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CITY PLANNING
OFFICE OF HISTORIC RESOURCES
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CULTURAL HERITAGE COMMISSION

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Date **MAR 04 2009**

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

ATTENTION: Barbara Greaves, Legislative Assistant
Planning and Land Use Management Committee

CASE NUMBER: **CHC-1984-4555-HCM**
TITLE GUARANTEE BUILDING
401-411 WEST FIFTH STREET

At the Cultural Heritage Commission meeting of January 15, 2009, the Commission moved to include the interior of the above property as an expansion of the currently designated Historic-Cultural Monument, subject to adoption by the City Council.

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

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

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

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

Moved: Commissioner Louie
Seconded: Commissioner Barron
Ayes: Commissioner Dake
Absent: Commissioners Lehrer, Scott

Vote: **3-0**


Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Staff Report with Findings

c: Councilmember Jan Perry, Ninth Council District
Title Guarantee Building Owner, LLC: Owner
Roger Brevoort, Applicant

Los Angeles Department of City Planning RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-1984-4555-HCM

HEARING DATE: January 15, 2009
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 401-411 West Fifth Street
Council District: 9
Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Legal Description: "Unnumbered LT" of Tract
T.G. and T. Co. Property

REQUEST: APPROVAL OF EXPANSION OF THE TITLE GUARANTEE
BUILDING (HISTORIC-CULTURAL MONUMENT #278) TO
INCLUDE THE BUILDING INTERIOR

APPLICANT: Roger Brevoort
Westlake Reed Leskosky
1 East Camelback Rd., #690
Phoenix, AZ 85012

OWNER: Title Guarantee Building Owner, LLC
PO Box 712428
Los Angeles, CA 90071

1314 Sunset Plaza Drive
Los Angeles, CA 90069

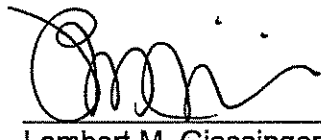
RECOMMENDATION That the Cultural Heritage Commission:

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

S. GAIL GOLDBERG, AICP
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources



Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attached Exhibits: Historic-Cultural Monument Application

FINDINGS

1. The building "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" as an example of Art Deco style commercial architecture.
2. The building is associated with a master builder, designer, or architect, as a work by the prominent architectural firm of Parkinson & Parkinson.
3. The property reflects "the broad cultural, economic, or social history of the nation, State or community" for its association with the development of downtown Los Angeles.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

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

SUMMARY

Built in 1929 and located at the intersection of 5th and Hill Streets in downtown Los Angeles, this twelve-story commercial building exhibits character defining features of the Art-Deco style. The building interior consists of a small elevator lobby opening onto 5th Street, the interior of the ground floor commercial space and the spaces from the second to eleventh floor. The lobby space contains three side-facing elevator entryways and bronze elevator doors with Art-Deco style bas-relief designs. The space also has cream-colored marble walls, a marble floor with an Art-Deco Zig-Zag motif, and dark marble wainscoting. On all four upper walls of the lobby space are located six murals by artist Hugo Ballin. The lobby ceiling is coffered and features ornamental painting. The interior of the ground floor commercial appears to have been completely altered. Except for some elevator lobbies having marble surfaces and historic doors and fixtures on the upper floors, the interior spaces of the second to twelfth floors appear to have been completely altered.

The subject building was designed by the prominent architectural firm of John Parkinson (1861-1935) and Donald Parkinson (unknown-1945), responsible for the design of several Los Angeles Historic-Cultural Monuments including Los Angeles City Hall (HCM #150; 1928), Union Station (HCM #101; 1939), Bullocks-Wilshire (HCM #534; 1928), and the Pacific Coast Stock Exchange building (HCM #205; 1930). The work of Los Angeles artist Hugo Ballin (1879-1956) was incorporated into the interior design of several HCMs and landmarks including the Griffith Observatory (HCM #168; 1935), Southern California Edison Building (HCM #347; 1931), Wilshire Boulevard Temple (HCM #116; 1929) and the Times Mirror Building (1935).

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. At issue is whether the Commissioners determine the building is significant enough to warrant designation.

DISCUSSION

The interior of the Title Guarantee Building successfully meets three of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," 2) reflects "the broad cultural, economic, or social history of the nation, State or community," and 3) is associated with a master builder, designer, or architect. As a commercial building designed in the Art Deco style by a noteworthy architectural firm and reflective of the development of downtown Los Angeles, the interior qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

On April 10, 1984, the Cultural Heritage Commission recommended to the City Council that the designation of the subject building encompass only the exterior based on concerns by the property owner. On July 11, 1984, City Council declared the exterior of the subject building a Historic-Cultural Monument, excluding the building interior. The property owner is now requesting inclusion of the interior as the current partial designation of the subject property disqualifies it from the Mills Act Program.

At its meeting of November 6, 2008, the Cultural Heritage Commission voted to take the application under consideration. On December 4, 2008, the Cultural Heritage Commission toured the subject property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

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

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

The designation of the interior of the Title Guarantee Building property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic

structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

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

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-1984-4555-HCM

HEARING DATE: November 20, 2008
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 401-411 West Fifth Street
Council District: 9
Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Legal Description: "Unnumbered LT" of Tract
T.G. and T. Co. Property

REQUEST: APPROVAL OF EXPANSION OF THE TITLE GUARANTEE BUILDING (HISTORIC-CULTURAL MONUMENT #278) TO INCLUDE THE BUILDING INTERIOR

APPLICANT: Roger Brevoort
Westlake Reed Leskosky
1 East Camelback Rd., #690
Phoenix, AZ 85012

OWNER: Title Guarantee Building Owner, LLC
PO Box 712428
Los Angeles, CA 90071

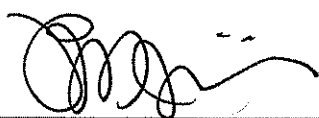
1314 Sunset Plaza Drive
Los Angeles, CA 90069


RECOMMENDATION That the Cultural Heritage Commission:

1. **Take under consideration** the interior of the Title Guarantee Building at 401-411 West Fifth Street, Los Angeles, CA (Historic-Cultural Monument #278) as part of the designation per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning


Ken Bernstein, AICP, Manager
Office of Historic Resources


Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attached Exhibits: Historic-Cultural Monument Application

SUMMARY

Built in 1929 and located at the intersection of 5th and Hill Streets in downtown Los Angeles, this twelve-story commercial building exhibits character defining features of the Art-Deco style. The building interior consists of a small elevator lobby opening onto 5th Street, the interior of the ground floor commercial space and the spaces from the second to eleventh floor. The lobby space contains three side-facing elevator entryways and bronze elevator doors with Art-Deco style bas-relief designs. The space also has cream-colored marble walls, a marble floor with an Art-Deco Zig-Zag motif, and dark marble wainscoting. On all four upper walls of the lobby space are located six murals by artist Hugo Ballin. The lobby ceiling is coffered and features ornamental painting. The interior of the ground floor commercial appears to have been completely altered. Except for some elevator lobbies having marble surfaces and historic doors and fixtures on the upper floors, the interior spaces of the second to twelfth floors appear to have been completely altered.

The subject building was built by the prominent architectural firm of John Parkinson (1861-1935) and Donald Parkinson (unknown-1945), responsible for the design of several Los Angeles Historic-Cultural Monuments including Los Angeles City Hall (HCM #150; 1928), Union Station (HCM #101; 1939), Bullocks-Wilshire (HCM #534; 1928), and the Pacific Coast Stock Exchange building (HCM #205; 1930). The work of Los Angeles artist Hugo Ballin (1879-1956) was incorporated into the interior design of several HCMs and landmarks including the Griffith Observatory (HCM #168; 1935), Southern California Edison Building (HCM #347; 1931), Wilshire Boulevard Temple (HCM #116; 1929) and the Times Mirror Building (1935).

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. At issue is whether the Commissioners determine the building is significant enough to warrant designation.

BACKGROUND

On April 10 1984, the Cultural Heritage Commission recommended to the City Council that the designation of the subject building encompass only the exterior based on concerns by the property owner. On July 11, 1984, City Council declared the exterior of the subject building a Historic-Cultural Monument, excluding the building interior. The property owner is now requesting inclusion of the interior as the current partial designation of the subject property disqualifies it from the Mills Act Program.

