

DEPARTMENT OF
CITY PLANNING
200 N. SPRING STREET, ROOM 532
LOS ANGELES, CA 90012-4801

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

EXECUTIVE OFFICES

VINCENT P. BERTONI, AICP
DIRECTOR
(213) 978-1271
KEVIN J. KELLER, AICP
DEPUTY DIRECTOR
(213) 978-1272
LISA M. WEBBER, AICP
DEPUTY DIRECTOR
(213) 978-1274
JAN ZATORSKI
DEPUTY DIRECTOR
(213) 978-1273

<http://planning.lacity.org>

CULTURAL HERITAGE COMMISSION

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PRESIDENT

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ROCKY WILES
COMMISSION OFFICE MANAGER
(213) 978-1300

January 18, 2017

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

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

HOTEL CECIL; 640 SOUTH MAIN STREET

Honorable Members of the City Council,

At its meeting of **December 15, 2016**, the Cultural Heritage Commission took the actions below to include the above-referenced property in the list of Historic-Cultural Monuments, subject to adoption by the City Council:

1. **Determined** that the proposed designation is categorically exempt from CEQA, ENV-2016-3645-CE, pursuant to CEQA Guidelines, Section 15331 and Article III, Section 1, Class 8 and 31 of the City CEQA Guidelines.
2. **Determined** that the property conforms with the definition of a Monument pursuant to LAAC Section 22.171.7.
3. **Recommended** that the City Council consider and designate the subject property as a Historic-Cultural Monument.

Moved: Irvine
Seconded: Milofsky
Ayes: Barron, Buelna and Kennard

Vote: 5 - 0

The Cultural Heritage Commission would appreciate your inclusion of the subject property to the list of Historic-Cultural Monuments.

Etta Armstrong, Commission Executive Assistant I
Cultural Heritage Commission

Time for Council to Act The Commission action will be transmitted to the City Council for consideration. Pursuant to Section 22.171.10 (f) of the Los Angeles Administrative Code, the Council may approve or disapprove in whole or in part an application or initiation for a proposed designation of a Monument. The Council shall act in 90-days of the public hearing held before the Commission. The 90-day time limit may be extended by the Council for good cause for a maximum of 15 days. If the Council does not act on the application or initiation within this 105-days total time limit, the application or initiation to designate a Monument shall be deemed to have been denied. The Council may override a Commission recommendation of denial of Council initiated designation by a minimum of 10-votes.

Attachment: Staff Report with Findings

c: Councilmember Jose Huizar, Fourteenth Council District
Clare Eberle, Planning Deputy, Fourteenth Council District
Ken Bernstein, Principal Planner
Lambert Giessinger, Architect
Ifa Kashefi, Department of Building and Safety, Permit and Engineering Bureau Chief
Larry Galstian, Department of Building and Safety, Inspection Bureau Chief
Betty Dong, Department of City Planning, GIS Chief

HOTEL CECIL
640 South Main Street
CHC-2016-3644-HCM
ENV-2016-3645-CE

Agenda packet includes:

1. [Final Staff Recommendation Report](#)
2. [Categorical Exemption](#)
3. [Under Consideration Staff Recommendation Report](#)
4. [Nomination](#)

Please click on each document to be directly taken to the corresponding page of the PDF.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2016-3644-HCM
ENV-2016-3645-CE

HEARING DATE: December 15, 2016
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 640 South Main Street; 630-632 South
Main Street; 636-644 South Main Street
Council District: 14
Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Legal Description: Hellman-Wolfskill Lots, Lot A;
Kerckhoff Tract, Lot FR 7

EXPIRATION DATE: January 3, 2017

PROJECT: Historic-Cultural Monument Application for the
HOTEL CECIL

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Richard Born, 248 Haynes North Associates, LLC
640 S. Main Street
Los Angeles, CA 90014

APPLICANT: Matthew M. Baron, Simon Baron Development
757 Third Avenue, 17th Floor
New York, NY 10017

PREPARER: Tara J. Hamacher, Historic Consultants
256 S. Robertson Street
Beverly Hills, CA 90211

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.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- The Hotel Cecil "reflects the broad cultural, economic, or social history of the nation, state, or community" as a representative example of the early twentieth century American hotel industry.
- The Hotel Cecil "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an example of Beaux Arts style commercial architecture.

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

The 1924 Hotel Cecil is located at 640 South Main Street, between Sixth and Seventh Streets in Downtown Los Angeles. Originally slated to be named the "Metropolitan Hotel," the building was designed by noted Los Angeles architect Loy Lester Smith (1885-1956) and constructed by the Weymouth Crowell Company for owner, W. W. Paden and Associates, and operator, William Hanner. Because the Hotel Cecil was conveniently located near railway lines along Main Street, it catered to both businessmen traveling to the Spring Street Financial District, as well as theater patrons and others associated with the Broadway Theater and Commercial District.

The Hotel Cecil is a 14-story Beaux Arts style reinforced concrete building with a characteristic Classical tripartite division that is enhanced by terra cotta and cast stone ornamentation that includes quoins, cornices, decorative window and door surrounds, and ornate columns and pilasters. It has a unique "E"-shaped plan that provides for natural light and air circulation. The roofline is marked by a projecting, denticulated cornice and the fenestration pattern is horizontally and vertically aligned with irregular spacing. The building's main, western-facing facade features a recessed entry with a set of double doors and an arched transom; a balcony at the third story; and an ornamental, curved balconette at the fourth story. There are also two original, 70-foot tall blade signs on the northwest and southwest corners reading "Hotel Cecil." The brick walls at the south, east, and north facades have been painted white and there is currently an on-site advertisement for the hotel. On the interior, the building features a high-volume, T-shaped lobby; two art-glass skylights; wrought iron decorative detailing; and extensive use of marble and terrazzo flooring.

Loy Lester Smith (1885-1956) was a local architect who designed several commercial and government buildings in Los Angeles that include the Lane Mortgage Company Building (1922); the City Club Building (1924); and the City of Los Angeles Fire Department Engine Company #54, Station #1 (1924).

Alterations to Hotel Cecil include the replacement of double-hung sash wood windows with aluminum single-sash windows; replacement of doors leading to Main Street; installation of glazing within the open full-height arched entrance; and the addition of a marquee. Further, at some point, faux-painted columns were placed in front of the storefronts facing Main Street.

The Hotel Cecil was identified in the City's historic resources survey, SurveyLA, as individually eligible for listing at the local and state levels as an excellent example of Beaux Arts commercial architecture in Downtown Los Angeles and a work of noted Los Angeles architect Loy L. Smith.

DISCUSSION

The Hotel Cecil successfully meets two of the Historic-Cultural Monument criteria. The property, "reflects the broad cultural, economic, or social history of the nation, state, or community" as a representative example of the early twentieth century American hotel industry. The Hotel Cecil was designed and built in line with the most up-to-date standards for hotels of its class and offered a location, layout, and amenities that catered to a broad clientele. The proximity of the nearby Broadway theater district meant that the Hotel Cecil frequently housed theater-related guests. Additionally, the Hotel Cecil appealed to businessmen traveling to the Spring Street Financial District, the 'Wall Street of the West'. Located on Main Street, two blocks east of Broadway and one street east of Spring Street, the Hotel Cecil was once advertised as being "convenient to railway and steamship terminals," and represents a growing trend in the early twentieth century to develop hotels close to urban and commercial hubs as opposed to idyllic rural resorts.

The Hotel Cecil also "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style or method of construction" as an example of Beaux Arts style commercial architecture. The Hotel Cecil was designed in the typical form of the early twentieth century American skyscraper, based on the Renaissance period palazzo and the Beaux Arts ideology, and exhibits representative features that include belt coursing at multiple levels, decorative exterior wall surfaces, quoins at the building corners, decorative window and door surrounds, and a classical tripartite division. Although there have been some interior and exterior alterations over the years, the subject property continues to maintain a high level of integrity of location, design, materials, setting, workmanship, and feeling.

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 Hotel Cecil 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 an irreplaceable historic site/open space. The Secretary of the Interior's Standards for 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 and sites in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Categorical Exemption ENV-2016-3645-CE was prepared on November 22, 2016.

BACKGROUND

On October 20, 2016, the Cultural Heritage Commission voted to take the subject property under consideration. On November 17, the Commission and staff members from the Office of Historic Resources visited the property.

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 360
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). Pursuant to Public Resources Code Section 21167 (d), the filing of this notice starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations being extended to 180 days.

LEAD CITY AGENCY

City of Los Angeles Department of City Planning

COUNCIL DISTRICT

14

PROJECT TITLE

Hotel Cecil

LOG REFERENCE

ENV-2016-3645-CE

CHC-2016-3644-HCM

PROJECT LOCATION

640 South Main Street, Los Angeles, CA 90014

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

Designation of the Hotel Cecil as an Historic-Cultural Monument.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON

Melissa Jones

AREA CODE

213

TELEPHONE NUMBER

978-1192

EXT.

EXEMPT STATUS: (Check One)

STATE CEQA GUIDELINES

CITY CEQA GUIDELINES

MINISTERIAL

Sec. 15268

Art. II, Sec. 2b

DECLARED EMERGENCY

Sec. 15269

Art. II, Sec. 2a (1)

EMERGENCY PROJECT

Sec. 15269 (b) & (c)

Art. II, Sec. 2a (2) & (3)

* CATEGORICAL EXEMPTION

Sec. 15300 et seq.

Art. III, Sec. 1

Class 8 & 31 Category _____ (City CEQA Guidelines)

OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.

JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's 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." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Hotel Cecil** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

SIGNATURE

TITLE

Planning Assistant

DATE

November 22, 2016

FEE:

RECEIPT NO.

REC'D. BY

DATE

DISTRIBUTION: (1) County Clerk, (2) City Clerk, (3) Agency Record

IF FILED BY THE APPLICANT:

NAME (PRINTED)

SIGNATURE

DATE

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2016-3644-HCM
ENV-2016-3645-CE

HEARING DATE: October 20, 2016
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 640 South Main Street; 630-632 South
Main Street; 636-644 South Main Street
Council District: 14
Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Legal Description: Hellman-Wolfskill Lots, Lot A;
Kerckhoff Tract, Lot FR 7

PROJECT: Historic-Cultural Monument Application for the
HOTEL CECIL

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): Richard Born, 248 Haynes North Associates, LLC
640 S. Main Street
Los Angeles, CA 90014

APPLICANT: Matthew M. Baron, Simon Baron Development
757 Third Avenue, 17th Floor
New York, NY 10017

PREPARER: Tara J. Hamacher, Historic Consultants
256 S. Robertson Street
Beverly Hills, CA 90211

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 warrants further investigation.
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

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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.



HISTORIC-CULTURAL MONUMENT

NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Hotel Cecil		Current name of property	
Other Associated Names: Metropolitan Hotel, Cecil Hotel			
Street Address: 640 S. Main Street, Los Angeles		Zip: 90014	Council District: 14
Range of Addresses on Property: 636-644 S. Main		Community Name: Downtown	
Assessor Parcel Number: 5148-021-010	Tract: Hellman-Wolfskill Lots	Block:	Lot: A
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here: none			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1924	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? None
Architect/Designer: Loy L. Smith	Contractor:		
Original Use: Hotel	Present Use: Apartments		
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Renaissance Revival		Stories: 14	Plan Shape: Rectangular
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Concrete poured/precast	Type: Brick	
CLADDING	Material: Brick	Material: Terra cotta	
ROOF	Type: Flat	Type: Select	
	Material: Rolled asphalt	Material: Select	
WINDOWS	Type: Sliding	Type:	
	Material: Aluminum	Material: Select	
ENTRY	Style: Centered	Style:	
DOOR	Type: Glass	Type: Select	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

List date and write a brief description of any major alterations or additions. This section may also be completed on a separate document. Include copies of permits in the nomination packet. Make sure to list any major alterations for which there are no permits, as well.

5602	February, 1, 1924, permit for construction, brick and concrete building, 150' height.
46860	Nov. 22, 1924. Installation of 70' electric signs on facade,
16340	July 15, 1930, Original marquee installed. (removed, per below)
05016	Nov. 21, 2005 New marquee, (replacing original), and new signage on facade.
11016	Sept. 12, 2012 Interior remodel of Guest Rooms to larger units, 5th and 6th floors.

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

The proposed monument exemplifies the following Cultural Heritage Ordinance Criteria (Section 22.171.7):

<input checked="" type="checkbox"/>	Reflects the broad cultural, economic, or social history of the nation, state, or community
	Is identified with historic personages or with important events in the main currents of national, state, or local history
<input checked="" type="checkbox"/>	Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
	A notable work of a master builder, designer, or architect whose individual genius influenced his or her age

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



7. WRITTEN STATEMENTS

This section allows you to discuss at length the significance of the proposed monument and why it should be designated an Historic-Cultural Monument. Type your response on separate documents and attach them to this form.

A. Proposed Monument Description - Describe the proposed monument's physical characteristics and relationship to its surrounding environment. Expand on sections 2 and 3 with a more detailed description of the site. Expand on section 4 and discuss the construction/alteration history in detail if that is necessary to explain the proposed monument's current form. Identify and describe any character-defining elements, structures, interior spaces, or landscape features.

B. Statement of Significance - Address the proposed monument's historic, cultural, and/or architectural significance by discussing how it satisfies the HCM criteria you selected in Section 6. You must support your argument with substantial evidence and analysis. The Statement of Significance is your main argument for designation so it is important to substantiate any claims you make with supporting documentation and research.

8. CONTACT INFORMATION

Applicant

Name: Matthew M. Baron	Company: Simon Baron Development	
Street Address: 757 Third Avenue, 17th Floor	City: New York	State: NY
Zip: 10017	Phone Number: 212-953-7777	Email: mbaron@simonbaron.com

Property Owner

Is the owner in support of the nomination? ☒ Yes ☐ No ☐ Unknown

Name: Richard Born	Company: 248 Haynes North Associates, LLC	
Street Address: 640 S. Main Street	City: Los Angeles	State: CA
Zip: 90014-2004	Phone Number: 917-640-2182	Email: richard@dbhotels.com

Nomination Preparer/Applicant's Representative

Name: Tara J. Hamacher	Company: Historic Consultants	
Street Address: 256 S. Robertson Street	City: Beverly Hills	State: CA
Zip: 90211	Phone Number: 213-379-1040	Email: tara@historicconsultants.com



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

When you have completed preparing your nomination, compile all materials in the order specified below. Although the entire packet must not exceed 100 pages, you may send additional material on a CD or flash drive.

APPLICATION CHECKLIST

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| 1. ✓ Nomination Form | 5. ✓ Copies of Primary/Secondary Documentation |
| 2. ✓ Written Statements A and B | 6. ✓ Copies of Building Permits for Major Alterations
(include first construction permits) |
| 3. ✓ Bibliography | 7. ✓ Additional, Contemporary Photos |
| 4. ✓ Two Primary Photos of Exterior/Main Facade
(8x10, the main photo of the proposed monument. Also
email a digital copy of the main photo to:
planning.ohr@lacity.org) | 8. ✓ Historical Photos |
| | 9. ✓ Zimas Parcel Report for all Nominated Parcels
(including map) |

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

- | | |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ✓ | I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying. |
| ✓ | I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation. |
| ✓ | I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application. |

Matthew Boran

Name:

05/06/2016

Date:

Signature:

Mail your Historic-Cultural Monument Submittal to the Office of Historic Resources.

Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 620
Los Angeles, CA 90012

Phone: 213-978-1200
Website: preservation.lacity.org

ITEM 7A: PROPOSED MONUMENT DESCRIPTION

The Hotel Cecil is located on the east side of Main Street between 6th and 7th Streets in downtown Los Angeles, set amongst low-and-high-rise buildings at the eastern edge of the city's central business district and downtown core. It is located one block east of the Spring Street Historic District, and two blocks east of the Broadway Theater and Entertainment District, both of which are listed on the National Register of Historic Places.

Hotel Cecil is a 14-story Renaissance Revival style building constructed in 1924. The building's stylistic character is derived from its principal elevation on Main Street (west elevation) which features a Classical tripartite composition conveyed by a horizontal division of base, shaft, and cornice. The building has a unique E-Shaped plan which provides for natural light and air circulation to the hotel rooms.

