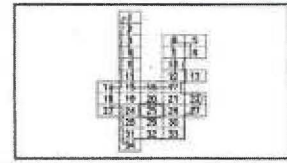
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Drawing 6: Third floor plan (UCLA Library Special Collections Department, S.C. Lee Collection, 1925)



- Surveyed, Appears Eligible
- Previously Listed/Eligible
- Not Eligible
- Not Surveyed



SOURCE: Aerials provided by City of Los Angeles Community Redevelopment Agency (2005)
 I:\CA\0701-GIS-DetailedSurveyResultsMap_WilshireKoreatown.mxd (6/14/2009)



City of Los Angeles Department of City Planning

12/15/2014

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

3180 W 8TH ST
3182 W 8TH ST
3184 W 8TH ST
3186 W 8TH ST
3188 W 8TH ST

ZIP CODES

90005

RECENT ACTIVITY

Adaptive Reuse Incentive Spec.Pln-
Ord 175038

CASE NUMBERS

CPC-1986-834-GPC
ORD-165302-SA250R
ZA-232
CUX-1982-18
ND-82-13-CUZ
AFF-4376
RULING-232

Address/Legal Information

PIN Number 132B197 483
Lot/Parcel Area (Calculated) 5,400.0 (sq ft)
Thomas Brothers Grid PAGE 633 - GRID J3
Assessor Parcel No. (APN) 5094016011
Tract TR 2140
Map Reference M B 21-185
Block None
Lot FR 72
Arb (Lot Cut Reference) None
Map Sheet 132B197

Jurisdictional Information

Community Plan Area Wilshire
Area Planning Commission Central
Neighborhood Council Wilshire Center - Koreatown
Council District CD 10 - Herb J. Wesson, Jr.
Census Tract # 2123.05
LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None
Zoning C2-1
Zoning Information (ZI) ZI-1940 Wilshire Center / Koreatown Redevelopment Project
ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use Neighborhood Office 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 No
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 None
NSO - Neighborhood Stabilization Overlay No
Streetscape No
Sign District No
Adaptive Reuse Incentive Area Adaptive Reuse Incentive Areas
CRA - Community Redevelopment Agency Wilshire Center / Koreatown Redevelopment Project
Central City Parking No
Downtown Parking No
Building Line None
500 Ft School Zone Active: Robert F. Kennedy Community Schools

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5094016011
Ownership (Assessor)	
Owner1	HADDON HALL APARTMENTS LP
Address	11911 SAN VICENTE BLVD STE 265 LOS ANGELES CA 90049
Ownership (City Clerk)	
Owner	HADDON HALL APARTMENTS LP
Address	11911 SAN VICENTE BLVD 265 LOS ANGELES CA 90049
APN Area (Co. Public Works)*	0.279 (ac)
Use Code	1210 - Store and Residential Combination
Assessed Land Val.	\$3,200,000
Assessed Improvement Val.	\$3,100,000
Last Owner Change	04/01/14
Last Sale Amount	\$5,399,053
Tax Rate Area	6657
Deed Ref No. (City Clerk)	88180 328047 2912095 210387 1916928 1856106 1442271-3 1407602 1224944 106400
Building 1	
Year Built	1926
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	41,628.0 (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
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
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)	Within Fault Zone

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Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	WILSHIRE CENTER
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	West
Division / Station	Olympic
Reporting District	2045
Fire Information	
Division	1
Batallion	11
District / Fire Station	13
Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number: CPC-1986-834-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Descriptions(s): GENERAL PLAN/ZONING CONSISTENCY - WILSHIRE, WESTLAKE, SHERMAN OAKS, STUDIO STUDIO, TOLUCA LAKE