FINDINGS

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



CULTURAL HERITAGE COMMISSION

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

CITY OF LOS ANGELES

SIGNIFICANCE WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

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

ARCHITECTURAL SIGNIFICANCE

THE Title Guarantee and Trust Company Building IS AN IMPORTANT EXAMPLE OF
NAME OF PROPOSED MONUMENT

Zig-Zag Modern Art Deco ARCHITECTURE
ARCHITECTURAL STYLE (SEE LINE 8)

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

A N D / O R

HISTORICAL SIGNIFICANCE

THE Title Guarantee and Trust Company Building WAS BUILT IN 1930-31
NAME OF PROPOSED MONUMENT YEAR BUILT

Title Guarantee and Trust Company Building WAS IMPORTANT TO THE
NAME OF FIRST OR SIGNIFICANT OTHER

DEVELOPMENT OF LOS ANGELES BECAUSE The Title Guarantee Company was important to the development of Los Angeles because of its role in real estate investment in the downtown core of Los Angeles. The company chose a prominent location on the perimeter of Pershing Square for its administrative headquarters. The Title Guarantee Company utilized this building from 1931 through 1955. The ground floor held the customer contact functions, the clerical work occurred on the second through fifth stories. The upper stories were more formal executive offices.
The Title Guarantee Building is equally important as a distinguished, (continued)

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Title Guarantee and Trust Company Building
2. STREET ADDRESS 401-411 W. Fifth Street
CITY Los Angeles ZIP CODE 90013 COUNCIL DISTRICT 9
3. ASSESSOR'S PARCEL NO. 5149-028-010
4. COMPLETE LEGAL DESCRIPTION: TRACT (continued)
BLOCK _____ LOT(S) _____ ARB. NO. _____
5. RANGE OF ADDRESSES ON PROPERTY 401-411 W, Fifth Street
6. PRESENT OWNER Title Guarantee Building Owner, LLC
STREET ADDRESS PO Box 712428
CITY Los Angeles STATE CA ZIP CODE 90071 PHONE (213) 617-9500
OWNER IS: PRIVATE Yes PUBLIC _____
7. PRESENT USE undergoing conversion to housing ORIGINAL USE Office

DESCRIPTION

8. ARCHITECTURAL STYLE Zig-Zag Modern Art Deco
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET)
The Title Guarantee and Trust Company Building at the corner of Fifth and Hill Streets is a twelve story Art Deco skyscraper, enhanced by a two story rooftop tower that adds two additional stories to the height and volume of the design. There are two prominent facades, facing Fifth and Hill Streets. These elevations are sheathed in buff colored architectural glazed terra cotta, and feature stylized chevron detailing and stylized floral patterns on the spandrel panels that delineate the pronounced vertical bay divisions of the exterior. The windows are double-hung steel sash, slightly recessed. The roofline is established by a crenellated parapet distinguished by Deco motifs. At the base of the building the former storefront openings are framed by cast iron surrounds. The actual storefronts have been replaced, but the openings remain intact. (continued)

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Title Guarantee and Trust Company Building

10. CONSTRUCTION DATE: FACTUAL 1930 ESTIMATED _____
11. ARCHITECT, DESIGNER, OR ENGINEER John Parkinson of Parkinson and Parkinson
12. CONTRACTOR OR OTHER BUILDER unknown
13. DATES OF ENCLOSED PHOTOGRAPHS June - July, 2005
(6X10 BLACK AND WHITE GLOSSY)
14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE
15. ALTERATIONS The Title Guarantee Building stands in virtually intact condition on the exterior, with the exception of the actual storefronts which have been replaced with anodized aluminum panels and framing. The storefront openings are still framed by cast iron surrounds that will be retained in the rehabilitation. As noted above, the interior of the building was substantially modified in 1955, removing most of the historic finishes, (continued)
16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
 ZONING OTHER _____
17. IS THE STRUCTURE: ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEF STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE OPTIONAL SIGNIFICANCE WORK SHEET)
- The Title Guarantee Building is primarily significant as a major manifestation of the Art Deco style, which is particularly appropriate for a "skyscraper" built in 1930-31. The style accentuates height, and in the early twentieth century, Art Deco emerging as a prevalent style in American architecture, particularly in urban areas. The building was designed by the firm of Parkinson and Parkinson, one of the most prominent architectural firms active in Los Angeles at the time. The exterior is sheathed in glazed terra cotta, a material that (continued)
19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) National Register of Historic Places Nomination, Hatheway and Associates 1983; Architectural Digest, Vol III, #2, p. 48-49; Winter, Robert. A Guide to Architecture in Los Angeles and Southern California
20. DATE FORM PREPARED 09/09/2005 PREPARER'S NAME Roger Brevoort
ORGANIZATION Westlake Reed Leskosky STREET ADDRESS 1 East Camelback Rd. #590
CITY Phoenix STATE AZ ZIP CODE 85012 PHONE (602) 212-0451

Continuations

Historic-Cultural Monument Application
Title Guarantee and Trust Company Building

DEVELOPMENT OF LOS ANGELES BECAUSE

and rare example of the Art Deco style in Los Angeles, designed by the prominent firm of Parkinson and Parkinson. The building is currently being rehabilitated for residential use.

4. COMPLETE LEGAL DESCRIPTION:

The Certain Real Property, in the city of Los Angeles, County of Los Angeles, State of California, known as "T. G. and T. Co. Property", as per map recorded in book 169 page 39 of maps, in the office of the county recorder of said county.

9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OF STRUCTURE

The two other elevations, north and east are unadorned, and feature brick infill within the rectilinear frame.

The southwest corner of the building is canted at the base, and curved at the upper levels, accentuating the prominence of the building, and integrating the two main elevations and enhancing the height and mass of the tower. The resulting effect creates a monumental scale, appropriate for a building that anchors Pershing Square.

The façade steps back above the eleventh story. This setback changes the proportionality of the upper stories, and accents the tower. This effect helps create the sense of height intended by the Art Deco design and its appropriate use for height rise buildings in this period. The tower also blends Deco forms with several flying buttresses, introducing a Gothic characteristic that also accentuates the height and verticality of the building exterior.

The main public entrance to the building is located in the north bay of the west elevation. Accentuated at the top by a sculptural frieze panel, the entry is recessed, and frames paired bronze doors. Inside the entry, which is historically the main public interior space, the floors are marble, with a pronounced Deco pattern. The walls have marble wainscoting to the midpoint, and the upper portions are painted. Each of the main upper wall surfaces features an original mural painted by Los Angeles muralist Hugo Ballin. The lobby ceiling is coffered, and features ornamental painting. There are four bronze elevator doors in the lobby, each with bas-relief designs with a Deco motif. The lobby remains architecturally intact, with the exception that the current chandeliers were salvaged from the Wiltern Theatre.

There is a subordinate entrance to the former commercial space at the base of the building at the southwest corner. This entrance has been modified, but appears to never have been a prominent feature. The corner is canted at this level. Above the storefront level the curved design of the southwest corner is carried up to the eleventh story where the building steps back, and provides an offset massing that makes the tower above this corner a more prominent feature. The Fifth Street façade also features a projecting balcony above the storefront level adjacent to the corner entrance. This balcony forms a base for a tripartite bay that flanks the corner, and when the

building is seen from a distance, this bay corresponds with the buttresses and main mass of the tower.

The Title Guarantee and Trust Company used this building until 1955, when it was sold to the Wells Fargo Bank. The Bank largely gutted the interior spaces of the upper floors to accommodate computer systems, and large volume air condition equipment and ducting. As a result, the historic interior spaces of the upper floors were lost. Fortuitously, the entrance lobby remained intact due to its function as the access to the upper floors, and therefore it is now the most prominent interior space to survive in the building.

The building again experienced complete interior demolition in 1989 to accommodate the new interior improvements of La Opinion Newspaper, who occupied the building as their headquarters until July 2004, at which time the building became vacant.

The building is currently undergoing conversion to luxury housing units, based on an extensive rehabilitation in accordance with the Secretary of the Interior's Standards for Rehabilitation. The project involves restoration and cleaning of the interior lobby to continue its function, and conversion of the upper story spaces that are presently in office or storage use. All of the windows are being retained, and the original fire escape that is integral to a recessed bay on the west façade will remain functional. The exterior terra cotta façade will be cleaned, and repaired as needed, based on repointing and selective replacement of terra cotta pieces where necessary. The project plans have been reviewed and approved by the California State Historic Preservation Office, and the National Park Service. Construction is anticipated to begin in the fall of 2005.

15. ALTERATIONS

although the main entrance foyer and elevator lobby remained intact.

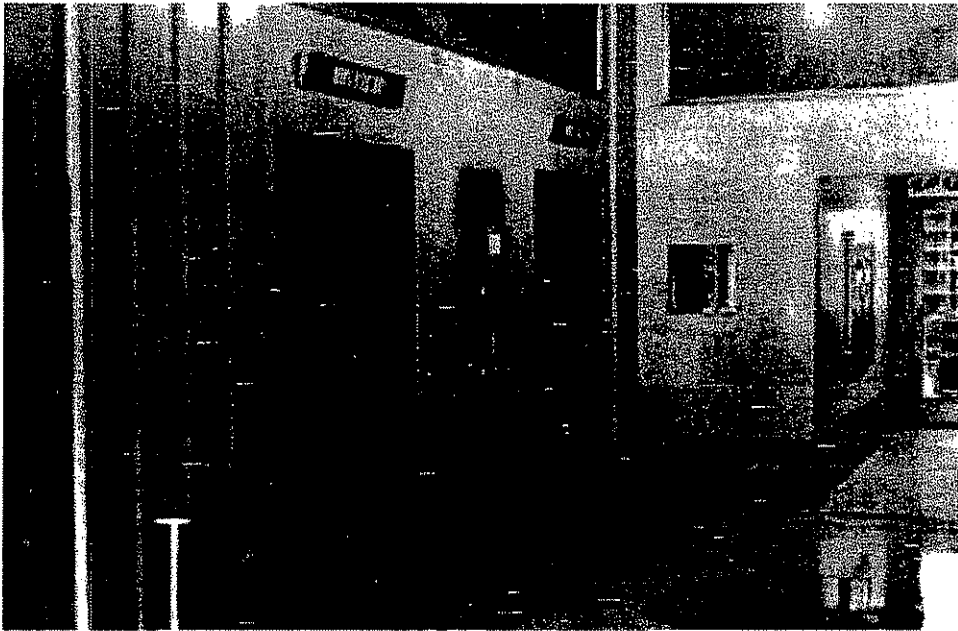
18. BRIEF STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE

enabled the use of the highly sculptural shapes and forms of the Deco style, illustrated on the Title Guarantee Building by the chevron motifs at the roofline and in the spandrel panels that delineate the two main facades. The main entrance and elevator lobby contains several murals by Los Angeles muralist Hugo Ballin. The lobby retains its original appearance, based on Deco design motifs, with terrazzo floors and marble wainscoting. The building's exterior features prominent exterior facades on the west and south elevations, and is highlighted by a two story tower that makes the building command the corner of Fifth and Hill Streets and serve as a key architectural focal point of Pershing Square. The exterior retains its original appearance and the main entrance and lobby are also intact, yielding very high integrity of appearance to the public view.