Historic photographs and original architectural drawings for the property disclose that the Hotel Cecil is constructed of reinforced concrete with rusticated terra cotta from the base to the 3rd floor, and red brick from the 3rd floor to the cornice. A denticulated cornice separates the base from the shaft and reinforces the horizontal division between the street level and the upper facade. The original fenestration pattern is horizontally and vertically aligned, although with irregular spacing. The spandrel width at windows between bays 1 through 4 is wider; the spandrel width at windows between bays 4 through 8 is narrower. Bay 8, at the right side of the facade, features paired windows of unequal width, concealed by a fire escape rising from Floors 3-14. The window openings now contain sliding aluminum windows, but within the original opening, so while the original wood sash is missing, the integrity of the overall fenestration of the façade remains.

Terra cotta pilasters are located at the northwest and southwest corners at the base of the Main Street elevation. The ornamentation extends up the facade in the form of staggered quoins which rise the full height of the building. The roofline is marked by a projecting pressed-metal cornice featuring paired brackets.

On November 22, 1924 the City of Los Angeles issued Building Permit #48680 which authorized installation of two large blade signs at the building. Reading "HOTEL CECIL" the signs measure approximately 70' tall, spanning between floors 4-10, installed at each of the principal corners (northwest and southwest) and prominently visible from both directions along Main Street.

The building's central entrance features a set of double doors with an arched transom. The entry is recessed from the front facade and accented with terra cotta ornamentation. Double-height engaged columns flank the main entrance, supporting an arched opening at the front facade. An ornate two-bay-wide terra cotta facing continues up to an ornamental balcony at the 3rd floor, which is surmounted by an ornamental curved balconette at the 4th floor.

The building interior includes a high volume, T-shaped lobby that spans nearly the length of the building and terminates at the clerk's counter (at the east end of the building). At the west end of the lobby there is a double-height ceiling, two art-glass skylights, wrought iron lamps with hand-decorated parchment shades (1). The lobby features extensive use of marble and has terrazzo flooring running down the center. The lobby is flanked by retail/commercial space along the north and south sides. Above the check-in counter, there is a mezzanine level with substantial terra cotta balustrades delineating the edge. Both the lobby and mezzanine level feature plastered walls and columns.

Floors 3 through 14 are residential, and very uniform in character. There are guest rooms and bathrooms lining the three double-loaded corridors that comprise the "E" shape. Moldings and ornamentation are wood and plaster. The elevator lobbies have large console brackets to highlight this space. The guest rooms are uniformly modest, with simple trim. Some rooms feature full baths, although most rooms contained only a single sink. Communal bathrooms are located at several corridor locations on each floor.

The brick walls at the south, east and north facades have been painted white. Four voids on the south facade are visible on the western-most tower block at approximately Floors 10, 11, 12, and 13, interrupting a painted on-site advertisement that reads, "Hotel Cecil Low Daily Weekly Rates 700 Rooms" in white text on a maroon background. Evidence of painted on-site advertisements on the south, east and north facades can be seen in historic photographic and illustrated postcards.

Modifications:

At the front elevation the original fenestration is intact with storefronts at their historic locations framed by Classical pilasters. Non-historic, faux-painted columns have been placed in front of the storefronts. These columns could be removed without any material impairment to the historic building. The original arched entrance is intact, however glazing has been installed within the open full-height arch. Two prominent cornices are still in place and the principal cornice at the roof line with its unaltered terra cotta and metal elements.

Today, the cornice on the east (rear) elevation is painted maroon with "Hotel Cecil" in white lettering. A band of maroon paint with "Daily Weekly Rates" in white lettering is situated between the fenestration of Floors 13 and 14. A maroon, painted band reading "Precios Muy Economicos" in white lettering is situated between Floors 5-6. A similar band reading "Hotel Cecil – Hotel Cecil" is situated between Floors 4-5. One additional band reading "Low Daily Weekly Rates" is situated between Floors 3-4. Mechanical units on the roof are non-original; however, the penthouse, stair and steel-sash skylights are original.

Comparative analysis of historic views of the building reveals that the existing marquee at the building entrance is non-historic. Changes were made to the marquee in 2005 per City of Los Angeles Building Permit #05016-10000-21586. A second, subordinate metal blade sign reading "CH" on either side hangs centered on the brick facade between Floors 5-7. This smaller sign does not appear in a postcard showing other alterations completed in 1951, and is likely of more recent vintage.

Endnotes

1. "Barker Brothers advertisement," Los Angeles Times, December 20, 1924.

STATEMENT OF SIGNIFICANCE

The Hotel Cecil is significant for embodying the distinctive characteristics of the Renaissance Revival style architecture, designed by noted Los Angeles architect Loy L. Smith. The Hotel Cecil is also significant as a lodging facility that supported and contributed to the global film and entertainment industry and the West Coast financial industry centered in Los Angeles. Hotel Cecil was constructed in 1924, toward the end of the American hotel industry's formative era. Located at 640 South Main Street in the downtown core, Hotel Cecil stands in close proximity to the Broadway Theater and Commercial District and the Spring Street Financial District. Both districts are listed on the National Register of Historic Places for their association with entertainment and finance in Los Angeles.

Significant Work of Renaissance Revival Architecture Period of Significance: 1924

The Hotel Cecil is a significant work of Renaissance Revival commercial architecture which contributes to the urban skyline of Los Angeles, and reflects the work of an architect who is associated with several other buildings in southern California. Loy L. Smith designed the building, originally to be called the Metropolitan Hotel, in 1923. Smith, a graduate of Pomona College in Claremont, California, had previously designed the Lane Mortgage Company Building (1922), the City Club Building (1924), and the City of Los Angeles Fire Department Engine Co. #54 Station #1 (1924), all in Los Angeles. Construction was completed on the 14-story Hotel Cecil by the Weymouth Crowell Company in December of 1924. At the time of its opening, the building was owned by W.W. Paden and Associates and was operated by William Hanner, who also served as president.

Identified by Smith as the "Metropolitan Hotel" project, the Hotel Cecil was designed in the typical form of the early twentieth century American skyscraper, based on the Renaissance period palazzo and classical Beaux Arts ideology. Character-defining features of the Beaux Arts and Renaissance Revival style evident on the building include:

- a rusticated masonry base;
- belt coursing at multiple levels;
- decorative exterior wall surfaces;
- symmetry;
- quoins at the building corners;
- principal windows with arcaded surrounds.

The Hotel Cecil was designed to be in compliance with the city's maximum allowable height limit of 150 feet established for the downtown core and codified in the city charter in 1911. With its Renaissance Revival aesthetic characterized by a classical tripartite division applied to skyscrapers, and enhanced with terra cotta and cast stone ornamentation including quoins, multiple cornices, decorative window and door surrounds and ornate columns and pilasters, the Hotel Cecil Building embodies the Renaissance Revival, and is stylistically consistent with most of the other buildings of the early-twentieth century in downtown Los Angeles.

Association with the Hotel Business, and Correlation to the Entertainment Industry. Period of Significance, 1924-

Hotel Cecil is significant as a representative example of the American hotel industry in the early twentieth century. The Hotel Cecil was designed and built in line with the most up-to-date standards for hotels of its class. Hotel Cecil offered a location, layout, and amenities consistent with a property developed in the years immediately following the end of a "century-long developmental arc of American hotels."⁽¹⁾ Within that one-hundred-year span, American hotels gradually transitioned from serving primarily business travelers during the antebellum years to serving a broader, albeit still somewhat more affluent market in the post-Civil War decades. The late-nineteenth century marked a rise in leisure travel, leading many hotels to embrace the mass-market guest trade.

The evolution of the Broadway theatrical district early in the 20th century began with the construction of the Mason Opera House (now demolished) and continued through the construction of the Roxie Theater (1931). Historian Tom Sifton in the National Register nomination for the Broadway theater district, states that the importance of the [Broadway] theater district in the home of the motion picture industry is clearly evident. The theaters provided drama, comedy, and vaudeville presentations until full-length motion pictures became popular. Thomas Tally, Sid Grauman, Oliver Morosco, and others vied for the honor of city impresario as the theaters along Broadway became larger and more numerous. Theater

architecture was more flamboyant than commercial styles and the influx of theatrical structures helped to provide variety for the Broadway streetscape. In all, theater development along Broadway provided a major source of revenue and a location for premieres for the movie industry...and a variety of architectural designs which gave a unique character to Broadway. The zenith of the Broadway theater district was in the 1920's. Los Angeles's downtown theatrical district was the global center of the film and entertainment industry until just prior to the Second World War, when major theater chains started a trend of establishing the Hollywood and Century City neighborhoods of Los Angeles as the center for motion picture theaters.

In addition to housing theater-related guests, the Hotel Cecil's prime placement near the Spring Street Financial District and the grand space of the interior lobby also appealed to business travelers traveling to the 'Wall Street of the West.' At the turn of the century, economic investment in the Spring Street corridor as the financial center of Los Angeles had begun with the construction of two bank and office buildings: the Continental Building (first known as the Braly Building) and the Herman Hellman Building (now Banco Popular). Over the next two decades, the construction of additional financial structures, such as the Security Building, the Pacific Southwest Bank (the Los Angeles Trust and Savings Bank), the Crocker Bank (Citizen's National Bank) and Barclay's Bank (built as the Los Angeles Stock Exchange), further contributed to the designation of the Spring Street district as the financial epicenter of Los Angeles. When the existing lodging within the Spring Street Financial District--the Alexandria and Hayward Hotel and the El Dorado (Stowell Hotel)--proved insufficient, financiers, bankers and clients looked to the adjacent neighborhood to provide lodging. Hotel Cecil, along with similar hotels like the Milner Hotel, the Clark Hotel, Rosslyn Hotel and Hotel Figueroa, filled the gap, complementing and supporting the growth of the financial district. The Hotel Cecil was uniquely and fortuitously situated on Main Street, just two blocks east of Broadway, lined with theaters, retail and office, and one street east of Spring, lined with banks, offices, and other financial institutions.

In contrast to the idyllic rural resorts of the wealthy, hotels of this period stood in close proximity to downtowns, allowing traveling businessmen access to economic centers. As such, "hotels functioned as headquarters and outposts for an urbanizing commercial system. Hotels located near rail hubs and city centers continued to be favored by tourists, business travelers and tradesmen alike well into the first decades of the twentieth-century. The Cecil, with its location in the thriving business and theatre district, was initially advertised as being "convenient to railway and steamship terminals.

Standing fourteen stories high and advertising 700 guest rooms, the Hotel Cecil also fell in line with prevailing industry preferences for building verticality and an increasing number of rentable units per property. Construction of the Hotel Cecil and numerous other commercial properties prompted the Los Angeles Times to publish a collage of significant buildings erected in 1924, proclaiming, "Well might [L.A.] be termed the City of the Jumping Skyline!" and pronouncing the metropolis "a cosmopolitan city to which the whole world's eyes are turning." (2) In addition to standing on par with industry competitors, the \$1 million Hotel Cecil, reported to be "the largest hotel constructed in the city in 1924, also operated in a manner partially patterned on the model developed by industry innovator E. M. Statler, (3)

Statler, a New York hotelier noted for his streamlined operational strategies, reshaped his field's business model by emphasizing cost efficiencies and mass market accessibility. The 1908 Buffalo Statler in upstate New York provided "a commercial hotel for traveling salesmen and for families" that "[offered] service and comfort and privacy beyond anything before ever offered." (4) The Hotel Cecil was touted as "most modern in every detail of plan, construction, equipment and furnishing and as having, "guest rooms...equipped with every convenience for comfort and luxury" (5). Indeed, the hotel's walnut furniture was "Spanish in design, covered with specially selected red leather" and "specially made" for the property by Barker Brothers. The firm won "exclusive charge of the equipment and interior decoration of the new hostelry," supplying it "with exclusively California-made furniture," making it "the first large hostelry...to be furnished throughout with Los Angeles-made furniture." (6)

Newspaper articles with headlines announcing "Truck Train of Local Furniture for Hotel Cecil" and "Half Mile of Dressers Used" included descriptions of "specially designed and made" carpets, "lamps of specially wrought iron...with hand decorated parchment shades," (7) and other locally-crafted items. Combined with the lobby and guest room furnishings, it was claimed that the pieces would "[give] unstinted comfort and content to the guests who [were] to sojourn there." (8). The careful attention to design and furniture quality was on par with Statler-driven industry trends stressing quality pieces purchased at bulk rates. In addition, the focus on furnishings coincided with a mid-1920s recognition that more women traveling necessitated moving away from the atmosphere of traditionally male-centric lodging houses that were sparsely furnished and featured few amenities.

However, despite claims of being "most modern in every detail of plan," the Hotel Cecil did not deliver all of the most up-to-date in-room amenities available, including private bathrooms. Whereas Statler's Buffalo property included private bathrooms in each room, the Hotel Cecil advertised full bath facilities in just 200 rooms. Of the remaining advertised 500 rooms, 300 were without bathrooms entirely while 200 were said to be equipped with toilets but lacked bathing fixtures. This quickly-outmoded, tiered system required a staggered pricing model, as opposed to the uniformity of Statler's "bed and a bath for a dollar and a half." (9) Unfortunately, this competitive trend negatively impacted the Hotel Cecil, and the very factors that prompted its initial success would ultimately lead to the erosion of the Hotel Cecil in the competitive marketplace for downtown lodging.

More troubling for the Hotel Cecil, the automobile would also have an impact on downtown Los Angeles, impacting the theater and financial districts, and the demand for hotel accommodations. Auto travel would transform the twentieth-century just as drastically as the advent of rail travel had impacted the previous century. Though initially affordable to only the wealthy, the motorcar quickly became accessible to the middle class. No longer bound to fixed rail lines, Americans traveling by car spurred tourism in non-rail side communities and large cities alike, and affected travelers' preferences. In place of visiting San Francisco by rail, an experience akin to touring Eastern urban centers, car-bound tourists often opted for the "lower density and fabled Garden-of-Eden abundance" of Los Angeles, where "urban sprawl that was already developing in Los Angeles by 1925 set a pattern to be followed by all of America in the future." (10)

Growth of the outlying centers diluted the influence of the nucleus, as did the increasing emphasis on auto travel. The fifteen year economic aberration of the Great Depression and World War II compounded the challenges faced by traditional hotels such as the Hotel Cecil. Leisure travelers avoided high room charges by migrating to roadside auto camps that were much more casual, and a totally different experience. Even businessmen began abandoning downtown hotels as their clientele dispersed and the Depression brought reductions in expense account spending. In the 1930s, tourist travel dropped by more than fifty percent, causing eighty percent of traditional hotels nationwide to enter into receivership. (11) The Hotel Cecil, a property planned and erected in conjunction with the emergence of downtown, represents the heyday of the grand and opulent hotels in Los Angeles.

Integrity

The Hotel Cecil building maintains a high level of integrity, located on its original site at 640 S Main Street in downtown Los Angeles. The overall design of the building remains intact, including much of the original ornamentation and materials consistent with Renaissance Revival-style architecture. The fact that the building has maintained its original function as a hotel/residence hotel has helped keep alterations to the original design at a minimum.

General maintenance and updating has not substantially altered the hotel's appearance. The replacement of the original windows from double-hung sash windows to sliding sash windows is the most significant alteration to the building's character. The front facade, including balconies, terra cotta ornamentation and quoins, and cornices remains intact. The windows and doors leading to Main Street have been replaced or altered several times since 1924, although their current appearance is sympathetic to the building's original design.