Case Number: ND-82-13-CUZ

Required Action(s): CUZ-ALL OTHER CONDITIONAL USE CASES

Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE

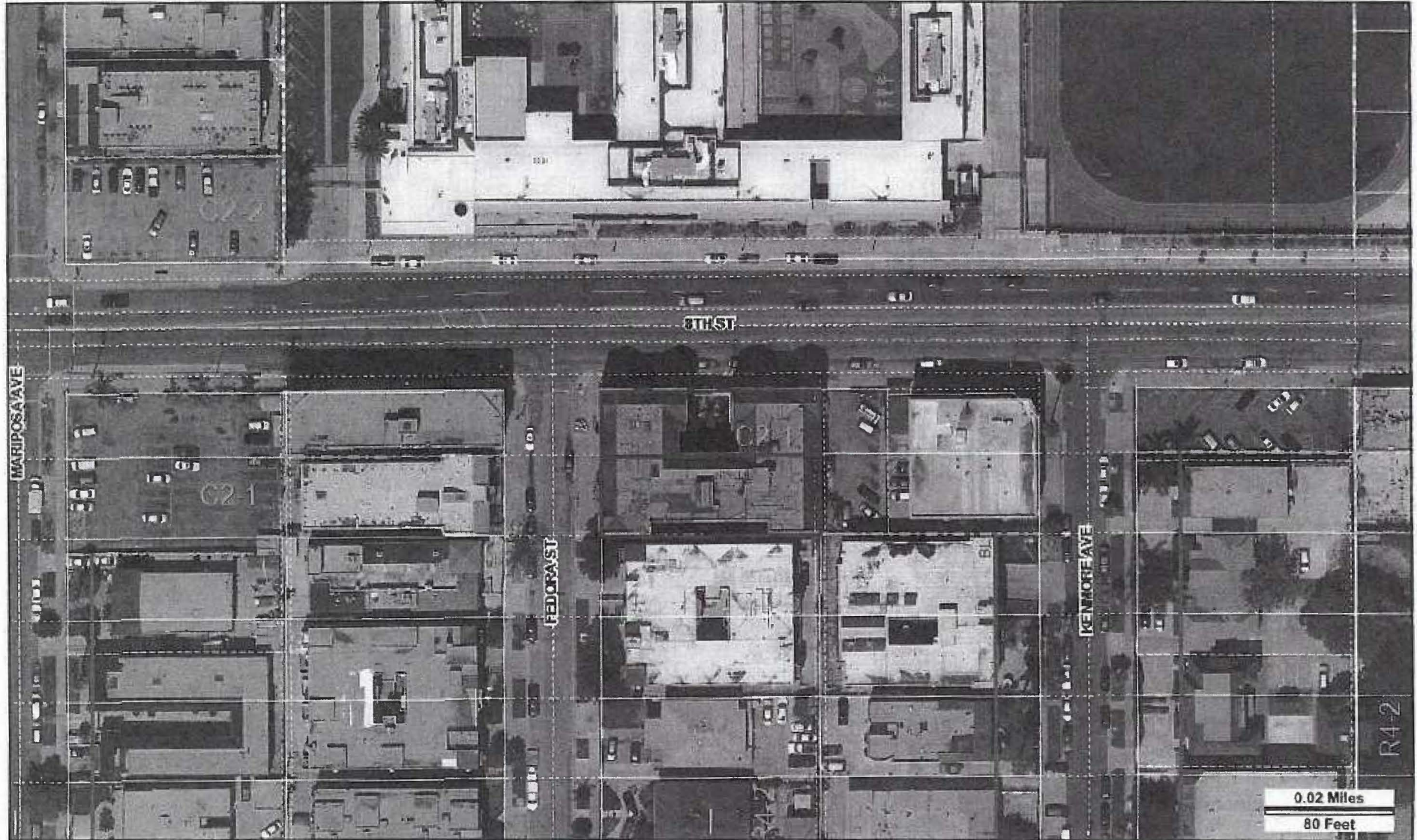
ORD-165302-SA250R

ZA-232

CUX-1982-18

AFF-4376

RULING-232



Address: 3180 W 8TH ST
 APN: 5094016011
 PIN #: 132B197 483

Tract: TR 2140
 Block: None
 Lot: FR 72
 Arb: None

Zoning: C2-1
 General Plan: Neighborhood Office Commercial