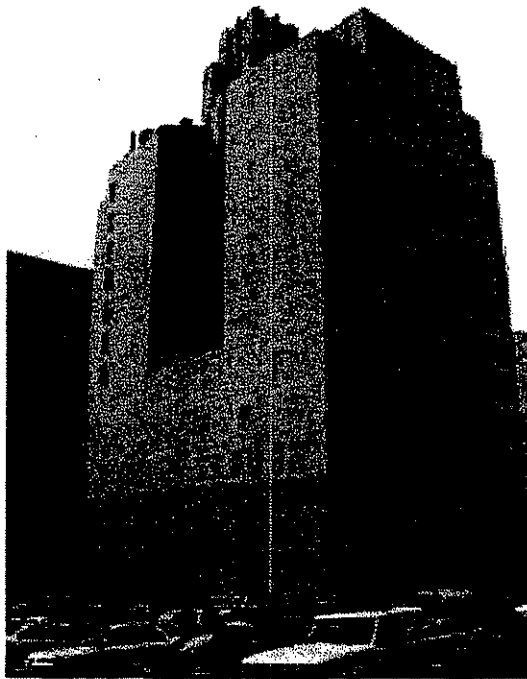
The Title Guarantee Building is already listed as a Historic-Cultural Monument, although the present designation is limited to the exterior. The intent of this document is to expand the current designation to include the interior spaces and recognize the significance of the interior lobby which will remain intact.



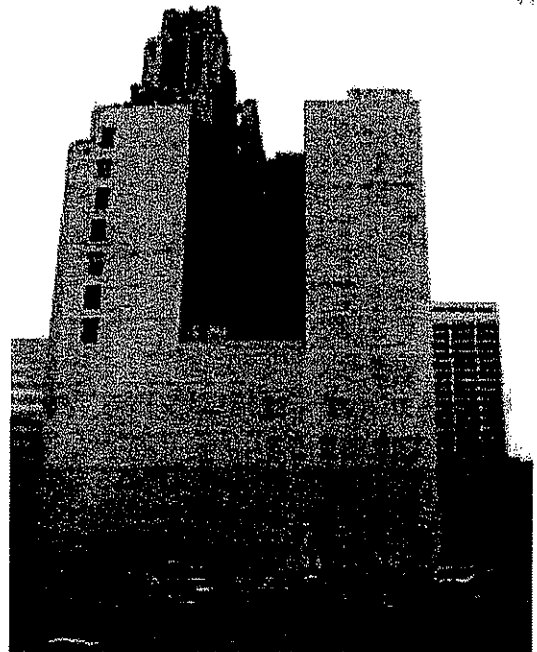
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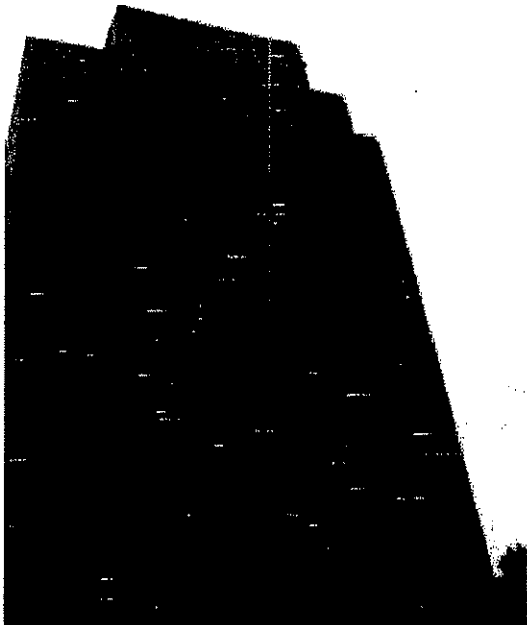
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TTG SHPO Rear Elevation.jpg



TTG SHPO Rear Elevation with In Fill 3.jpg



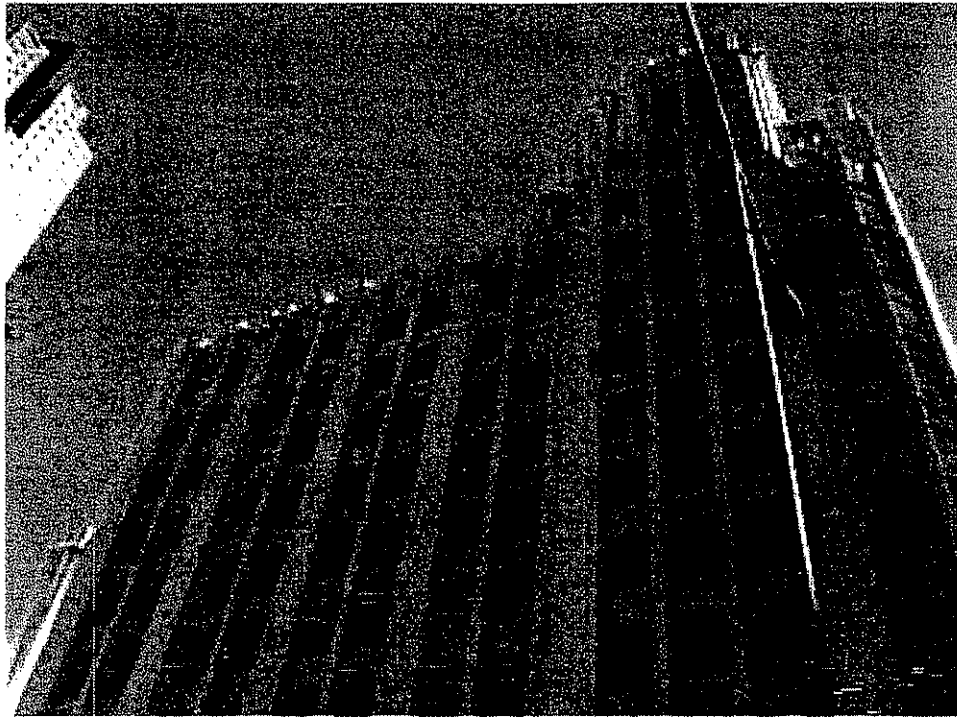
TTG SHPO Side Elevation with In Fill 2.jpg



PR10481099514.jpg



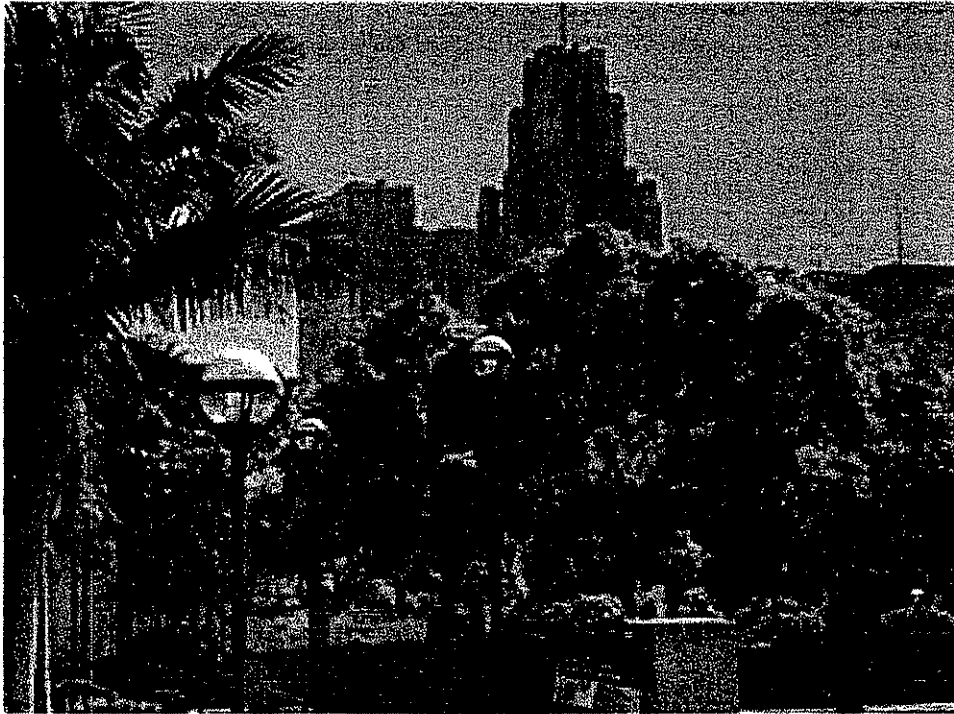
TITLE GUARANTEE BUILDING SHPO 5th St Image 1.j...