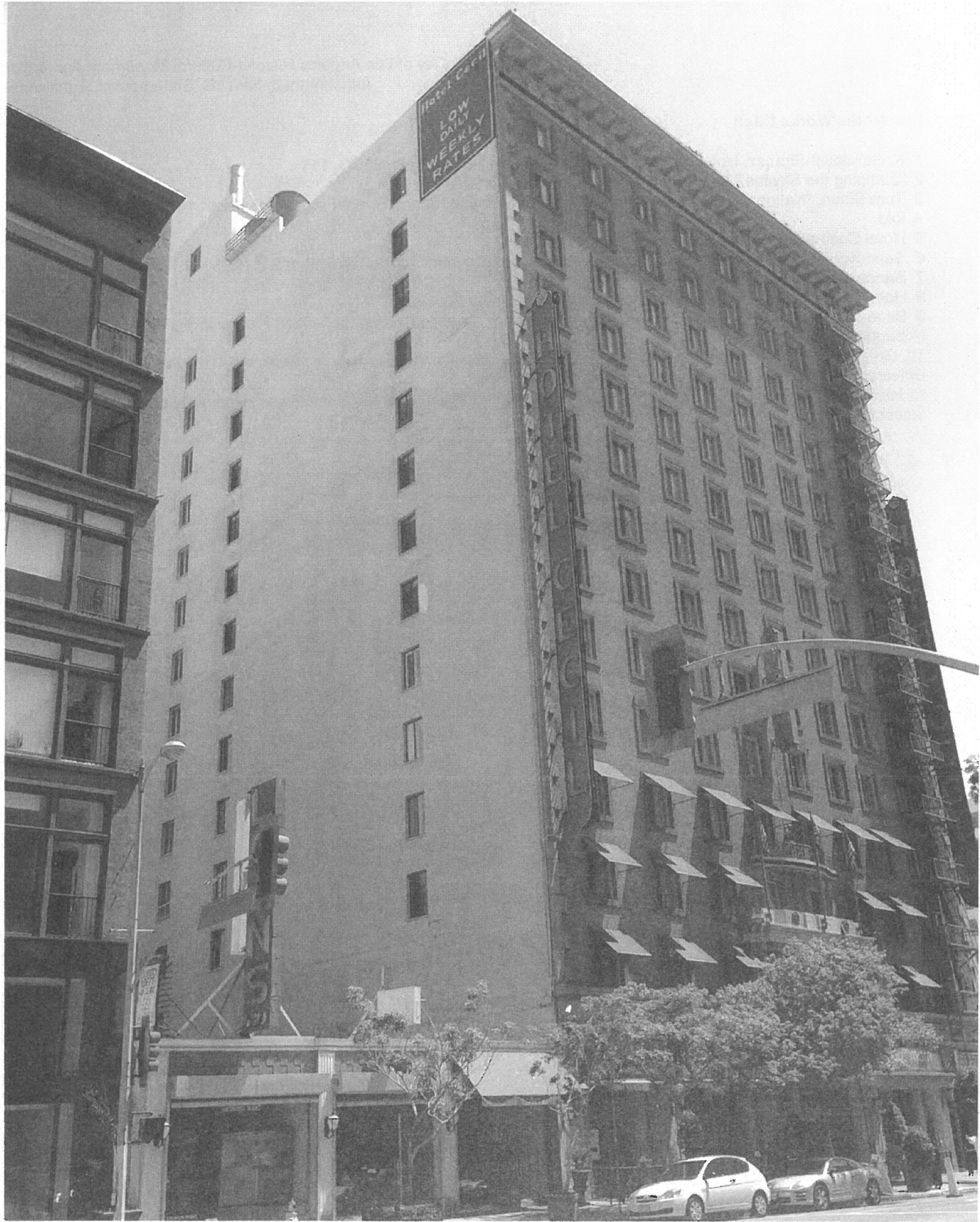
The lobby and mezzanine are particularly notable and intact. The lobby retains its original art glass skylights, terra cotta and wrought iron decorative detailing, front desk station with original key shelving, mezzanine balustrade and original staircases. Alterations to the less significant spaces of the interior are mostly related to fixtures in the storefronts, previously used as barber shops, cafes and restaurants.

The setting of Hotel Cecil in Los Angeles's historic downtown still reflects the era of the building's construction. The blocks immediately surrounding Hotel Cecil include early 20th century low-rise to mid-rise structures. Two National Register Historic Districts, the Broadway Theatre and Commercial Historic District and the Spring Street Financial District, are located within two blocks of the Hotel Cecil. Vegetation, including trees planted along the curb, have matured, giving the building a more pronounced sense of history and place. (Appendix B.2, Figure 17; Photograph 92)

A high level of workmanship was employed to construct the Hotel Cecil and this high standard is still evident in much of the building. Observed examples include the balustrade of the mezzanine level, detailed terra cotta ornamentation on the front facade and the delicate construction of the art glass skylights in the lobby. These extant details, combined with the intact setting of the building within the downtown business district and the continued use of the building as a hotel, helps the Hotel Cecil Building retain its integrity of feeling. (Appendix B.2, Figure 18)

End Notes/Works Cited

1. K. Sandoval-Strausz, *Hotel: An American History* (New Haven: Yale, 2007), 111
2. "Jumping the Skyline," *Los Angeles Times*, January 1, 1925.
3. Tom Sitton, "National Register of Historic Places nomination: Spring Street Financial District," 1979
4. *ibid.*
5. Hotel Cecil ad, *Los Angeles Times*, December 20, 1924
6. Sandoval-Strausz, 129; Hotel Cecil advertisement, *Los Angeles Times*, December 20, 1924
7. Sandoval-Strausz, 54-55 and 134-135
8. Hotel Cecil advertisement, *Los Angeles Times*, December 20, 1924
9. Belasco, 27; Gerald D. Nash, *The American West in the Twentieth Century: A Short History of an Urban Oasis* (Albuquerque: University of New Mexico Press, 1985), 82
10. Greg Hise, *Magnetic Los Angeles: Planning the Twentieth-Century Metropolis* (Baltimore: The Johns Hopkins University Press, 1997), 40-47.
11. History of Lodging — AH&LA," <http://www.ahla.com/content.aspx?id=4072>, American Hotel and Lodging Association (accessed September 2, 2014)







HISTORIC PHOTOGRAPHS

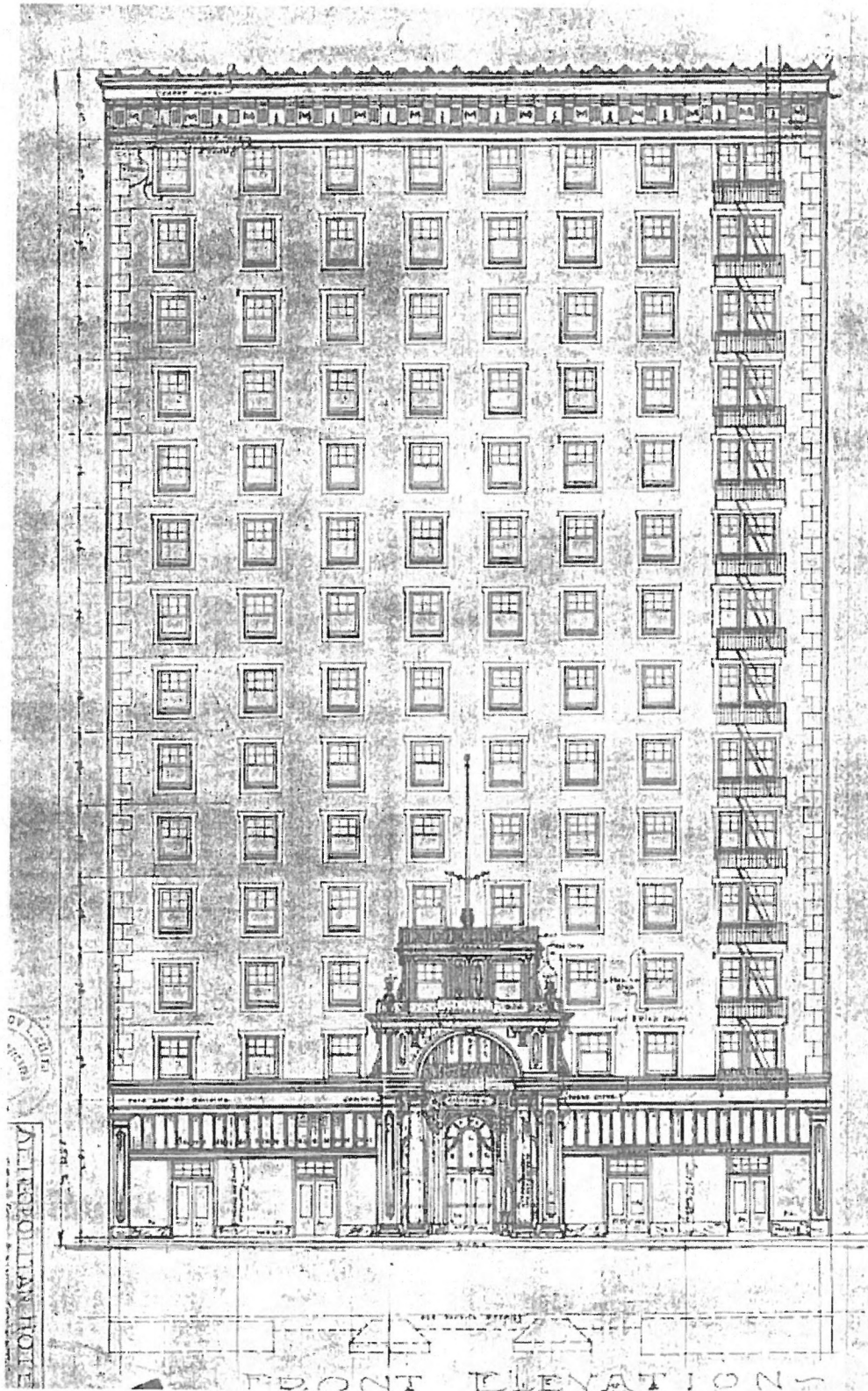


Figure 1: Architectural Drawing – Front Elevation of the Hotel Metropolitan / Hotel Cecil Building, 1924 by Architect L. L. Smith.

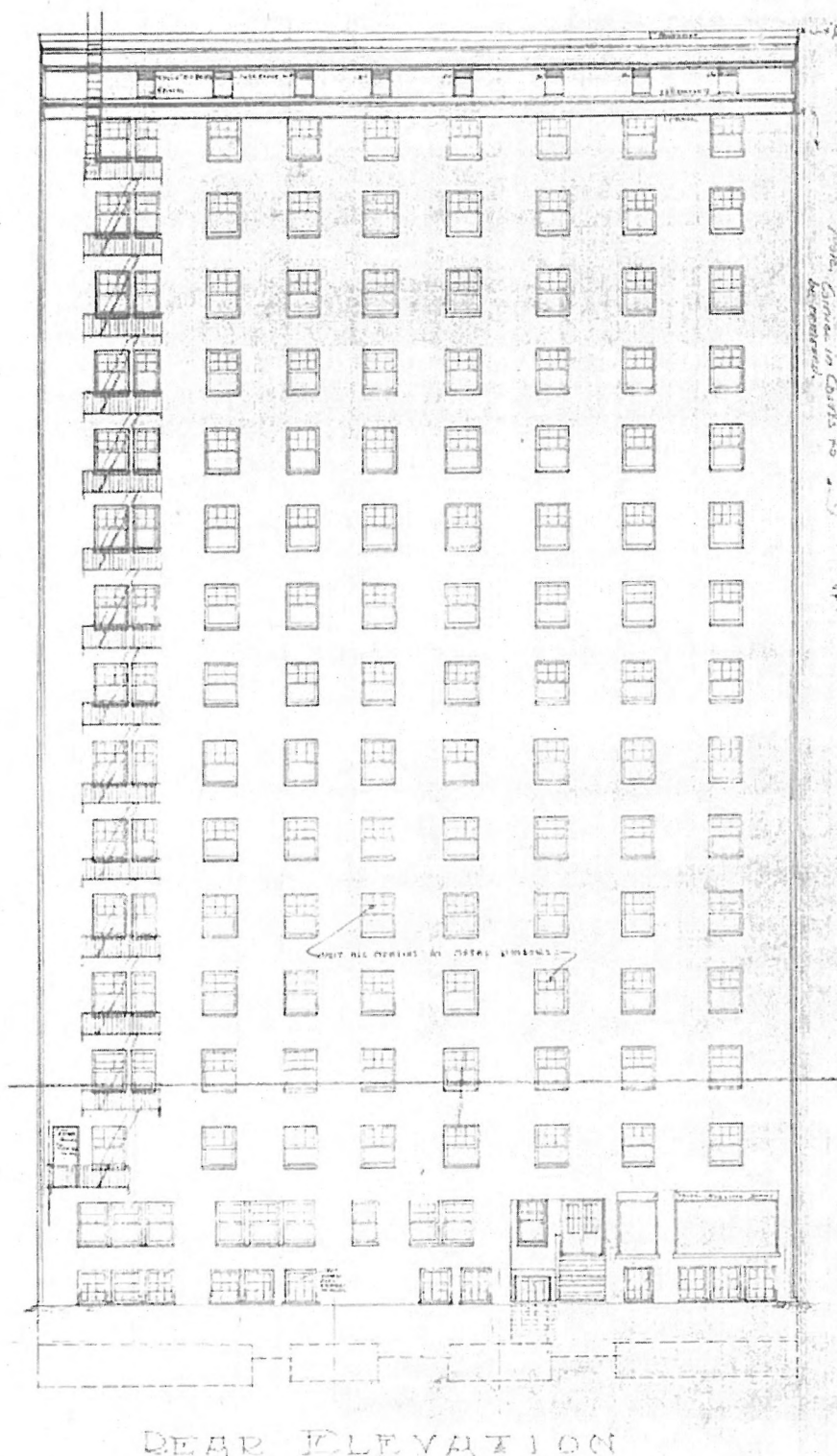


Figure 2: Architectural Drawing – Rear Elevation of the Hotel Metropolitan / Hotel Cecil Building, 1924 by Architect L. L. Smith.

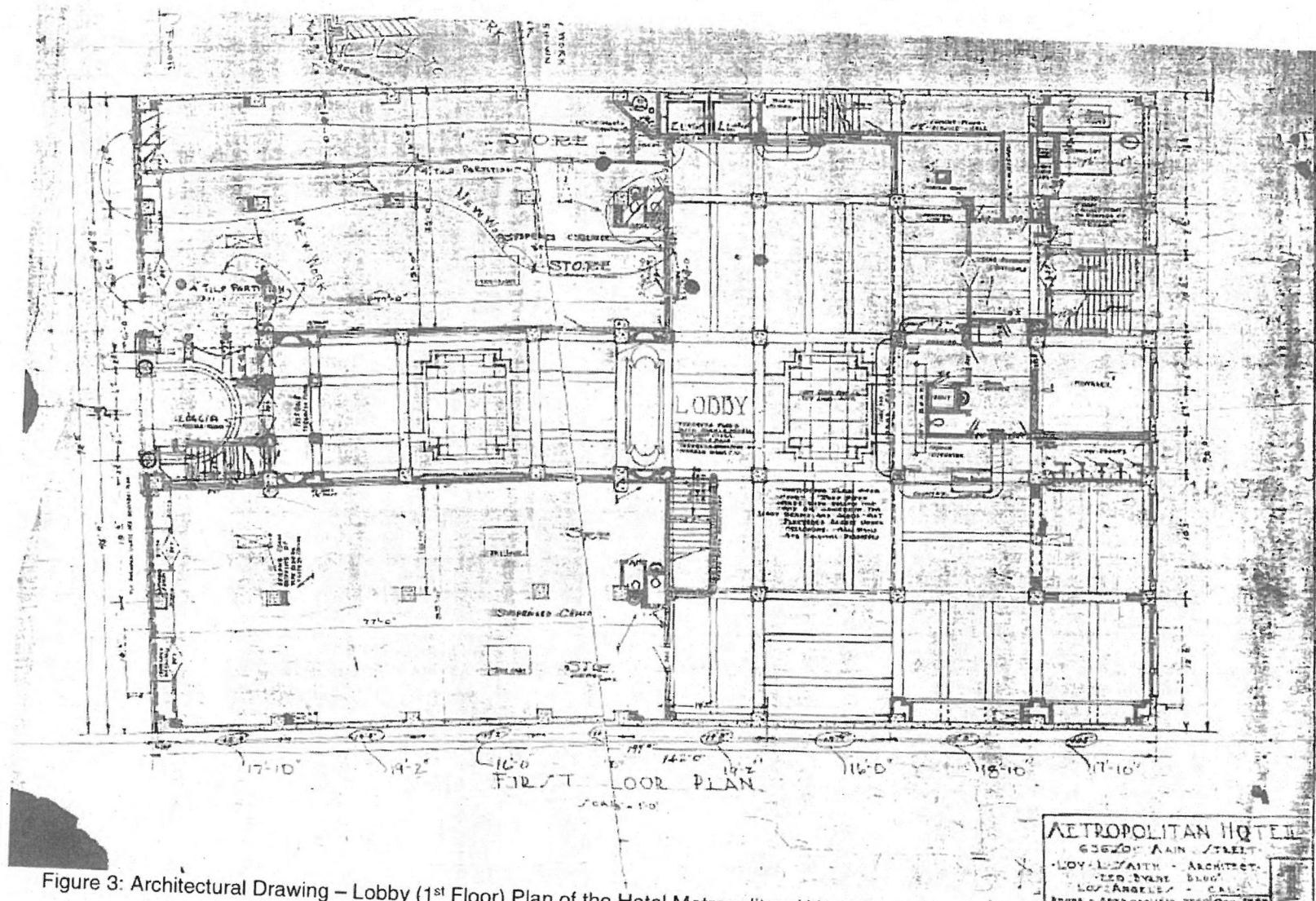


Figure 3: Architectural Drawing – Lobby (1st Floor) Plan of the Hotel Metropolitan / Hotel Cecil Building, 1924 by Architect L. L. Smith.