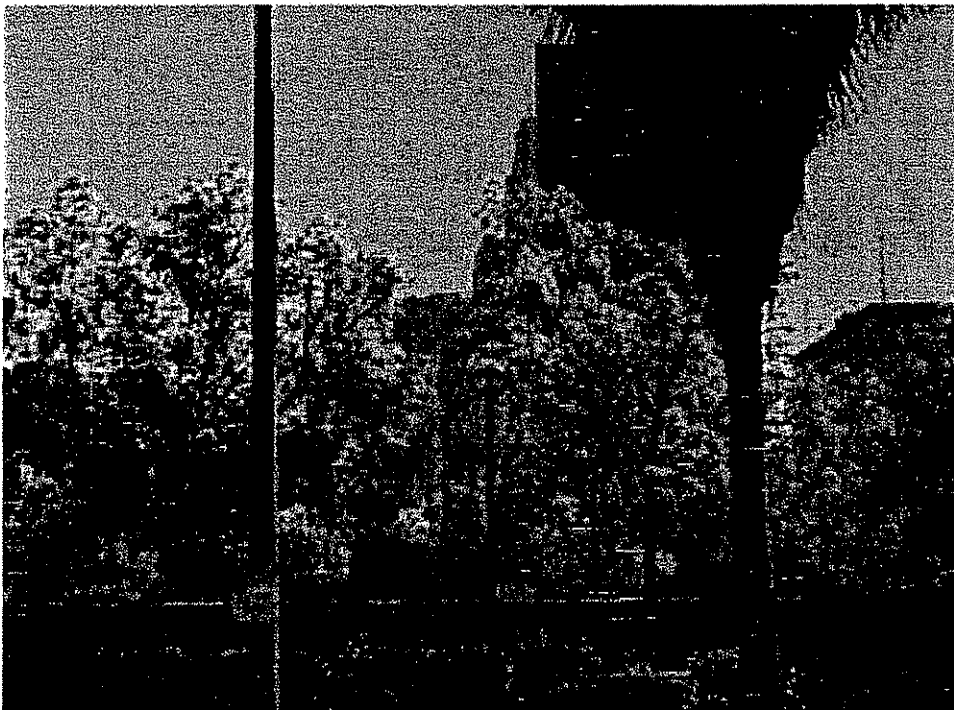
TITLE GUARANTEE BUILDING SHPO 5th St Image 2.j...



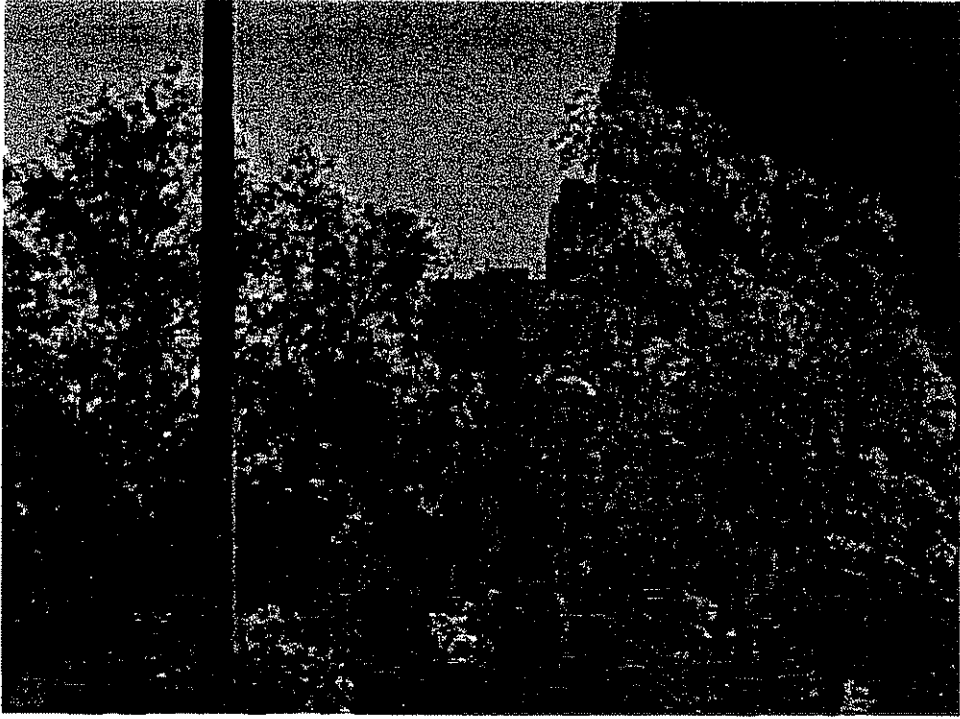
TITLE GUARANTEE BUILDING SHPO 6 th St Image.jpg



TITLE GUARANTEE BUILDING SHPO 6 th St Image 2....



TITLE GUARANTEE BUILDING SHPO 6 th St Image 5....



TITLE GUARANTEE BUILDING SHPO Mid Park Image...



Photo #1: West elevation, Title Guarantee Building after restoration of terra cotta façade, window restoration, and maintenance of original, internal fire escape.



Photo #2: Upper façade of Title Guarantee Building after restoration.

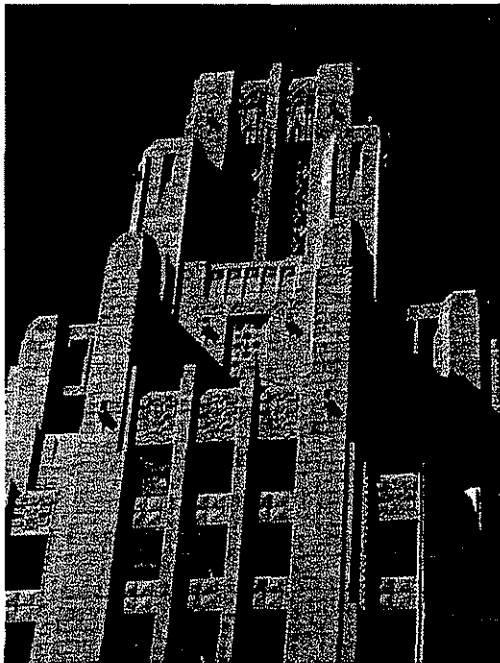


Photo #3: Tower of Title Guarantee Building, after restoration. Terra cotta was repaired and glazed to match its original appearance and finish. Modifications to steel doors and louvers at the base of the tower are not visible.

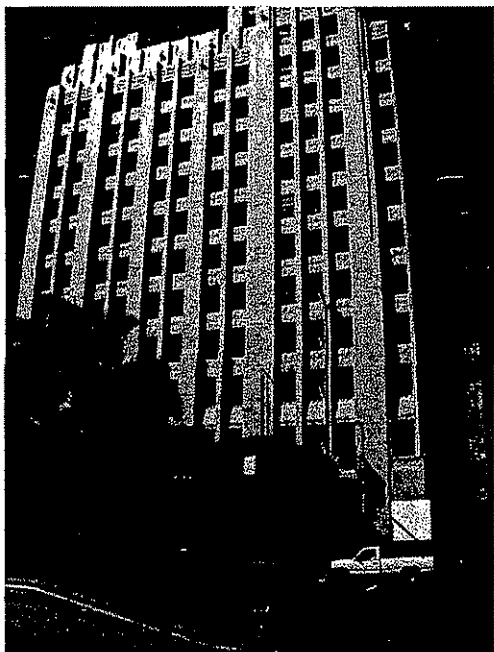


Photo #4: West elevation of Title Guarantee Building, from center of adjacent block, south of Pershing Square. The rooftop pool is not discernable.



Photo #5: Title Guarantee, west elevation, roofline. The edge of the pool is subordinate to the sculptural characteristics of the roofline that articulate the Art Deco design.



Photo #6: Title Guarantee, West elevation. The western edge of the new pool was tiled and painted to blend with the façade.

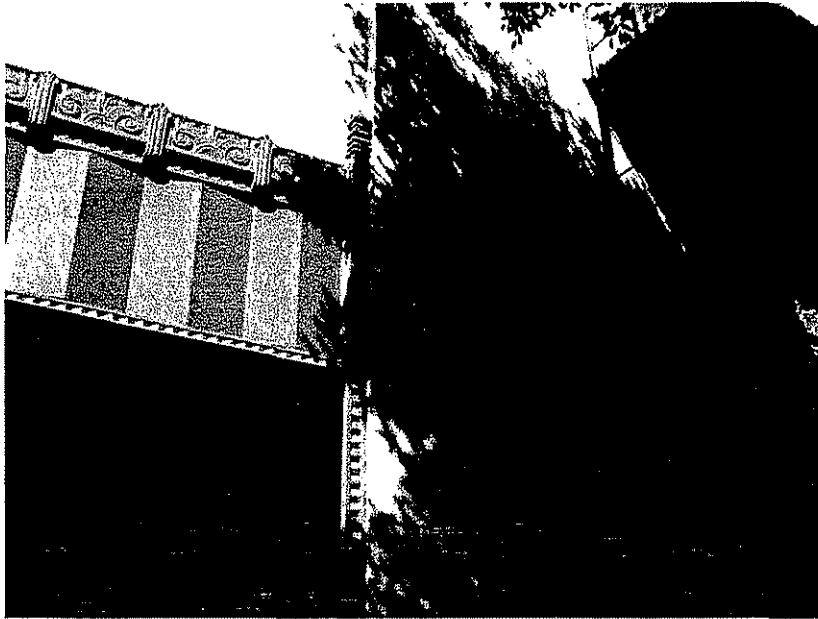


Photo #7: Detail of cast iron storefront, west elevation, and adjacent terra cotta, which was repaired by selective replacement with new pieces. (See Part 2, Photo 3)



Photo #8: Restored cast-iron storefront and terra cotta repair, west elevation.