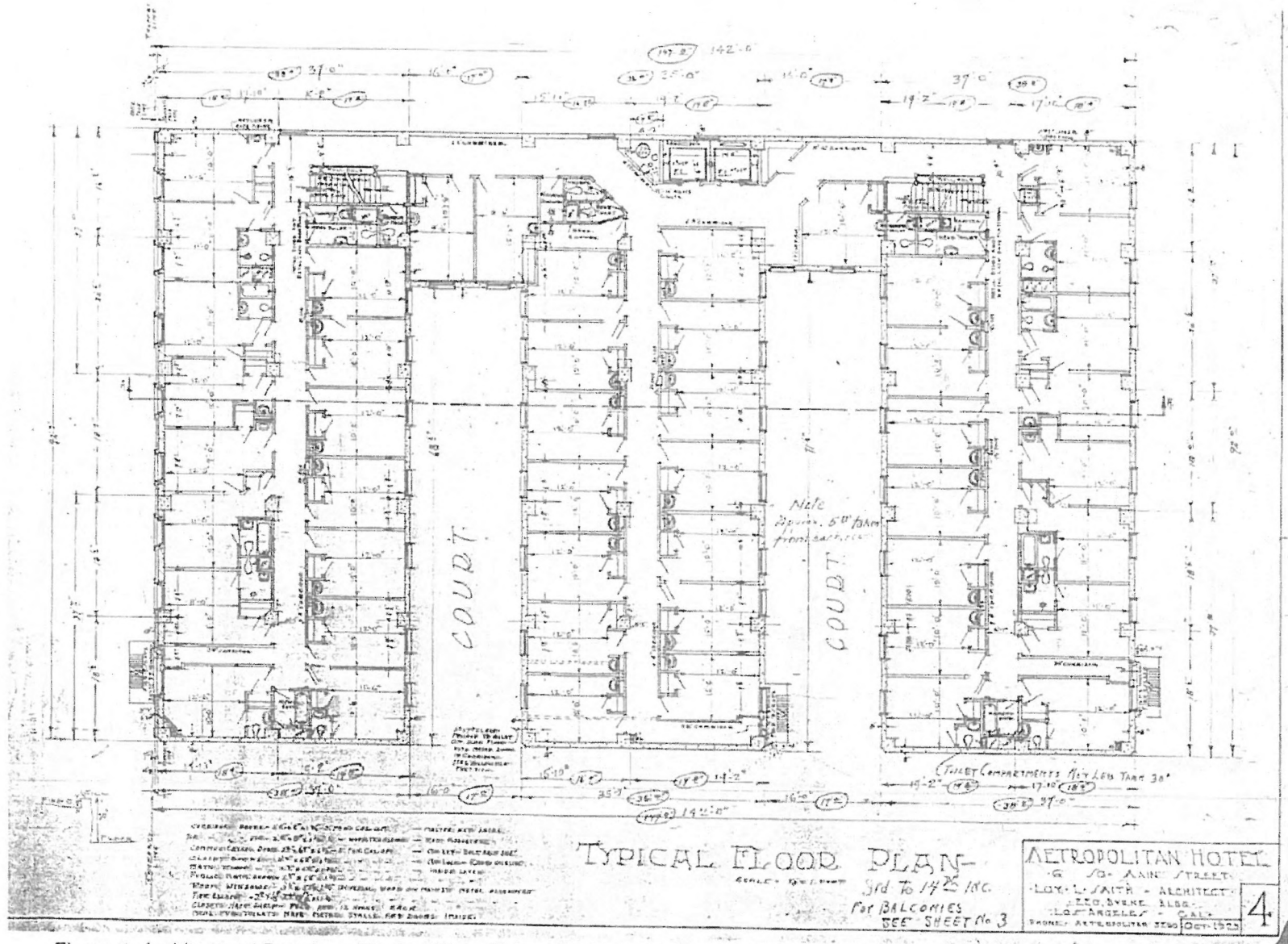


Figure 4: Architectural Drawing – Typical Floor Plan of the Hotel Metropolitan / Hotel Cecil Building, 1924 by Architect L. L. Smith.

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Figure 6: Undated color postcard showing west (S Main Street) and south elevations of the Hotel Cecil. The prominent blade signs were not indicated on L.L. Smith's original plans, although City of Los Angeles Building Permit #46860 indicates they were installed at the time of construction in 1924.

Source: digital image located at: http://www.ebay.com/itm/Vintage-Linen-Postcard-Hotel-Cecil-Downtown-Los-Angeles-CA-7th-Main-Curt-Teich-/191220414752?pt=Postcards_US&hash=item2c859ff920;

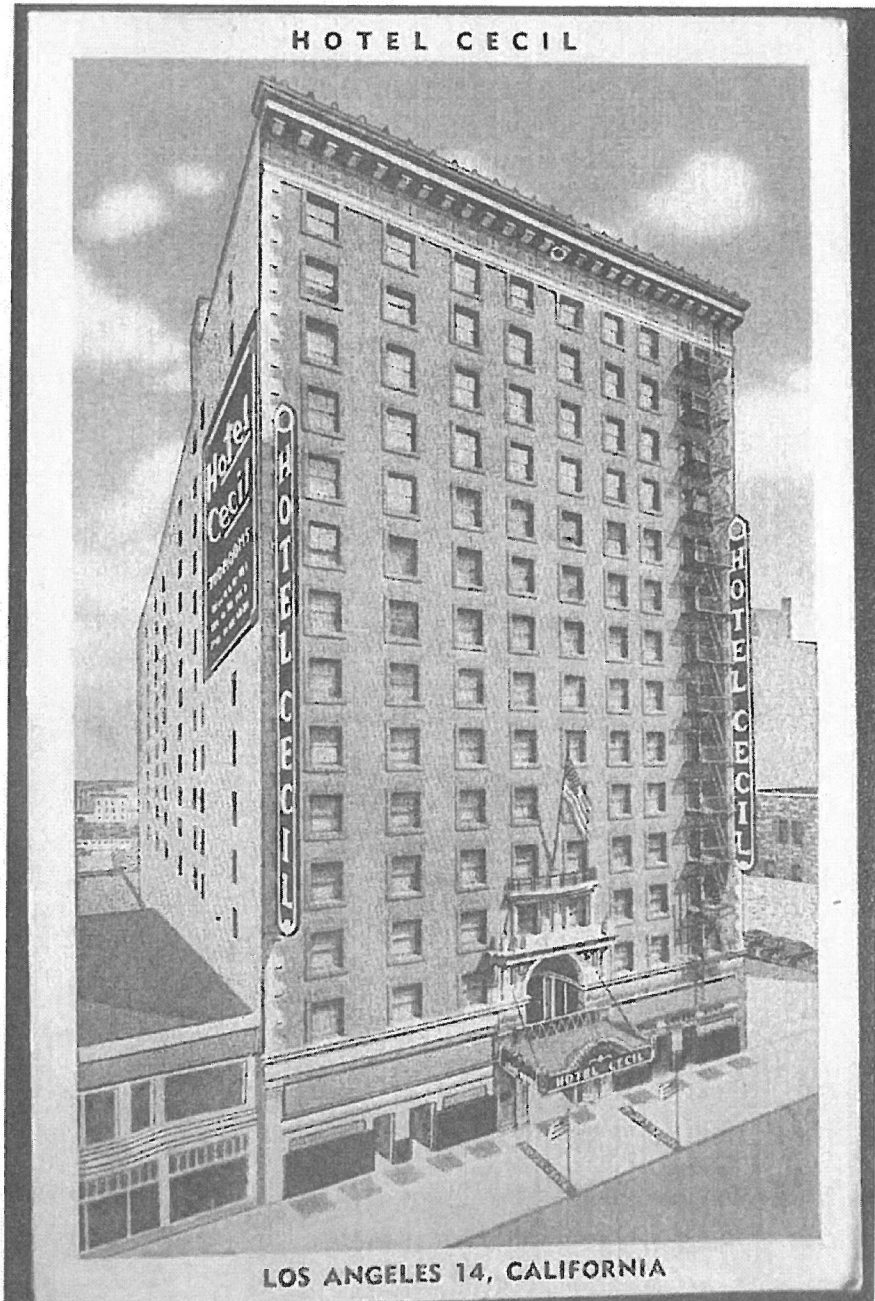


Figure 7: Undated color postcard showing the west (S Main St) and north elevations of the Hotel Cecil.

Source: digital image located at: http://www.ebay.com/itm/PC-Hotel-Cecil-in-Los-Angeles-California-/360874668958?pt=Postcards_US&hash=item5405ce739e;



Figure 8: Undated black and white photograph showing the front (S Main St) and south elevations of Hotel Cecil. The advertisement painted on the south elevation of the building indicates Hotel Cecil as having 700 rooms, a fact that is discredited by early occupancy permits and the historic architectural drawings.

Source: Los Angeles Public Library Photographic Collection. Digital image located at:
<http://jpg1.lapl.org/00007/00007199.jpg>;



Figure 9: Undated black and white photograph showing the west (S Main St) and south elevations of Hotel Cecil.

Source: Los Angeles Public Library Photograph Collection, Keystone Photo Service. Digital image located at:
<http://jpg1.lapl.org/00007/00007200.jpg>;



Figure 10: South elevation of Hotel Cecil appears in the right rear of image.
Note the use of painted wall signage used for off-site advertising.'

Source: University of Southern California - Whittington Collection



Photo by "Dick" Whittington

Figure11 Looking at south elevation of Hotel Cecil, showing historic usage of painted wall signage for off-site advertising, and the original blade sign also appears to the left edge of photo.

Source: University of Southern California - Whittington Collection



Figure 12 View looking North along South Main Street, with the prevalence of painted wall signage advertising the hotel and off-site advertising.

Source: University of Southern California - Whittington Collection



Figure 13: Looking North on South Main Street. Hotel Cecil blade sign, and painted wall signage appear at right.

Source: University of Southern California - Whittington Collection

CURRENT PHOTOGRAPHS



Figure 14: Contemporary street scape showing the SE side of S. Main St., with Hotel Cecil at near right.



Figure 15: The north and partially-obscured west elevations of Hotel Cecil.



Figure 16: View east of the main entry of the Hotel Cecil from inside the loggia.



Figure 17: View NE of the terra cotta detailing inside the loggia.

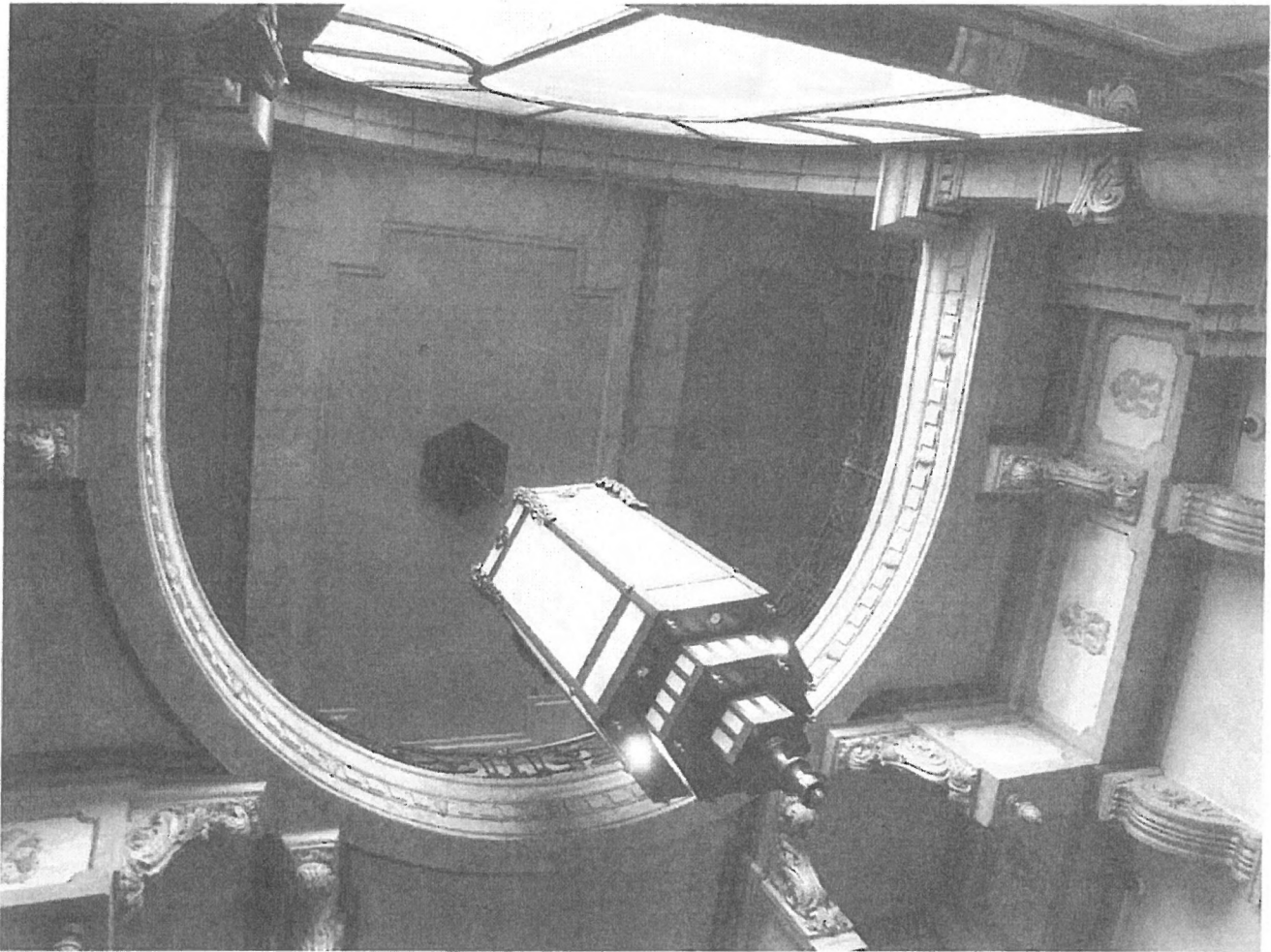


Figure 18: View of the ceiling and interior detailing inside the loggia of the Hotel Cecil.



Figure 19: View east into the T-shaped lobby with the grand clerk's counter at the far-east end. Original art-glass skylights can also be seen.