Photo #9: Storefronts along Fifth Street. The historic cast iron detail was retained and leases to any commercial tenant will stipulate that cast iron be retained, and size of openings cannot be changed. Storefront windows were left in place. The interior space is still vacant at this time.



Photo #10: Main entrance to historic elevator lobby and upper stories. The terra cotta was cleaned and restored.

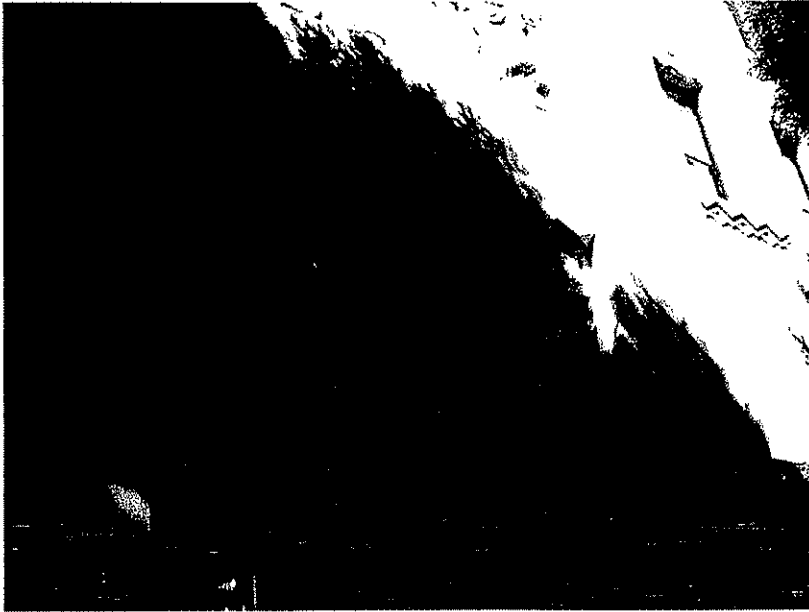


Photo #11: Main entrance, Fifth Street. Terra Cotta detail was cleaned and restored.



Photo #12: Terra cotta on west elevation. Any cracked or damaged pieces were replaced, and surface was reglazed to provide uniform appearance.



Photo #13: North wall. No work occurred on this elevation due to imminent construction of adjacent building. Proposed new windows on north wall were deleted due to modification to plans for adjacent building that made new openings in the Title Guarantee undesirable.



Photo #14: North and east elevations. Note addition of space internal to the lower five stories. Windows are similar in shape and dimension to the upper stories. No other work occurred on these elevations.



Photo #15: Restored entrance, Fifth Street, west elevation.



Photo #16: Reception counter in entrance lobby was left in place.

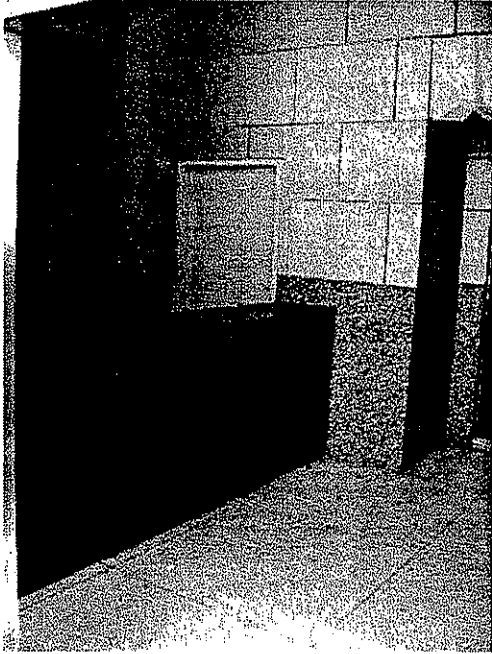


Photo #17: Reception counter in lobby, and new door into fire control room. Door was enlarged slightly to meet fire code requirements.



Photo #18: Entrance doors, cleaned and repaired.



Photo #19: New internal doors located between vestibule and main elevator lobby.



Photo #20: Fifth Street entrance doors viewed from interior.

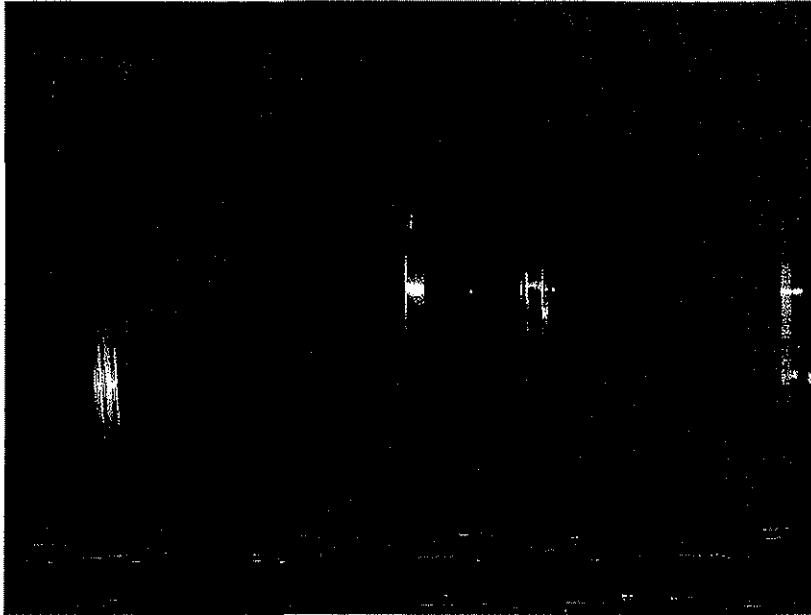


Photo #21: New door from elevator lobby into adjacent parking area, converted from former retail space. This door is in original location, but opening had been previously infilled. Door was designed to be compatible with existing doors in the lobby space.

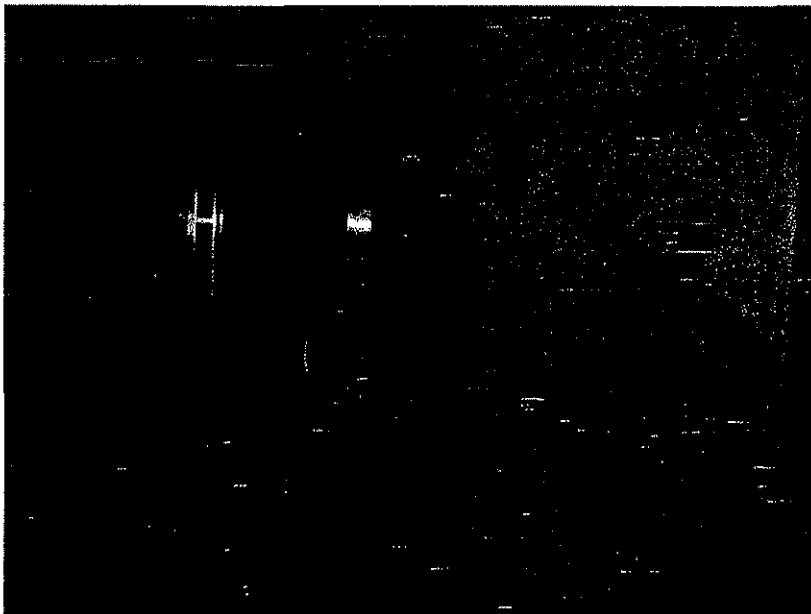


Photo #22: New door in original opening from elevator lobby into former retail area. Door and frame was designed to blend with other doors in entrance, but frame is of a slightly different design.



Photo #23: Door replaced in elevator lobby, first floor.

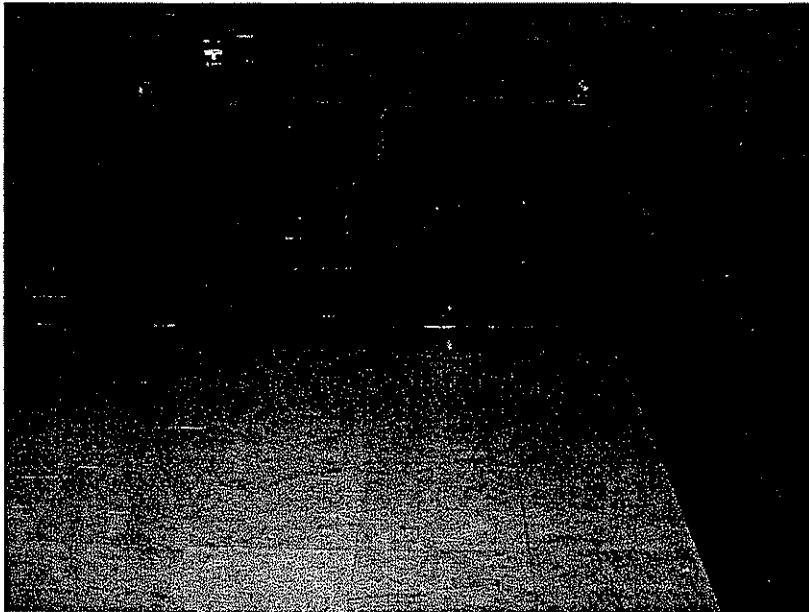


Photo #24: Restored floor, Upper lobby, **Seventh Floor**. The north wall and door assembly was relocated to the north edge of the existing black marble adjacent to the fire stair.