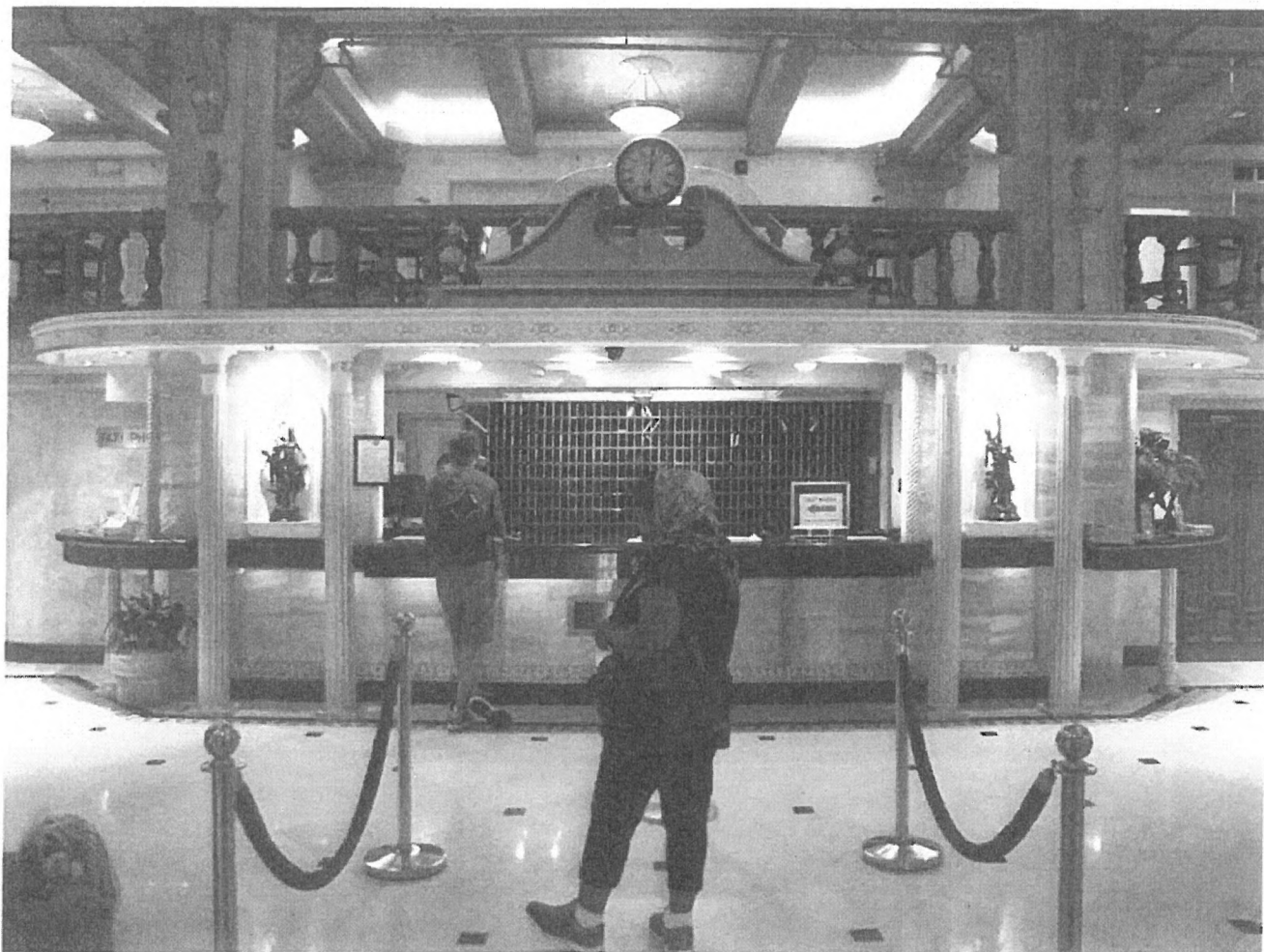


Figure 20: Detailed view of the clerk's counter (looking east). The original mezzanine balustrade can be seen above the clerk's counter.



Figure 21: View south down Corridor D (east corridor) of a typical guest room floor.



Figure 22. View looking up at the vault lights along the western wall of the basement level.

LARGE CANDY CONCERN TO START PLANT HERE: PAGE & SHAW OF BOSTON WILL ESTABLISH BRANCH FACTORY
 Los Angeles Times (1922) Current File, Jan. 2, 1924
 Original Historic Newspaper: Los Angeles Times (1924)
 pg. B2

POLICE SEEK DRIVERS WHO REFUSE AID

One Victim Near Death;
Another Has Broken Leg
and Scalp Cuts

LARGE CANDY CONCERN TO START PLANT HERE

PAGE & SHAW OF BOSTON
WILL ESTABLISH BRANCH
FACTORY

Page & Shaw, Inc., Boston candy manufacturers with stores throughout the United States and Canada and in the larger cities of England and France, will open a branch factory in Los Angeles during the coming year, according to E. S. Brown, manager of the Los Angeles store at Seventh and Broadway. Mr. Brown also states that retail stores will be opened in Hollywood and San Diego during the year. Something of the importance of the Page & Shaw company in the candy manufacturing field is indicated by an announcement in the Boston News Bureau of the 12th inst. that the company's Cambridge factory is now turning out 15,000 pounds of candy each day and that sales for the year should exceed the \$5,000,000 mark recorded a year ago.

SALARY BILL URGED

Increase in Federal Judges' Pay
Indorsed by Chamber

An appeal to Congress to support the Senate bill introduced by Senator Reed of Pennsylvania to raise the salaries of Federal Judges of the United States, including the Justices of the Supreme Court and Judges of Circuit and District Courts, was made yesterday by the Los Angeles Chamber of Commerce.

Letters were dispatched by President Lacy to Congressmen Fredericks and Lindeberg; to Robert D. Armstrong, representative of the chamber in Washington; and to the members of the Rules Committee of the House.

The big railroads are planning big developments in the Southwest. Prominent railroad executives make important announcements in the Midwinter Number of The Times, out January 1.

Police started a search yesterday for the drivers of two automobiles who failed to stop to render aid after they had struck down and possibly fatally hurt one man and seriously injured another.

C. H. Murray, 22 years of age, of 2607 Boulder street, is at the Clara Barton Hospital suffering from a basal skull fracture, a broken leg, and severe scalp lacerations as the result of being struck down by an automobile at Macy and Clark streets. He was picked up by a passing motorist and taken to the Receiving Hospital for emergency treatment. He was then transferred to the Clara Barton Hospital.

Charles Morris, 61 years of age, suffered a broken leg and severe scalp lacerations when he was hit by an auto in the 3100 block of San Fernando Road. He was also taken to the Receiving Hospital by a passing motorist. Morris resides at 2700 San Fernando Road.

Formal Opening of Hotel Cecil Planned Today

Formal opening of the Hotel Cecil, a fourteen-story structure in South Main street between Sixth and Seventh streets, took place yesterday.

The hotel, which contains 100 rooms, is operated by the Cecil Hotel Company, Inc., of which W. H. Hamner is president; R. H. Schoss, is vice-president, and Charles L. Dix, secretary-treasurer.

SERVICE BOARD HITS AT FREDERICKS BILL

A resolution was adopted Friday by the Board of Public Service Commissioners opposing the bill introduced by Congressman Fredericks to provide for flood-control-water conservation dam on the Colorado River in Boulder Canyon. A copy of the resolution, which states that the bill would betray taxpayers into the hands of private power monopoly, was telegraphed to members of Congress.



Los Angeles' Newest
Hotel

**OPENS
TODAY
DEC. 20**

The HOTEL CECIL

Main Street Between Sixth and Seventh
14 Stories Absolutely Fireproof

700 ROOMS

300 with detached bath	\$1.50
200 with private toilet	2.00
200 with private bath	2.50

SPECIAL RATES BY THE MONTH

The Cecil is more modern in every detail of plan, construction, equipment and furnishing. Fourteen stories in height, it contains 700 guest rooms and public rooms unparalleled in number and size.

The public rooms are distinguished

in their symmetry of proportion and quiet beauty of decoration. The guest rooms are equipped with every convenience for comfort and luxury. Convenient to railway and airport terminals, street car lines, theaters and local transportation facilities.

W. B. HANNER, President

R. H. SCHOPS, Vice-President

CHAS. L. DIX, Secretary and Treasurer

**Open
Evenings
until Christmas!**

at Little

432 South Broadway
619 West Seventh

Demand



BROMO QUININE

A Safe and Proven Remedy

for Colds, Grip and Influenza

The First and Original Cold and Grip Tablets

Look for this
Signature **E. W. Brown** on the Box

**Unlimited
Building Money**
 WE BUILD
 Restaurants, Machine Shops, etc.
 and Finances for 14 years
 W. M. Shawway Co.
 1000 Broadway
 Builders Since 1900

STUDIO CLUB TO BUILD ITS HOME

Carlos Avenue Ground Sold to Episcopal Church

New Edifice Will Care for Many Women Workers

To Provide Dormitory and Recreation Features

With the sale of property at 5129 Carlos avenue, Hollywood, to St. Stephens Episcopal Church, the Studio Club announced that now it will be possible to build its long-contemplated \$100,000 structure on property acquired from Seward Cole at Lexington avenue and Lodi Place. Construction will start in March.

Several years ago the National Board of the Young Women's Christian Association, aided by Will Hays, raised \$120,000 to provide adequate quarters for female players and workers in motion-picture studios. Because of the heavy investment on Carlos avenue it was not possible to go ahead with the new plan until the old property was sold.

St. Stephens Episcopal Church, the purchaser, acquired the northeast corner of Vine street and Yucca as a church site. A rectory and a parish house have been built thereon. However, Vine street has become a business thoroughfare and due to the imminent construction of several large blocks it was decided that the land was too valuable for church purposes. The Carlos avenue purchase was therefore made.

The present Studio Club will be moved and a beautiful Gothic church will be built thereon. Rev. Philip Easby is rector of St. Stephens. The church building committee includes Messrs. F. C. Miller, George A. Webster and George C. Bradley.

Those skoying the deal for the Studio Club included Mrs. A. S. Heenan, chairman; Mrs. J. S. Sanders, Mrs. Cecil B. De Mille, building chairman; Mrs. Ella King Adams, Mrs. W. F. Callender, Mrs. Douglas Fairbanks (Mary Pickford); Mrs. Jeanne L. Lasky and Miss Cora Tuttle. Miss Marjorie Williams is executive secretary.

The sale was handled by G. H. Fiesbe, president of the Hollywood Corporation.

The club will house eighty girls and in addition to modern dormitory arrangements will provide a variety of recreation opportunities as well as general club facilities.

FIG CANNING PLANT PROSPECTS BRIGHTER

(LOCAL CORRESPONDENT)
TERRA BELLA, Dec. 13.—Considerable interest is being displayed in prospects for a fig canning and processing plant at Terra Bella next season. Experiments made this year by W. S. and E. A. Reeves with Kadota figs grown locally were satisfactory. Jam, paste, pickles and preserves were packed and all found a ready sale. E. A. Reeves declared a market could be found for twenty times as much of the fig products. A. F. Potter of San Francisco, recently conferred with Reeves brothers and they later accompanied Potter to Fresno where he has eighty acres in the orchard of fig trees. Potter is enthusiastic about the possibilities of this section, declaring it offers inducements second to none in California.

AZUSA HAS NEW PLANT SCHEDULED

Pasadena Maker of Food Beverage Decides on New Location

MONROVIA, Dec. 13.—Through negotiations between the Bartlett No Products Corporation of Pasadena and the Chamber of Commerce of Azusa, the corporation's plant is to be moved to a site of twenty-four acres on Peckhill Boulevard in Azusa. G. M. Bartlett, president, said that within ninety days two temporary buildings of steel construction will be erected at a cost of \$25,000 with an additional expenditure of \$100,000 for specialized automatic machinery. The company manufactures a food beverage.

Mr. Bartlett said that with the completion of the two temporary buildings the corporation will employ twenty-five or thirty men at the outset. The corporation is capitalized at \$5,000,000, and fully financed. The first permanent building of its proposed plant, which with equipment, will cost \$5,000,000 and employ 700 men, will be completed within two years. The plant has outgrown its quarters in Pasadena, which made it necessary for a new site.

Hotel Opening is Planned for Next Thursday

The opening date for the new Hotel Cecil now being rapidly completed on South Main street, between Sixth and Seventh streets, is next Thursday. The eight-story structure was designed by L. L. Smith and erected by the Waymouth-Crowell Company. It was financed and supervised by W. W. Foster and associates.

The site is a forty-two foot by 145 feet, while the structure contains 700 rooms with 50 per cent baths, a spacious lobby and mezzanine and a barroom.

It is a well-balanced, compact, well-arranged plan, according to the architects.

The construction is of reinforced concrete, the front exterior of terra cotta to the third floor and red brick from the third floor to the cornice. Terra cotta quoins enhance the shaft and the panels of classical design, making an interesting skyline.

The entrance arch of terra cotta extending to the fourth floor is beautiful and imposing and is a distinguishing feature of the building.

Construction is Started on New Avalon School

Construction has started on a new \$100,000 high school building at Avalon, Catalina Island, according to Webster, Staunton & Spaulding.

The new building is attracting attention because of its Tuscan style of architecture. The Tuscan style is in harmony with the character of the building.

The structure is fireproof with hollow concrete constructed walls and red tiled roof. It will contain twelve classrooms, manual training shops, domestic science and art rooms.

BUILDERS BUSILY ENGAGED. Associated General Contractors Report New
and Improved Buildings Under Way in Los Angeles and Vicinity
Published in the Los Angeles Times, May 4, 1925
Page 1

BUILDERS BUSILY ENGAGED

*Associated General Contractors Report New Buildings
Under Way in Los Angeles and Vicinity*

Contracts awarded during the last week indicate increased activities in the building industry, especially in commercial and office buildings, according to the Southern California chapter, Associated General Contractors of America. Some of the activities of the members of the association follow:

Fred R. Johnson has the contract to erect a two-story store and loft building at Sunset Boulevard and Vendome street for Julius Klein, at a cost of \$25,000.

The Stebbins Engineering-Construction Company will build a one-story concrete shed at 1855 Industrial street for the Western Improvement Company. The shed will be 117x113 feet, and will cost \$17,000.

Construction started Thursday on a new \$67,000 Catholic school building to be erected by the North Pacific Construction Company at Glendale for the Holy Family Parish. The building will

be two stories in height, of brick construction, and will be arranged to contain ten rooms and an auditorium.

MacDonald & Kahn have the contract to erect a three-story and basement, reinforced concrete factory building for \$200,000 for the Los Angeles Pressed Brick Company. The new building will be erected on Date street, north of Macy street.

The contract to finance and erect a thirteen-story building and basement, Class A store and loft building on the northeast corner of Seventh and Los Angeles streets, has been awarded to Meyer & Hoeller. The building will be of reinforced concrete construction, 50 x 50 feet.

Excavation is completed and work will start on the placing of foundations for the new thirteen-story Public Service Building on West Second street between Hill street and Broadway, according to S. K. Mitty of the North Pacific Construction Company.

The Weymouth-Crowell Company announces that with the exception of a few minor details, all work on the new fourteen-story, Class A Cecil Hotel Building on South Main street, between Sixth and Seventh streets, has been completed.

Contract to erect the new police substation at 231 West Seventy-seventh street was awarded last week to A. V. Parkinson, general contractor, the second lowest bidder, whose bid for the general contract was \$64,350. The bid of J. P. Kahler, which was lowest, was rejected by the Board of Public Works as being irregular.

The twelve-foot tunnel connecting the Hall of Records with the new Hall of Justice is near completion, according to Ralph Hoffmann, contractor. The new bore is the longest tunnel, as well as the largest, in the city that provides underground passages from one building to another. The tunnel is twelve feet wide, ten feet in height, and more than 400 feet long.

Hotels All Ready

NEVER BEFORE in its history has Southern California been so well prepared to take care of its visitors in the way of hotel and apartment accommodations as at this time. Despite the slowing up of activities which characterized business all over the country in 1924, the hotels here have continued operation with no lowering of the standards which have made them famous.

What effect general conditions made upon the hotel situation in Southern California last year was seen mainly in a curtailment in some instances of extensive building programs. Many promoters, however, went on with their plans, the result being the opening of a number of new hostels and a multitude of new apartments.

The most conspicuous were the Gaylord, the Victoria Arms and the Talmage, three magnificent new apartment buildings erected at an aggregate cost of more than \$6,000,000. They have a combined capacity of more than 1000 rooms, are situated in the fashionable districts of the city and embody every improvement of the latest type.

The largest hotel constructed in the city in 1924 was the \$1,000,000 Cecil, with 700 rooms, which opened December 1. This hostelry is designed to meet the demands of the constantly increasing trade seeking accommodations at a moderate price.

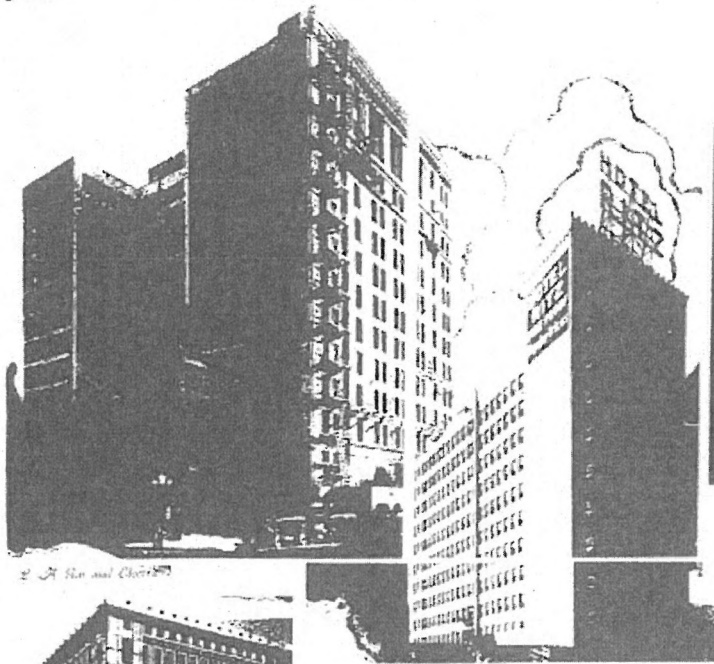
In addition to these establishments of considerable size, half a dozen smaller new hotels have been built at an aggregate cost of more than \$1,000,000. At least \$2,000,000 has been invested in the construction of a great number of moderate-sized apartment-houses found scattered all over the city.

Outside of Los Angeles the largest hotel built in Southern California last year is the William Penn, at Whittier, which cost \$400,000. This hotel was designed by a celebrated New York architect and in construction, arrangement and equipment belongs to a type rarely found outside cities of less than 100,000 population.

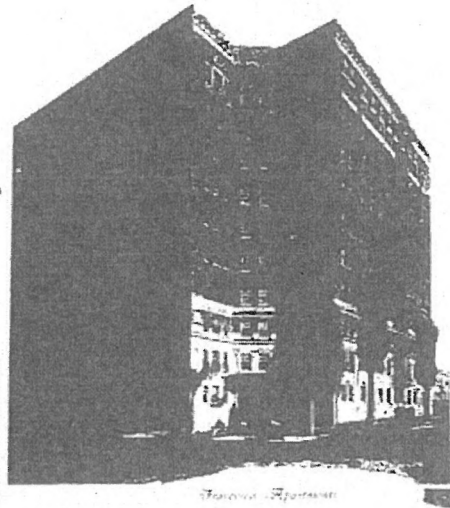
Several small hotels were also opened at Long Beach during the year, and a number of big apartment buildings of the own-your-own type. In San Diego the Hotel San Diego completed an addition to its former building costing \$750,000 and increasing its capacity by 200 rooms.

Jumping the Skyline

Los Angeles Times (1923 Current File) Jan 1, 1925.
ProQuest Historical Newspapers Los Angeles Times (1881-1990)
pg. D2



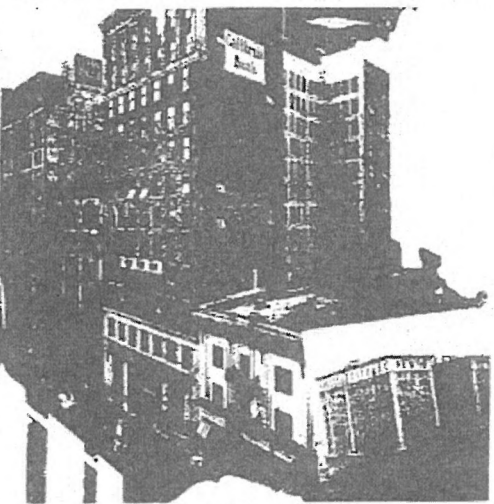
L. A. Sun and Chronicle



Thacker Apartment



Hall of Justice



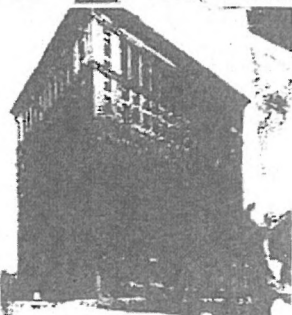
California Bank



Cooper



Hotel Cecil



Ryd



Building Square



Baltimore



Highland Apartments



R. M. Garland

Jumping the Skyline

WELL MIGHT Los Angeles be termed the City of the Jumping Skyline? Rapid and continued changes mark the expansion of the metropolis, apparent day by day. An open gap of yesterday shall be closed by a towering wall tomorrow, for here construction abounds. There is no cessation. There wasn't a halt in 1924, and 1925 starts even stronger.

One hundred and fifty million dollars! That's the year's building record that shifted the skyline in all directions with great effect. Blocks, hotels, courts and municipal structures, apartment and samples of commerce and industry. By the score were raised these stately piles of the latest type dedicated to the most modern civilization.

Here are shown but a few of the many large achievements in the building line—merely an indication of the progress made in the standard concrete fabrication of a cosmopolitan center to which the whole world's eyes are turning.

BRAWLEY IS ASSURED OF NEW HOTEL. Work to be Started on Structure at Once to Cost \$200,000.
Los Angeles Times (1924) (reprinted) May 17, 1924.
Los Angeles Herald-Examiner (1924) (reprinted) May 17, 1924.
Los Angeles Times (1924) (reprinted) May 17, 1924.

BRAWLEY IS ASSURED OF NEW HOTEL

*Work to be Started on
Structure at Once to Cost
\$200,000*

The city of Brawley is now assured of its new hotel which is to be built by the Producers Hotel Company, a corporation, the stockholders of which are all local people. Work on the construction will be started at once and it is anticipated that the hotel will be ready for business by December 15.

The building is to be of Spanish architecture and absolutely fireproof. It will contain 100 rooms, all of which will have private bath; special attention will be given to rooms for commercial men—sample rooms will be on the mezzanine floor and will have private bath.

The new hotel, which, it is estimated, will cost approximately \$200,000, will be a credit to Brawley. It is to be located facing the park and all roads leading into the town converge in front of the building which will have a frontage of 154 feet.

A lease amounting to approximately \$50,000 for a term of fifteen years has been made with Mr. W. D. Hanner, president and manager of the Hotel Cecil of Los Angeles, and also owner of the new Ocala Hotel in Palm Springs, Cal. Both parties in the transaction were represented by Mr. Harry W. Hahn.

FOR WILTON PLACE

Plans have been prepared by M. Maltzman for the erection of a two-story, thirty-two room, sixteen-family, studio apartment building at 1504 North Wilton Place for the Globe Investment Company to cost \$17,500.

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GOODYEAR
(1st Series)

FIRST MORTGAGE IN
CONSTITUTION TO
PRIOR REGISTERED STOCK
IN CONSTITUTION TO
PERMANENTLY SECURED

It is the intention of the
issuer to issue a series of
bonds which will be a first mortgage

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ADDRESS _____

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1000 Broadway
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West Coast
Theaters, Inc.
1st Mtg. 7-10

SECURED BY
GOVERNMENT GUARANTEE
AND INSURANCE
ON THE STOCKS OF THE
THEATERS, INC. AND
THEIR SUBSIDIARIES
AND AFFILIATES

Banks, Huntley & Co.
1000 Broadway
New York 10001

**TAX EXEMPT
SECURITIES**
YIELDING
ATTRACTIVE RATES

**District
Bond Company**
SUITE 205
1111 INSURANCE BLDG.
METROPOLITAN
CITY 24

**Government
Public Utility
Corporation
BONDS**

Shaw-Walker & Co.
610 West 11th St.
Seattle 1, Wash.

The John W. G. Martin Co.

1000 Broadway
New York 10001

**A Sound First Mortgage
Realty Bond Yielding 7%**

BOND & GOLDMAN & TOLIN

1000 Broadway
New York 10001

Additional Officers

\$150,000

Sacramento Gas Company

First Mortgage 6% Serial Gold Bonds

Dated Oct. 1, 1913

Due Oct. 1, 1945

German songs in the dissemination of \$300 and \$5000, with privilege of reproduction in its original Anglo-California Trust Company, San Francisco, Pacific.

Exempt from California Personal Property Taxes

All above real estate and other assets are exempt from California personal property taxes, including the right to sell, lease, or otherwise dispose of the same, and to the extent of the same, the same shall be exempt from all other taxes and charges.

Property and Business Field

[illegible]

In 1993, the Company was sold producing over 25,000 cubic feet of natural gas per day. It also operates a natural gas processing plant capable of producing 1,000,000 cubic feet of natural gas per day. The entire capacity is dedicated to the production of natural gas and the plant is dedicated through 2000. The plant is located in the State of Texas. The Company is a public company and is listed on the New York Stock Exchange. The Company is a public company and is listed on the New York Stock Exchange. The Company is a public company and is listed on the New York Stock Exchange.

The Company also has a total grossing capacity of 1,600,000 cubic feet per day; total hauler capacity of 10,000 cubic feet; ship 100 miles of haul, and excess about 100,000 cubic feet.

Experiments

Earnings	
Clear ending September 30, 1972	
Gross Earnings	6774.733
Operating Expenses	101.668
Net Earnings	6673.065
Annual Internal Requirements of Seeded Woods	529.700
Cumulative Unrepaid Seed Capital and Annual Interest	including 12

Business of Law

The proceeds from the sale of copies \$1.50/WK (about \$1.10) are sent to reimburse the publisher's library for expenditures made since 1918 for copyrights, bibliography, and addition to the funds for other editorial assignments.

Security

[illegible]

These would not affect wages, as and if they did not increase by as much as the amount of tax.

WE RECOMMEND THESE BONDS FOR INVESTMENT

Price 100 and Interest to Yield 6%

E. H. Rollins & Sons

10th Floor 629 So. Spring St. Los Angeles
Telephone TRinity 1081

Source: New York, New York
 Address: New York, New York
 The above information was obtained from the New York City Police Department, New York City, New York, and is being furnished to you for your information only. It is not to be used for any other purpose.

\$800,000

Metropolitan Hotel Company

FEE 7% BOND

First Mortgage Real Estate Serial Gold Bonds

A 7% Opportunity

The Metropolitan Radio Company owns a factory plant at Los Angeles, California, which manufactures and distributes radio sets and accessories. The company has a large stockpile of raw materials and components, and it is reported that it is planning to expand its production facilities.

EARNINGS

[illegible]

EXEMPT FROM CALIFORNIA PERSONAL PROPERTY TAXES
Interest payable without deduction for Normal Federal Income Taxes is 5 1/2%

PRICE PAR AND ACCRUED INTEREST, YIELDING 7%

SOUTHWEST BOND COMPANY

716 South Spring Street
LOS ANGELES, CALIFORNIA
Tel. TR 4-4031

LONG BEACH RIVERSIDE
LOS ANGELES SAN FRANCISCO

TO THE HOLDERS OF
SUTTER BASIN COMPANY
LAND MORTGAGE
FIFTEEN-YEAR SINKING FUND
AS GOLD BONDS

1. Admission to the United States - The applicant must be a native-born American citizen, or a naturalized American citizen, or a person who has been admitted to the United States as an alien, and who has been residing in the United States for a period of at least one year immediately preceding the date of application.

2. Character and Conduct - The applicant must be of good character and conduct, and must not be a person who has been convicted of a crime, or who has been declared insane, or who has been declared a public enemy, or who has been declared a person who is a threat to the national security.

3. Financial Resources - The applicant must have sufficient financial resources to support himself and his family, and must not be a person who is dependent upon the government for support.

4. Health and Physical Condition - The applicant must be in good health and physical condition, and must not be a person who is suffering from a physical or mental defect which would render him incapable of performing the duties of a citizen.

5. Education and Skills - The applicant must have a minimum education and skills, and must not be a person who is illiterate or who is incapable of performing the duties of a citizen.

6. Other Requirements - The applicant must also meet other requirements, such as the requirement that he must be a person who is not a member of a subversive organization, and who is not a person who is a threat to the national security.

David Gordon et al. 1974

*The results are the mean values of the sampling of one set. The other experimental conditions are the same as before.

We Own and Offer
for Sale

**8% First
Coupon
Mortgages**

General by Minneapolis River
Leaves in Los Angeles
and vicinity
Interest showed payable weekly
late in the afternoon on through
Time shown as well for the of shipping
Commercial Mortgage
Company
Old Pacific National Bank
Building Los Angeles

BOY WINS PLACE AS FIRE FIGHTER



[Fred Coffey Photo]
Lloyd Smith

By a "Times" Staff Correspondent
(SPECIALIZED REPORT)
SANTA MONICA, Nov. 1.—

"I saw the fire so I put it out," said the youngest member of any fire department in the world, modestly disclaiming hero worship.

He is Lloyd Smith, 8 years of age, 1024 Seventh street, and he has just been made an honorary member of the Santa Monica fire department for his good work in extinguishing a blaze that threatened to destroy a garage in which there were five automobiles.

Lloyd was on his way to school one day last week. Passing through an alley near his home he noticed flames eating through the rear of the garage. He found a pail and from a faucet near by filled it repeatedly to douse the flames. He put out the fire before any great damage had been done.

"This is a remarkable case of coolness, courage and efficiency in one so young," said the fire chief when he made the boy an honorary member of the department.

Laemmle Here Confirms Huge Film Program

Carl Laemmle, president of Universal Pictures Corporation, arrived in Los Angeles yesterday afternoon, and went into immediate conference with Julius Bernheim, general manager of the studio. Later an inspection of the studio was made.

The film executive will be at the Ambassador during his stay in Los Angeles. He confirmed the report of a new \$5,000,000 Universal program, the details of which were set out by studio officials Saturday.

TRIANGULAR DEBATE SET FOR TONIGHT

*Presidential Nominees to
be Themes of Speakers of
Three Universities*

California, Stanford and University of Southern California will have their annual triangular debate tonight, election eve, at Harvard Auditorium, Berkeley, and San Francisco. In Los Angeles University of Southern California speakers will support President Coolidge; California, Davis, and Stanford, La Follette; at Berkeley, California has Coolidge, Stanford, Davis, and University of Southern California, La Follette; and at San Francisco, Stanford has Coolidge, University of Southern California, Davis, and California, La Follette.

In the local leg of the contest Raymond G. Sanbury will represent California; Robert E. Lewis, Stanford, and A. W. Cresser, University of Southern California. I. D. Perry, debating coach of Los Angeles High School, will preside. University of Southern California will be represented at Berkeley by Bernard Brennan and at San Francisco by William E. Barber.

At each contest the winner is selected by straw vote of the audience.

At each contest the winner is selected by straw vote of the audience. The local contest is expected to be especially close as the Stanford representative has lost but one debate in three years, the California representative one in two years and the University of Southern California standard-bearer none in three years.

Truck Train of Local Furniture for Hotel Cecil

One-half mile of wagon trailers have been made in a Los Angeles furniture factory for one new Los Angeles hotel, which is to be furnished exclusively with California-made furniture. This consignment will be delivered in a whole fleet of trucks next month to the new Hotel Cecil, and is only a part of the 1200 pieces of furniture furnished by "Barber's" which has exclusive charge of the equipment and interior decoration of the new hostelry of 100 rooms.

There will be more than 100 truck loads of this furniture, a veritable caravan, according to W. T. Roberts, vice-president of the Roberts-Cohen Company of Huntington Park, which manufactures the furniture.