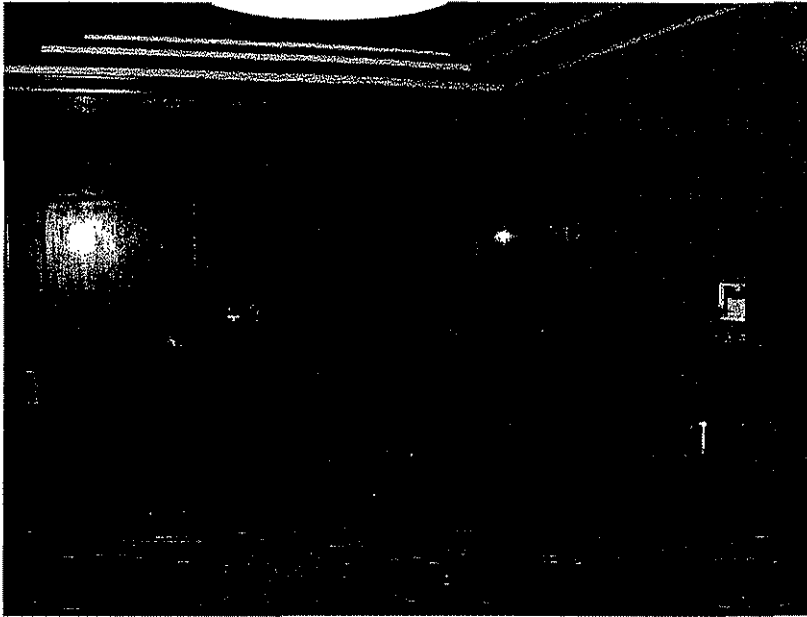


Photo #25: Restored floor, Upper lobby, Seventh Floor.



Photo #26: Doors between elevator lobby, and "dog-leg" of corridor to restroom and stairwell. Marble flooring was retained and will be left in place, although carpeting may be installed to minimize noise.



Photo #27: Upper story, lobby area sixth floor.

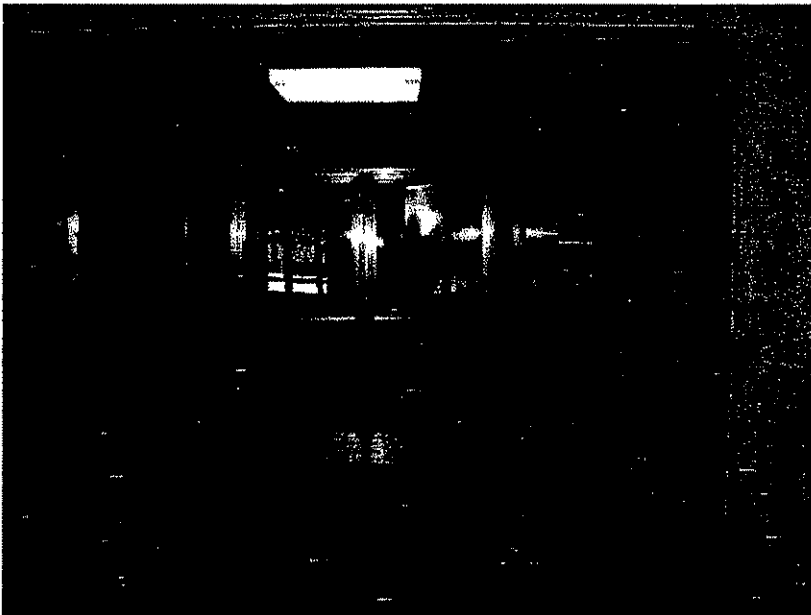


Photo #28: Elevator lobby on Ground Floor. Bronze doors into former retail space. Glazing was changed from wire glass to clear glass.

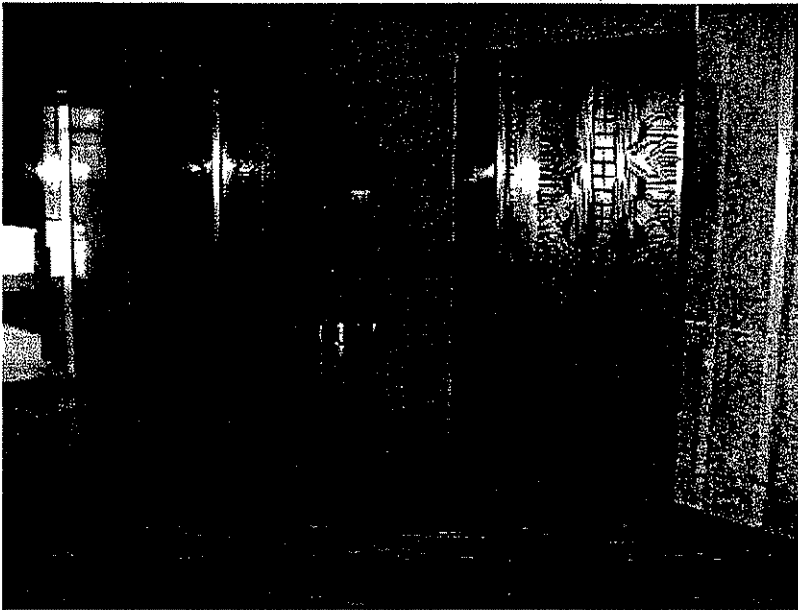


Photo #29: Elevator doors, main entrance lobby. The elevator doors all remain in place and were cleaned, although the elevator in the west bay was removed. The doors remain in place but are now ornamental and do not operate.



Photo #30: Elevator lobby, main floor. Three of the four elevators remain operational. All finishes in the lobby area were retained.



Photo #31: Main elevator lobby with elevator doors. Period light fixtures, salvaged from the Wiltern Theater in Los Angeles prior to this rehabilitation, were left in place. Murals in lobby were left in place. Cleaning that was not intended to be completed will occur in the future.

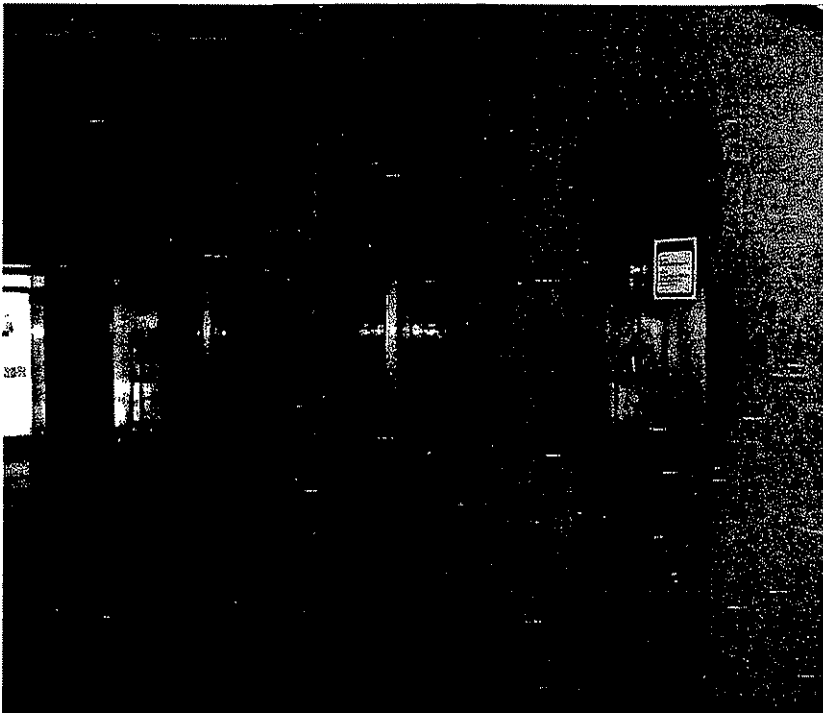


Photo #32: Main elevator lobby, with original features intact.



Photo #33: Upper story corridor, as rebuilt relocated to accommodate shear wall required for seismic reinforcement. Corridors on all but three floors had already been removed. The shear wall was left as unfinished to indicate it is a new component of the building. The remainder of the corridor was given a finished appearance. Corridors were built to width required by code for new residential construction.

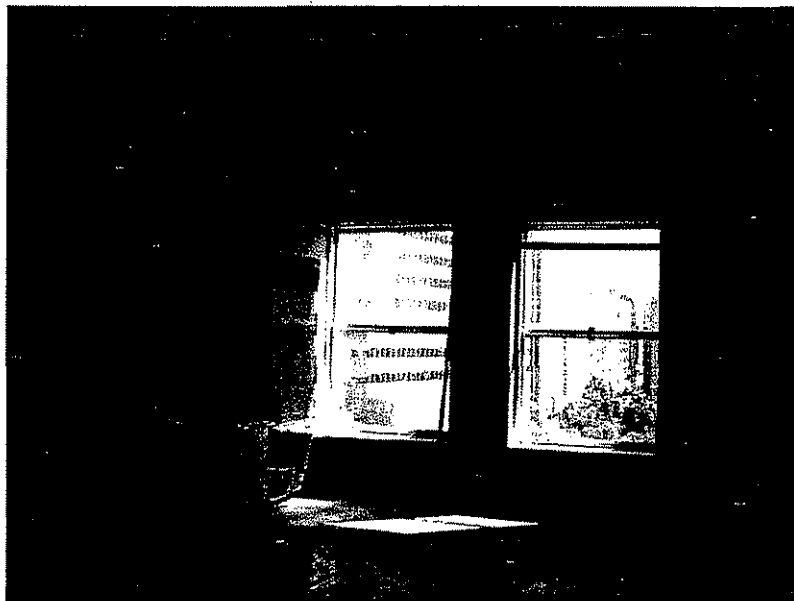


Photo #34: Interior of typical residential unit. Note that ceiling height/plane over kitchen area was reproduced at 8 foot height to reflect historic ceiling planes in the former corridors. Ceiling over main living space – which had been removed in 1955 – was left at full volume, with exposed concrete framing. The exposed concrete ceiling beams were painted, but not otherwise textured. The intent was to create a “finished” appearance inside all the units.

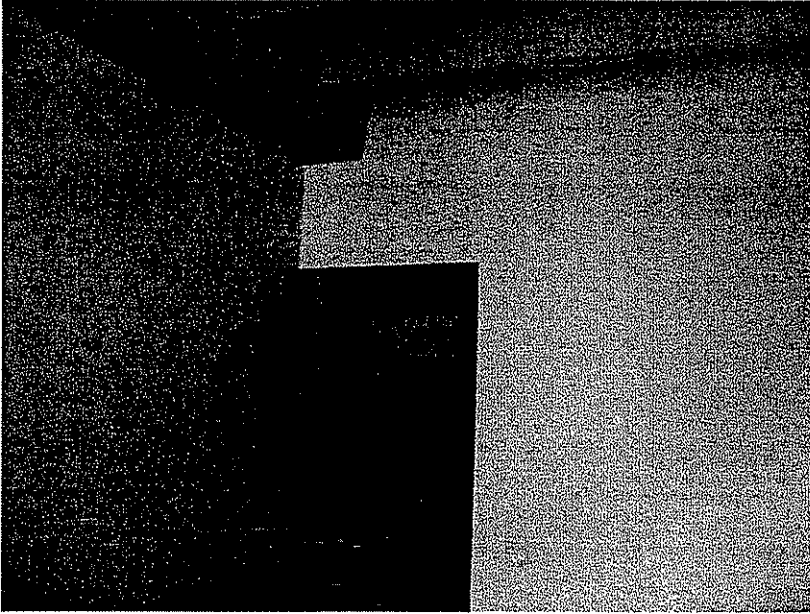


Photo #35: Entrance to living space from corridor. The new ceiling height was built at 8 feet to give sense of historic entrance and relationship to former corridor. Volume of remaining space is full height, exposed concrete framing.

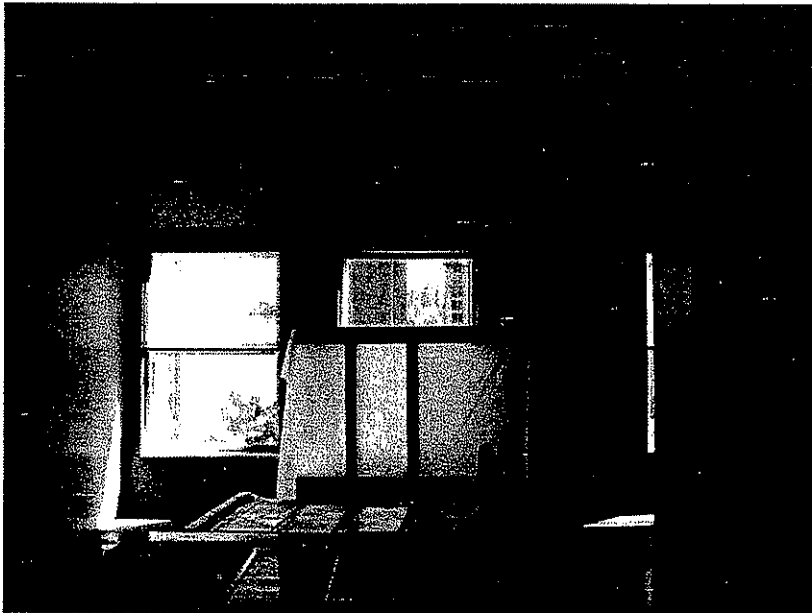


Photo #36: Interior of kitchen area of living space. Ceiling was installed at 8 foot ceiling plane over this area. Walls and ceilings do not obstruct window openings in any location.

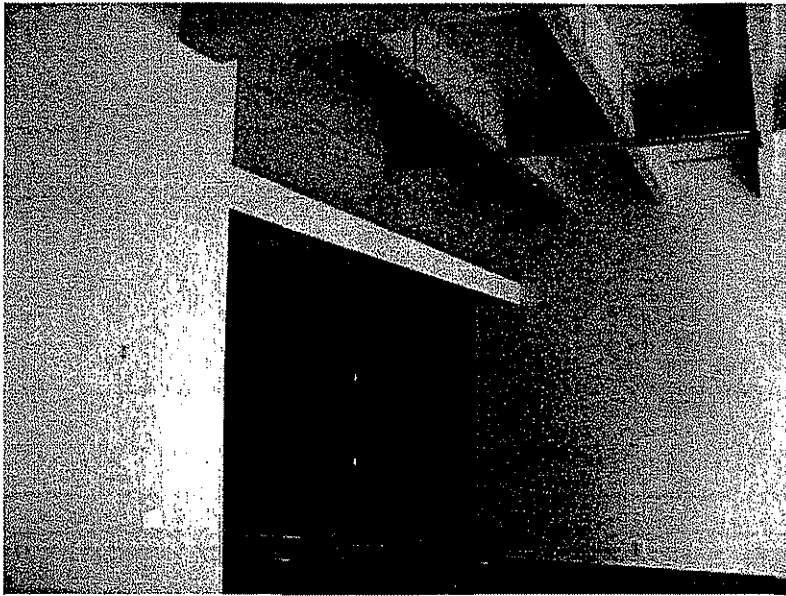


Photo #37: Interior of living space- typical. Main volume of space is at full ceiling height of exposed concrete ceiling, entrances, kitchens and bathrooms had new ceiling installed at 8 feet plane.



Photo #38: Original steel 1/1 windows on all facades were restored. Most are in operable condition.



Photo #39: Original steel, 1/1 windows on all facades were retained and restored. Most are in operable condition.

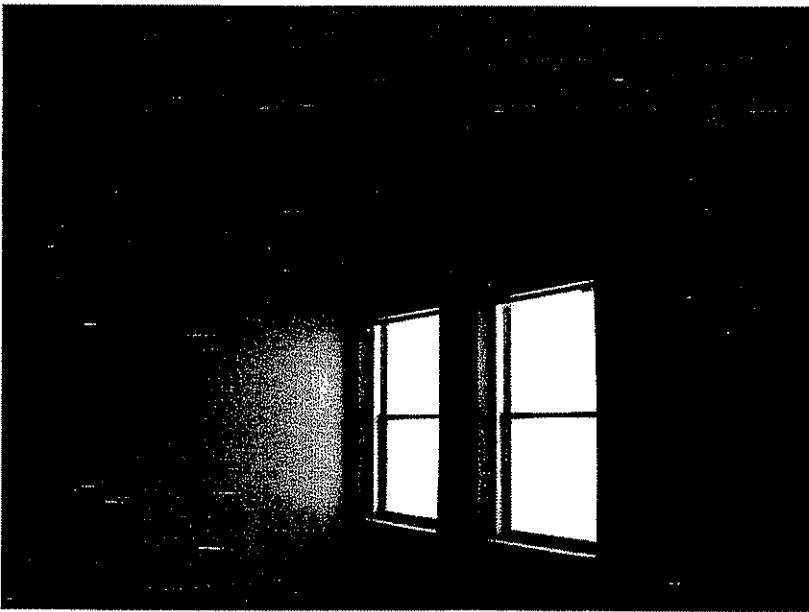


Photo #40: Interior of living space- typical. Main volume of space exposes full ceiling height of exposed concrete.

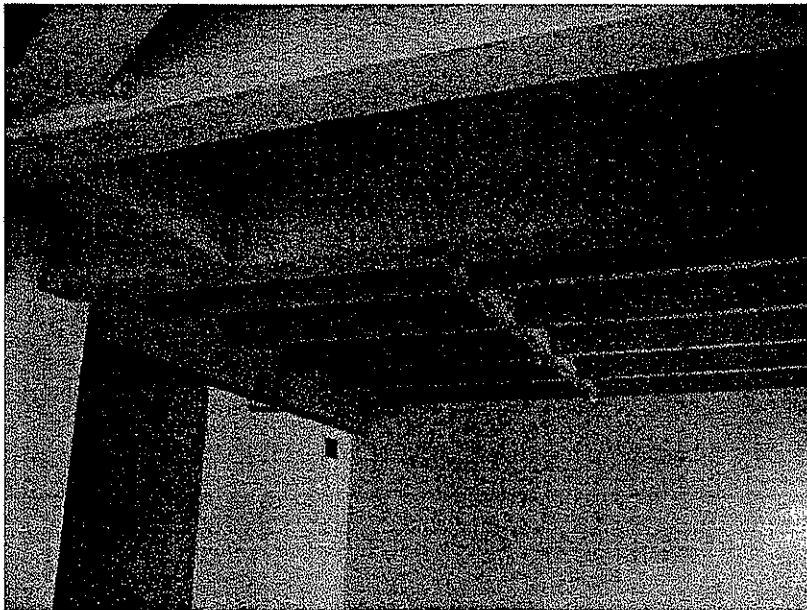


Photo #41: Interior of living space- typical. Main volume of space is at full ceiling height of exposed concrete ceiling, entrances, kitchens and bathrooms had new ceiling installed at 8 feet plane.



Photo #42: Interior of typical residential unit. Note that ceiling height/plane over kitchen area was reproduced at 8 foot height to reflect historic ceiling planes. Ceiling over main living space – which had been removed in 1955 – was left at full volume, with exposed concrete framing. The exposed concrete was painted, but not otherwise textured.