Mr. Roberts as an official of the Los Angeles Furniture Manufacturers' Association, mentioned this order, he declared, in order to call to the attention of Southern California residents that Los Angeles furniture dealers have right at their doors great plants that are turning out Los Angeles-made furniture in both quantity and quality and that it is here for their use.

THREE YOUTHS HELD

*Revolver and Sandbag Found in
Auto They Were Using*

Arrested in an automobile containing a revolver and a sandbag, according to police report, Jason Cranon, George Orr and Wm. Hardisky, youths, were being held yesterday on suspicion of robbery. The arrest was made by Officer Freeman. The license plates on the automobile did not correspond with the registration certificate.

HALF MILE OF DRESSERS USED: Furniture for Hotel Cecil is manufactured
2100 Hollywood Blvd., Los Angeles 27, Cal. 90028
Sifted Through Newspapers: Los Angeles Times (1981-1982)
pg. 11

HALF MILE OF DRESSERS USED

*Furniture for Hotel Cecil is
Manufactured Locally*

*Seven Hundred Rooms to be
Fitted by Barker Firm*

*Caravan of Trucks Needed
to Deliver Furnishings*

Another proof of the growth of the furniture industry in the Los Angeles metropolitan area is that more than a half mile of walnut dressers are now being manufactured here for the new Hotel Cecil of this city, it is pointed out by W. F. Roberts, vice-president of the Los Angeles Furniture Manufacturing Association, an organization representing more than 150 furniture manufacturing companies.

The Hotel Cecil with its 700 rooms, according to Mr. Roberts, is the first large hotel here to be furnished throughout with Los Angeles-made furniture. Barker Brothers have the exclusive contract for the furnishings. All the furniture, with the exception of the overstuffed pieces, is being made by the Roberts-Cohen Company of Huntington Park. There are in excess of 4000 pieces of

(Continued on Page 12, Column 2)

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HALF MILE OF DRESSERS USED

(Continued from Eleventh Page)

high-grade furniture of exclusive design.

More than 100 truck loads, a portable caravan, will be needed to transport this furniture direct from factory to the new hotel, it was stated. The furniture manufacturers' association official emphasized that this order shows not only that there is an abundance of Southern California furniture being produced in this vicinity, but also that it is of the very choicest and most luxurious design, otherwise it would not be used in the furnishing of a hotel of the high-class that the Croll will be. Furniture dealers of Southern California, he added, are realizing more and more that by handling the furniture made in this vicinity, they are profitably contributing to their own prosperity and aiding the balanced prosperity program of the Los Angeles Chamber of Commerce. In other words, they are helping to make possible the pay rolls that keep money here and bring it back into the channels of local retail trade.

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Enameled Brick Exclusively "Pershing Square Building"

THE PACIFIC CLAY PRODUCTS, INC.
 Headquarters: 305 West Avenue 26
 Office: 12 W. 2nd St.
 305 West Avenue 26

All Painting in the Pershing Square Building executed by Arenz-Warren Co., Inc.

2121 West Pine Street
 BEason 1224 BEason 1228

Our Congratulations

To the Group of Men whose initiative and foresight have made possible so splendid a structure as the

Pershing Square Building

and to their Architects
 Corlett and Beelman.

Our Thanks

To the Contractors whose reputations and co-operation assured its quality and prompt completion.

American System of Reinforcing	Reinforcing Steel
American Water Softener Co.	Water Softener
Arenz-Warren Co., Inc.	Painting
A. J. Boyer Co.	Decorative Iron
Bennett Montgomery Hardware Co.	Enamel Hardware
Blue Diamond Materials Co.	Brick Sand and Mortar
California Fireproof Door Co.	Kalemin Work
California Glass Co.	Glass & Glazing
Commercial Picture Co.	Elevator Cabs
Continental Building Specialties	Acid Floor Stain
Cutler Mail Chute Co.	Mail Chute
C. A. Edwards	Excavating
Fordner Carriage Works	Hollow Steel Doors & Metal
Gladling, McRae & Co.	Windows
Golden State Electric Co.	Terra Cotta
Hammond Lumber Co.	Electrical Work
Thomas Roberts Co.	Lumber
Haynes, O'Casey & Haynes	Plumbing, Heating, Ventilating
Hilbertson Marble Co.	and Sprinklers
Hill, Hubbard & Co.	Tanks & Stacks
Hawthorn Iron Works	Marble
Los Angeles Brick Co.	Roofing & Flashing
Los Angeles Pressed Brick Co.	Elevators
Los Angeles Brick & Gravel Co.	Common Brick & Tile
MacGrover & Simpson	Face Brick
The Meyers Co.	Rock & Sand
Oro Granite Lime & Stone Co.	Plastering
Pacific Clay Products, Inc.	Lighting Fixtures
Pacific Brick Co.	Portland Cement
Hubert Quinn Millwork Co.	Enameled Face Brick
Raymond Granite Co.	Office Partitions
St. Louis Granite Works	Millwork
J. B. Scurrah	Granite
Standard Cabinet Works	Sheet Metal
Van Fleet-Foster Co.	Drainage
Waterhouse-Wilson-Pacific Co.	Tin in Case
Whiting Mould Co.	Lumina
	Steel Sash
	Wrecking

Scofield Engineering-Construction Co.

MILLWORK

ON

Pershing Square Building

Scofield Engineering-Construction Co., Builders

Corlett & Beelman, Architects

Manufactured and Supplied by

Hubert Quinn Millwork Company

General Offices, Marsh-Strong Bldg.
 Factory, No. 3450 San Fernando Road Los Angeles

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 EDWARDS & WILDEY BLDG.
 HAVENHURST APTS.

REHEIN OFFICE BLDG. & GARAGE
 CECIL HOTEL
 SAWTELL HIGH SCHOOL

All Our Products Are Made in Los Angeles

BARKER BROS. CONGRATULATE THE CECIL HOTEL

and acknowledge with appreciation the opportunity (through providing the furnishings)—of sharing in the creative activities which have contributed to the successful opening of this splendid addition to the downtown hostilities of Los Angeles.

COMPLETELY UP-TO-DATE
 COMPLETELY COMFORTABLE

THE furnishing scheme of the Cecil was planned with a view to giving unstinted comfort and content to the guests who are to sojourn beneath its roof. The lobby furniture is Spanish in design, covered with specially selected red Spanish leather. The furniture itself is walnut—every piece in the house being specially made, by the way. All the carpets were specially designed and made. Lamps of specially wrought iron and with hand decorated parchment shades are an effective touch of hominess. The *bed rooms* have special Windsor type furniture, mattresses made with extra quality felted cotton, double deck coil springs and pillows filled with finest goose and duck feathers. The Mezzanine Floor is fitted out with *real furniture* specially designed, decorated and upholstered to match the scheme of this particular floor.

BARKER BROS.

CONVERT PLANNERS OF SUCCESSFUL HOMES, HOTELS, ALL PUBLIC BUILDINGS
 BROADWAY BETWEEN SEVENTH & EIGHTH

Schools and Colleges

Information About Schools

MACKAY BUSINESS COLLEGE

Living relations that are essential to the success of the college. The college is located at 1111 N. Broadway, Los Angeles, California. It is a private business college for women, offering courses in bookkeeping, stenography, typewriting, and general business education. The college is founded by Mrs. J. B. Mackay and is named in honor of her husband, who was a prominent business man and philanthropist. The college has a long and successful history, and its graduates are well known in the business world. For more information, contact the college at 1111 N. Broadway, Los Angeles, California.

Military

San Diego Army
 Navy Academy

URBAN

Pasadena Military Academy

PAGE

MILITARY ACADEMY

Gargle Throat With Aspirin

Clip This if Subject to Sore
 Throat or Tonsillitis

Throat is sore and it is difficult to swallow. Gargle with Aspirin. The value of Aspirin is that it is a powerful germicide and it is also a powerful analgesic. It is the only remedy that will relieve the pain and kill the germs. Gargle with Aspirin. It is the only remedy that will relieve the pain and kill the germs. Gargle with Aspirin. It is the only remedy that will relieve the pain and kill the germs.



City of Los Angeles Department of City Planning

9/23/2016

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

636 S MAIN ST
638 S MAIN ST
640 S MAIN ST
642 S MAIN ST
644 S MAIN ST

ZIP CODES

90014

RECENT ACTIVITY

ENV-2011-1487-EIR
CPC-2011-1486-SP

CASE NUMBERS

CPC-2010-213-CA
CPC-2008-4502-GPA
CPC-2008-4502-GPA
CPC-2005-8250-ICO
CPC-2005-361-CA
CPC-2005-1124-CA
CPC-2005-1122-CA
CPC-1986-606-GPC
ORD-177557
ORD-164307-SA1550
ORD-137036
ORD-135901
ORD-129944
ZA-2008-2225-CUB
ZA-1992-423-RV
ENV-2013-3392-CE
ENV-2010-214-ND
ENV-2008-4505-ND
ENV-2008-4505-ND
ENV-2008-2226-MND
ENV-2005-362-CE
ENV-2005-1125-CE
ENV-2005-1123-CE
AFF-10007

Address/Legal Information

PIN Number 127-5A211 97
Lot/Parcel Area (Calculated) 13,537.4 (sq ft)
Thomas Brothers Grid PAGE 634 - GRID F5
Assessor Parcel No. (APN) 5148021010
Tract HELLMAN-WOLFSKILL LOTS
Map Reference M B 3-48
Block None
Lot LT A
Arb (Lot Cut Reference) None
Map Sheet 127-5A211

Jurisdictional Information

Community Plan Area Central City
Area Planning Commission Central
Neighborhood Council Downtown Los Angeles
Council District CD 14 - Jose Huizar
Census Tract # 2073.02
LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None
Zoning C2-2D
Zoning Information (ZI) ZI-2353 Residential Hotel Unit Conversion Demolition Ordinance
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2385 Greater Downtown Housing Incentive Area
ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use Community 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
Sign District No
Streetscape No
Adaptive Reuse Incentive Area Adaptive Reuse Incentive Areas
Ellis Act Property No
Rent Stabilization Ordinance (RSO) Yes
CRA - Community Redevelopment Agency City Center Redevelopment Project

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.

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)	5148021010
Ownership (Assessor)	
Owner1	248 HAYNES HOTEL ASSOCIATES LLC C/O C/O RICHARD BORN
Address	640 S MAIN ST LOS ANGELES CA 90014
Ownership (Bureau of Engineering, Land Records)	
Owner	248 HAYNES NORTH ASSOCIATES LLC
Address	640 S MAIN ST LOS ANGELES CA 90014
APN Area (Co. Public Works)*	0.310 (ac)
Use Code	Not Available
Assessed Land Val.	\$5,017,164
Assessed Improvement Val.	\$17,163,986
Last Owner Change	06/05/14
Last Sale Amount	\$15,000,150
Tax Rate Area	3263
Deed Ref No. (City Clerk)	871953
	665792J
	583159
	580244
	562469
	474137
	457581
	43681
	232892
	211574
	2057315
	1342177
	1275081
	1109331
	1005014
Building 1	
Year Built	1924
Building Class	BX
Number of Units	600
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	159,803.0 (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	Yes
Flood Zone	None

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 (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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)	0.98886264
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
Ajiquist-Prado Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	HISTORIC DOWNTOWN LOS ANGELES LOS ANGELES TOURISM MARKETING
Promise Zone	No
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	Old Bank District / Historic Core
Public Safety	
Police Information	
Bureau	Central
Division / Station	Central
Reporting District	164
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	9
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-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:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	PLAN AMENDMENT, PLAN MAP AMENDMENT
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	PLAN AMENDMENT, PLAN MAP AMENDMENT
Case Number:	CPC-2005-8250-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	AN INTERIM CONTROL ORDINANCE TEMPORARILY SUSPENDING THE CONVERSION, DEMOLITION, OR CHANGE OF USE OF RESIDENTIAL HOTELS CITYWIDE.
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:	CPC-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 CONSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGES OF HEIGHT AS NEEDED
Case Number:	ZA-2008-2225-CUB
Required Action(s):	CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s):	REQUEST TO ALLOW A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION BETWEEN THE HOURS OF 7AM TO 2 AM 7 DAYS A WEEK.
Case Number:	ZA-1992-423-RV
Required Action(s):	RV-REVOCATION
Project Descriptions(s):	CECIL HOTEL - POSSIBLE REVOCATION PROCEEDINGS
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
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-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	PLAN AMENDMENT, PLAN MAP AMENDMENT
Case Number:	ENV-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION

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Project Descriptions(s): PLAN AMENDMENT, PLAN MAP AMENDMENT
Case Number: ENV-2008-2226-MND
Required Action(s): MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s): REQUEST TO ALLOW A FULL LINE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION BETWEEN THE HOURS OF 7AM TO 2 AM 7 DAYS A WEEK.
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.
Case Number: ENV-2005-1125-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Descriptions(s): TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number: ENV-2005-1123-CE
Required Action(s): CE-CATEGORICAL EXEMPTION
Project Descriptions(s): INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA

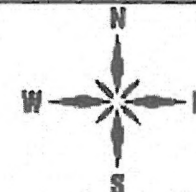
DATA NOT AVAILABLE

ORD-177557
ORD-164307-SA1550
ORD-137036
ORD-135901
ORD-129944
AFF-10007



Address: 640 S MAIN ST
APN: 5148021010
PIN #: 127-5A211 97

Tract: HELLMAN-WOLFSKILL LOTS Zoning: C2-2D
Block: None General Plan: Community Commercial
Lot: LT A
Arb: None



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ARTICLE 1 CULTURAL HERITAGE COMMISSION

Section

- 22.171 Purpose of the Commission.
- 22.171.1 Composition of the Commission and Term of Office.
- 22.171.2 Members' Compensation.
- 22.171.3 Organization of the Commission.
- 22.171.4 Appointment and Duties of the Commission Secretary.
- 22.171.5 Quorum and Actions of the Commission.
- 22.171.6 Duties of the Commission.
- 22.171.7 Definition of Monument.
- 22.171.8 Inspection and Investigation.
- 22.171.9 List of Monuments.
- 22.171.10 Procedures for Designation of Monuments.
- 22.171.11 Preservation of Monuments.
- 22.171.12 Temporary Stay of Demolition, Substantial Alteration or Removal Pending Determination to Designate a Monument.
- 22.171.13 Notice of Designation and Subsequent Actions.
- 22.171.14 Commission Review.
- 22.171.15 Time for Objection by the Commission.
- 22.171.16 No Right to Acquire Property.
- 22.171.17 Rules and Regulations of the Commission.
- 22.171.18 Cooperation with the Commission.

Sec. 22.171. Purpose of the Commission.

The Cultural Heritage Commission (Commission) shall perform those functions relating to historic and cultural preservation of sites, buildings, or structures that embody the heritage, history, and culture of the City.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.1. Composition of the Commission and Term of Office.

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(a) **Qualifications.** The Commission shall be composed of five members who are qualified electors of the City of Los Angeles. Each Commissioner shall be appointed, and may be removed in accordance with Charter Section 502. The Commissioners shall have a demonstrated interest, competence or knowledge of historic preservation. To the extent feasible and legally permissible, at least two of the Commissioners should be professionals who meet the qualifications for various disciplines outlined by the U.S. Secretary of the Interior, Code of Federal Regulations, 36 CFR Part 61. These disciplines include history, architecture, architectural history, planning, pre-historic and historic archeology, folklore, cultural anthropology, curation, conservation and landscape architecture or related disciplines, such as urban planning, American studies, American civilization, or cultural geography, to the extent that these professionals are available in the community.

(b) **Term.** The term of office for each Commissioner shall begin with the first day of July and shall be a term of five years. An appointment to fill a vacancy on the Commission shall be for the period of the unexpired term.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.2. Members' Compensation.

The members of the Commission shall be paid \$25.00 per meeting for each Commission meeting attended, but not to exceed \$125.00 in any one calendar month.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.3. Organization of the Commission.

During the last meeting of July of each year, the Commission shall elect a President and Vice President, which officers shall hold office for one year and until their successors are elected, unless their membership on the Commission expires sooner. The Commission may at any meeting fill any vacancy for any unexpired term occurring in the office of President or Vice President.

SECTION HISTORY

Official City of Los Angeles Charter (TM) and Administrative Code (TM)

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.4. Appointment and Duties of Commission Secretary.

The Director of Planning (Director) of the Department of City Planning (Department), or his or her designee, shall assign an employee of the Department, other than the Director, to be the Secretary of the Commission and assign duties to the employee, which shall be in addition to the duties regularly prescribed for that employee.

The Secretary shall attend Commission meetings and keep a record of the proceedings and transactions of the Commission, specifying the names of the Commissioners in attendance at each meeting and the ayes and noes upon all roll calls. The Secretary shall post and publish all orders, resolutions and notices, which the Commission shall order to be posted and published, and shall perform any other duties imposed by this chapter, or by order of the Commission.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.5. Quorum and Actions of the Commission.

A majority of the members of the Commission must be present at any meeting to constitute a quorum.

The powers conferred upon the Commission shall be exercised by resolution or motion and adopted by a majority vote of its members and recorded in the minutes with the ayes and noes. The action shall be attested to by the signature of the Secretary of the Commission.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.6. Duties of the Commission.

In addition to the duties set forth in this article, the Commission shall perform those duties imposed on it by Los Angeles Municipal Code Section 12.20.3 relating to Historic Preservation Overlay Zones.

Official City of Los Angeles Charter (TM) and Administrative Code (TM)

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.7. Definition of Monument.

For purposes of this article, a Historic-Cultural Monument (Monument) is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including 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 is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies 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 or her age.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.8. Inspection and Investigation.

The Commission, a sub-committee, or the staff of the Department acting on behalf of the Commission shall inspect and investigate any site, building or structure, including but not limited to, touring, or reviewing photographic or videographic records of the site, building or structure, in the City of Los Angeles, which it has reason to believe is or will in the future be a Historic-Cultural Monument. Inspection and investigation shall also include soliciting opinions and information from the office of the Council District in which the site, building or structure is located and from any department or bureau of the City whose operations may be affected by designating the site, building or structure a Monument.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.9. List of Monuments.

The Department shall compile and maintain a current list of all sites, buildings and

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structures, which have been designated as Historic-Cultural Monuments (List of Monuments or List).

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.10. Procedures for Designation of Monuments.

A site, building or structure may be designated as a Monument in accordance with the procedures set forth in this section.

(a) **Initiation.** The City Council, the Commission, or the Director, may initiate consideration of a proposed designation of a site, building or structure as a Monument. Any initiation by the Council or the Commission shall be by majority vote. The Council or the Commission shall forward the proposed designation to the Director for a report and recommendation.

(b) **Application.** Any interested individual may apply for a proposed designation of a Monument. The applicant shall complete the application for the proposed designation on a form provided by the Department, include all information required, pay the required fee, if any, and file the application with the Department.

(c) **Action on the Initiation or Application.**

1. **Authority.** The Commission may recommend approval or disapproval in whole or in part of an application or initiation of a proposed designation. Unless otherwise specified, the recommendation shall be made to the Council for its action pursuant to the procedures set forth in this section. No designation of a site, building or structure as a Monument shall be effective unless the designation has been adopted by the Council.

2. **Procedure for Council-Initiated Designations.** Upon receipt of any proposed designation initiated by the Council, the Commission shall, pursuant to Section 22.171.8 of this article, inspect and investigate the proposed Council-initiated designation. The Director shall thereafter prepare a report and recommendation on the proposed designation. After receipt of the Director's report and recommendation, the Commission shall hold a public hearing regarding the proposed designation and determine whether the site, building or structure conforms with the definition of a

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Monument set forth in Section 22.171.7 of this article. After the Commission submits a report and recommendation, the Council may consider the matter. If the Commission recommends approval of a Council-initiated designation, the Council may adopt the designation by a majority vote. If the Commission recommends disapproval of a Council-initiated designation, the Council may adopt the proposed designation by a two-thirds vote. The Council shall act within the time specified in Subsection (f) of this section.

3. **Procedure for Commission- or Director-Initiated Designations.** After initiation of a proposed designation by the Commission or the Director, the Commission shall, pursuant to Section 22.171.8 of this article, inspect and investigate the proposed designation. The Director shall thereafter prepare a report and recommendation on the proposed designation. After receipt of the Director's recommendation, the Commission shall hold a public hearing regarding the proposed designation and determine whether the site, building or structure conforms with the definition of a Monument set forth in Section 22.171.7 of this article. If the Commission recommends approval of a Commission- or Director-initiated designation, the Commission shall submit a report and recommendation to the Council. The Council may consider the matter and may approve the recommendation by a majority vote. If the Commission disapproves the proposed designation, the Commission's decision is final.

4. **Procedure for Applications for Designations.** Once a complete application is received, as determined by the Director, the Commission shall determine at a public meeting whether the proposed designation merits further consideration. If the Commission determines to take the proposed designation under consideration, it shall conduct an inspection and investigation pursuant to Section 22.171.8 of this article. The Director shall thereafter prepare a report and recommendation on the proposed designation. After receipt of the Director's report and recommendation and conducting its inspection and investigation, the Commission shall hold a public hearing regarding the proposed designation and determine whether the site, building or structure conforms with the definition of a Monument as set forth in Section 22.171.7 of this article. If the Commission recommends approval of an application for a proposed designation, the Commission shall submit a report and recommendation to the Council. The Council may consider the matter and may adopt the designation by a majority vote. If the Commission disapproves the proposed designation, the decision is final.

(d) **Notice.** Notice shall be given as set forth below.

For the purpose of this article, the owner of the site, building or structure shall be deemed

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to be the person appearing as the owner of the property on the last Equalized Assessment roll of the County of Los Angeles and appearing as the owner of the property on the records of the City Clerk. If the records of the City Clerk and the County Assessor indicate the ownership in different persons, those persons appearing on each of those lists shall be notified.

1. **Initiation of a Proposed Designation by the Council, Commission or Director.** The owner of record of a property and the owner's representative, if any, shall be notified forthwith in writing of: any determination by the Council, Commission or Director to initiate a proposed designation; and the Temporary Stay pursuant to Section 22.171.12 of this article. The Notice shall be sent via Certified Mail, Return Receipt Requested.

2. **Commission Action to Take Under Consideration Proposed Designation by Application.** The owner of record of a property and the owner's representative, if any, shall be notified forthwith in writing of: the Commission's decision after the Commission determines to take a proposed designation under consideration; and the Temporary Stay pursuant to Section 22.171.12 of this article. The Notice shall be sent via Certified Mail, Return Receipt Requested.

3. **Commission Action on Proposed Designation by Initiation or Application.** The time, place and purpose of the public hearing on the proposed designation shall be given by mailing written notice at least ten days prior to the date of the hearing, to the applicant, if any, and to the owner of record of a property or the owner's representative, if different from the applicant or if the designation was proposed by initiation. Notice to the record owner or the owner's representative shall be sent via Certified Mail, Return Receipt Requested.

4. **Council Action on Proposed Designation by Initiation or Application.** The time, place and purpose of the public hearing on the proposed designation shall be given by mailing written notice at least ten days prior to the date of the hearing, to the applicant, if any, and to the owner of record of a property or the owner's representative, if different from the applicant or if the designation was proposed by initiation. Notice to the record owner or the owner's representative shall be sent via Certified Mail, Return Receipt Requested.

(e) Time for the Cultural Heritage Commission to Act.

1. **Action on Application.** The Commission shall determine at a public meeting held within 30 days of the filing of a complete, verified application, as

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determined by the Director, whether to take a proposed designation of a Monument under consideration. This time limit to take a proposed designation under consideration may be extended by mutual consent of the applicant and the Commission. After providing all notice required under this article, the Commission shall hold a public hearing on the proposed designation. The Commission shall, pursuant to Section 22.171.10 of this article, make a report and recommendation on the application within 75 days of the meeting where the proposed designation was taken under consideration. If the Commission fails to act on an application within the time allowed by this section, the Commission shall be deemed to have denied the application.

2. **Action on Initiation.** If the proposed designation of a Monument was proposed by initiation rather than application, the Commission shall, after providing all notice required under this article, hold a public hearing on the proposed designation. The Commission shall, pursuant to Subsection (c) of this section, make a report and recommendation on the application within 75 days of the date of the receipt of the proposed initiation. If the Commission fails to act on the initiation within the time allowed by this section, the Commission shall be deemed to have recommended denial of the proposed designation.

(f) **Time for Council to Act.** The Council may approve or disapprove in whole or in part an application or initiation for a proposed designation of a Monument. The Council shall act within 90 days of the public hearing held before the Commission on the proposed designation. The 90 day time limit to act by the Council may be extended by the Council for good cause for a maximum of 15 days. If the Council does not act on the application or initiation within this 105-day total time limit, the application or initiation to designate a Monument shall be deemed to have been denied. The Council may override a Commission recommendation of denial of a Council-initiated designation by a minimum of ten votes.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.11. Preservation of Monuments.

The Commission shall take all steps necessary to preserve Monuments not in conflict with the public health, safety and general welfare, powers and duties of the City of Los Angeles, or its several boards, officers or departments. These steps may include assistance in the creation of civic citizens' committees; assistance in the establishment of a private fund for the acquisition or restoration of designated Monuments; and recommendation that a Monument be acquired by a

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governmental agency where private acquisition is not feasible.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.12. Temporary Stay of Demolition, Substantial Alteration or Removal Pending Determination to Designate a Monument.

Upon initiation by the Council, the Commission or the Director of a proposed designation of a Monument, or upon the Commission's determination that an application for a proposed designation merits further consideration, no permit for the demolition, substantial alteration or removal of that site, building, or structure shall be issued, and the site, building or structure, regardless of whether a permit exists or does not exist, shall not be demolished, substantially altered or removed, pending final determination by the Council that the proposed site, building or structure shall be designated as a Monument. The Commission shall notify the Department of Building and Safety in writing not to issue any permits for the demolition, alteration or removal of a building or structure. The owner of the site, building or structure shall notify the Commission, in writing, whenever application is made for a permit to demolish, substantially alter, or remove any site, building or structure proposed to be designated as a Monument.

The Council shall act on the proposed designation within the time limits contained in Section 22.171.10(f) of this article. If, after the expiration of the final period of time to act, the Council has not taken an action on the application or initiation to designate a Monument, then the demolition, alteration or removal of the site, building or structure may proceed.

EXCEPTION: If the Commission determines that the site, building or structure proposed to be designated does not meet the definition for Monument set forth in Section 22.171.7 of this article, then the temporary prohibition on the issuance of a permit to demolish, substantially alter or remove the site, building or structure and the temporary prohibition on demolition, substantial alteration or removal of the site, building or structure shall terminate, except when the designation of a site, building or structure as a Monument was proposed by Council-initiation.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.13. Notice of Designation and Subsequent Actions.

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The Commission shall notify the appropriate Department and Board, if any, and the owner of each site, building, or structure in writing that his or her site, building or structure has been designated a Monument, and shall give the owner as defined in Section 22.171.10(d) of this article, written notice of any further action, which it takes with respect to the Monument. Notice shall be mailed to the address shown on the Assessment Roll or the City Clerk's records, as applicable, as soon as practicable after the property is designated or the Commission takes any further action regarding the site, building or structure. The designation shall be recorded with the County Recorder.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.14. Commission Review.

No permit for the demolition, substantial alteration or relocation of any Monument shall be issued, and no Monument shall be demolished, substantially altered or relocated without first referring the matter to the Commission, except where the Superintendent of Building or the City Engineer determines that demolition, relocation or substantial alteration of any Monument is immediately necessary in the interest of the public health, safety or general welfare.

(a) **Standards for Issuance of a Permit for Substantial Alteration.** The Commission shall base a determination on the approval of a permit for the substantial alteration of a Monument on each of the following:

1. The substantial alteration, including additional buildings on a site containing multiple buildings with a unified use, complies with the Standards for Rehabilitation approved by the United States Secretary of the Interior; and
2. Whether the substantial alteration protects and preserves the historic and architectural qualities and the physical characteristics that make the site, building, or structure a designated Monument; and
3. Compliance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq.

(b) **Standards for Issuance of a Permit for the Demolition or Relocation of a Site, Building or Structure Designated a Monument.** The Commission shall base its determination

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on the approval of a permit for the demolition or removal of any Monument on the following:

1. A report regarding the structural soundness of the building or structure and its suitability for continued use, renovation, restoration or rehabilitation from a licensed engineer or architect who meets the Secretary of the Interior's Profession Qualification Standards as established by the Code of Federal Regulations, 36 CFR Part 61. This report shall be based on the Secretary of the Interior's Standards for Architectural and Engineering Documentation with Guidelines; and

2. Compliance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.15. Time for Objection By the Commission.

Where any matters subject to Section 22.171.14 of this article are referred to the Commission by its staff, the Commission shall have 30 days from the date of the referral to object to the proposed demolition, substantial alteration or relocation. If no objection is filed with the appropriate Department or Board within 30 days, all objections shall be deemed to have been waived. If the Commission objects to the proposed demolition, substantial alteration or relocation, it shall file its objection with the appropriate Department or Board.

Any objection by the Commission shall be set for a public hearing. The objection and the fact that the matter will be scheduled for a public hearing by the Commission shall be noted by Commission staff on the clearance worksheet utilized by the appropriate Department or Board for the issuance of the permit. The filing of an objection shall suspend the issuance of any permit for the demolition, substantial alteration, or relocation of the Monument (Stay) for a period of not less than 30 nor more than 180 days, during which time the Commission shall take all steps within the scope of its powers and duties as it determines are necessary for the preservation of the Monument to be demolished, altered or relocated.

At the end of the first 30 days of the Stay, staff of the Department shall report any progress regarding preservation of the Monument to the Commission, which may, upon review of the progress report, withdraw and cancel its objection to the proposed demolition, substantial alteration or relocation. If the Commission determines, upon the basis of the progress report to withdraw and cancel its objection, it shall promptly notify the appropriate Department or Board

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concerned of its action. Upon receipt of notification of withdrawal of the objection, the permit may be issued and the Monument may be demolished, altered or relocated. If the Commission does not withdraw and cancel its objection, the Stay shall remain in effect.

If the Commission, or the staff of the Department acting on the Commission's behalf, finds at the end of the first 100 days of the Stay that the preservation of the Monument cannot be fully accomplished with the 180-day Stay period, and the Commission determines that preservation can be satisfactorily completed within an additional period not to exceed an additional 180-day Stay, the Commission may recommend to the City Council that the Stay be extended to accomplish the preservation. No request for an extension shall be made after the expiration of the original 180-day Stay.

The Commission's recommendation for an extension of the Stay shall set forth the reasons for the extension and the progress to date of the steps taken to preserve the Monument. If it appears that preservation may be completed within the time extension requested, the City Council may approve the request for extension of the Stay not to exceed an additional 180 days for the purpose of completing preservation of the Monument.

No request for an extension of the Stay shall be granted where the Council determines, after consulting with the appropriate Department or Board, that granting an extension is not in the best interest of the public health, safety or general welfare.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.16. No Right to Acquire Property.

The Commission shall have no power or right to acquire any property for or on behalf of itself or the City, nor shall it acquire or hold any money for itself or on behalf of the City.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.17. Rules and Regulations of the Commission.

The Commission may adopt rules and regulations necessary to carry out the purpose and intent of this article.

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SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

Sec. 22.171.18. Cooperation with the Commission.

All boards, commissions, departments and officers of the City shall cooperate with the Commission in carrying out the spirit and intent of this article.

SECTION HISTORY

Added by Ord. No. 178,402, Eff. 4-2-07.

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DECLARATION MAILING LIST
MAILING DATE: 01/18/2017

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

Owner
Richard Born, 248 Haynes North
Associates, LLC
640 S. Main Street
Los Angeles, CA 90014

Applicant
Mathew M. Baron
Simon Baron Development
757 3RD Avenue, 17TH Fl.
New York, NY 10017

Representative
Tara Hamacher
256 S. Robertson Blvd. #2401
Beverly Hills, CA 90211

Daniel Freedman
1900 Avenue of the Stars, 7TH Fl.
Los Angeles, CA 90067