Photo #43: Entrance from corridor into typical unit. Ceiling heights of corridors and entrances correspond to former 8 foot ceiling plane.



Photo #44: Interior of typical residential unit. Note that ceiling height/plane over kitchen area was reproduced at 8 foot height to reflect historic ceiling planes. Ceiling over main living space – which had been removed in 1955 – was left at full volume, with exposed concrete framing. The exposed concrete was painted, but not otherwise textured.

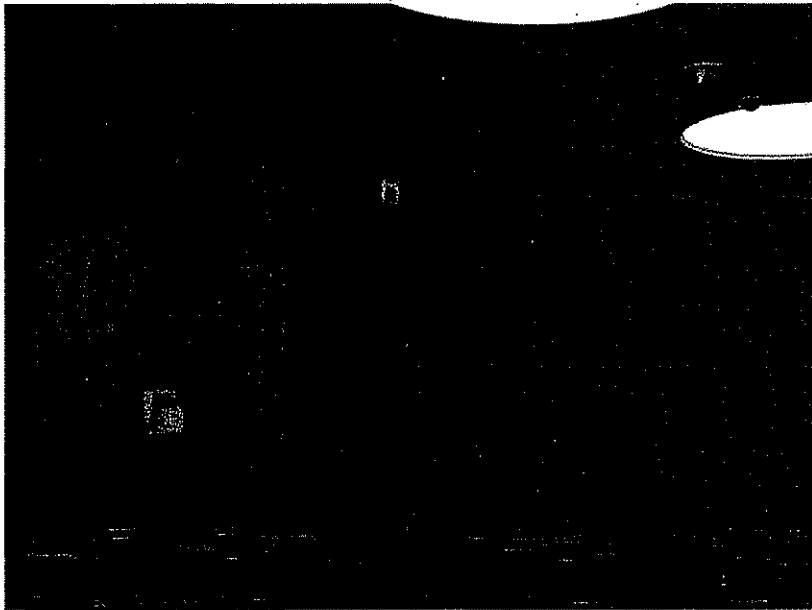


Photo #45: Typical elevator lobby – upper floors. Detail from 1986 rehabilitation was retained, and lobbies convey original volume and shape.

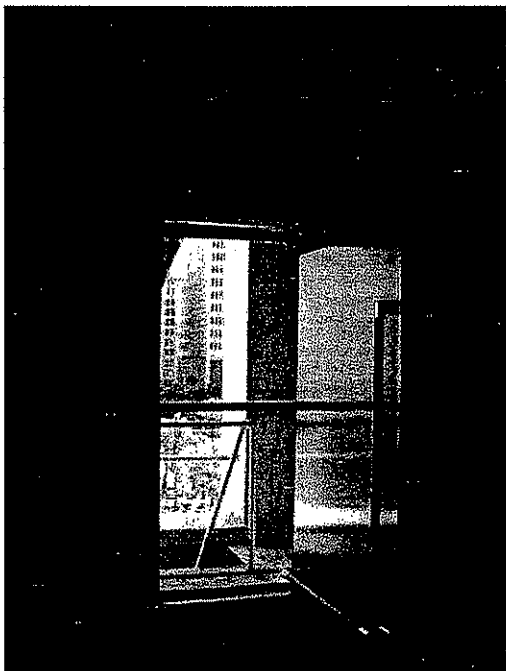


Photo #46: Interior space of unit adjacent to fire escape on west elevation. This window was the former access to fire escape that was no longer usable under current fire code regulations. (See Photo 47)

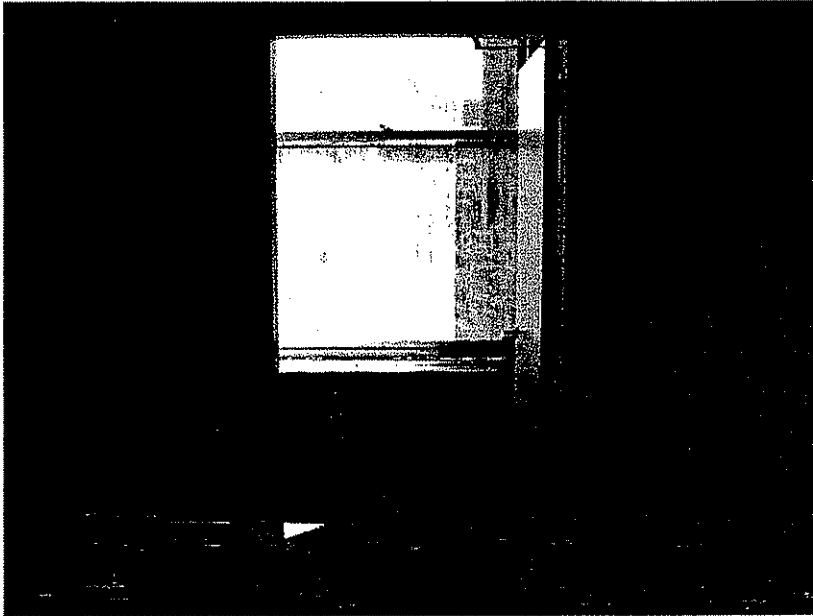


Photo #47: New doorway and fire wall at end of former dead-end corridor to permit access to fire escape. Internal corridor. Corridor formerly terminated at window.

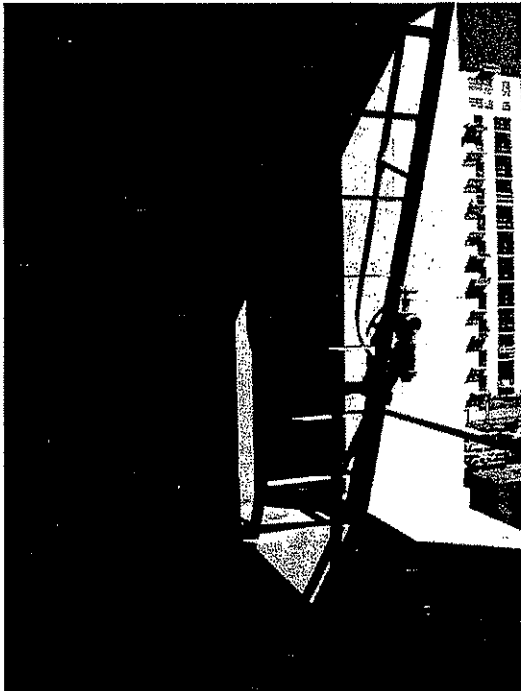


Photo #48: New opening in wall provided for code-compliant access to original fire escape as required by City of Los Angeles. The actual fire escape is internal to west elevation, and has been repaired and painted for continued use.

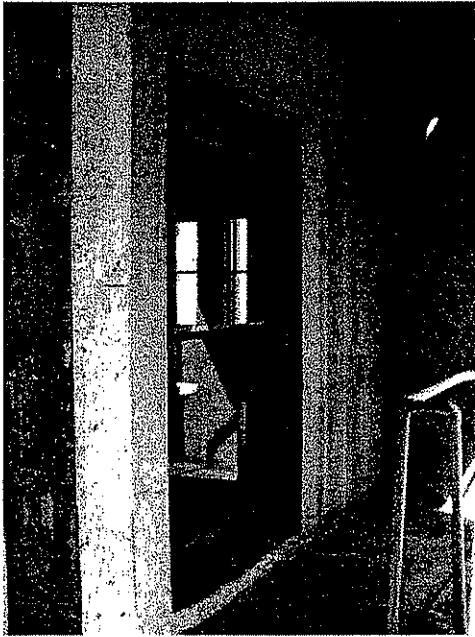


Photo #49: A new opening was cut in corridor to allow access to fire escape area. West elevation. The windows were left place and incorporated into interior floor plan and residential unit configurations.



Photo #50: Original fire escape stair, internal to west elevation. Repaired and painted. Will continue in use as fire escape. The fire escape was accepted by the City of Los Angeles based on the alterations to make it accessible with a door, rather than the window, as originally designed in 1931.



Photo #51: Original fire escape stair, internal to west elevation. Repaired and painted. Will continue in use as fire escape.

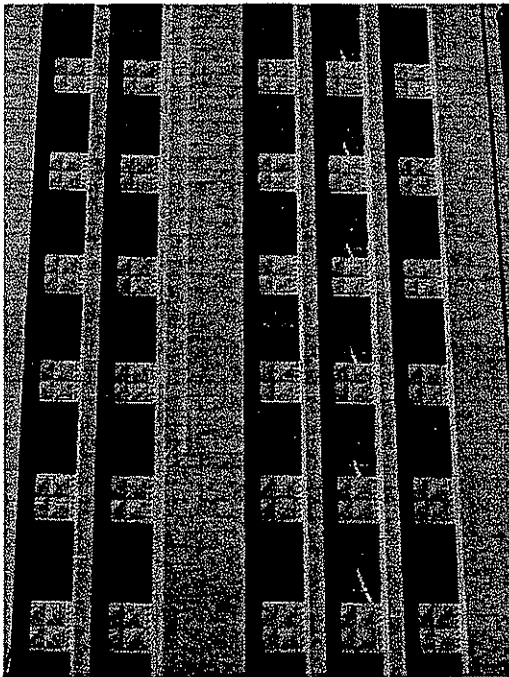


Photo #52: Exterior view of west elevation. Restored steel 1/1 windows, and original fire escape are visible.

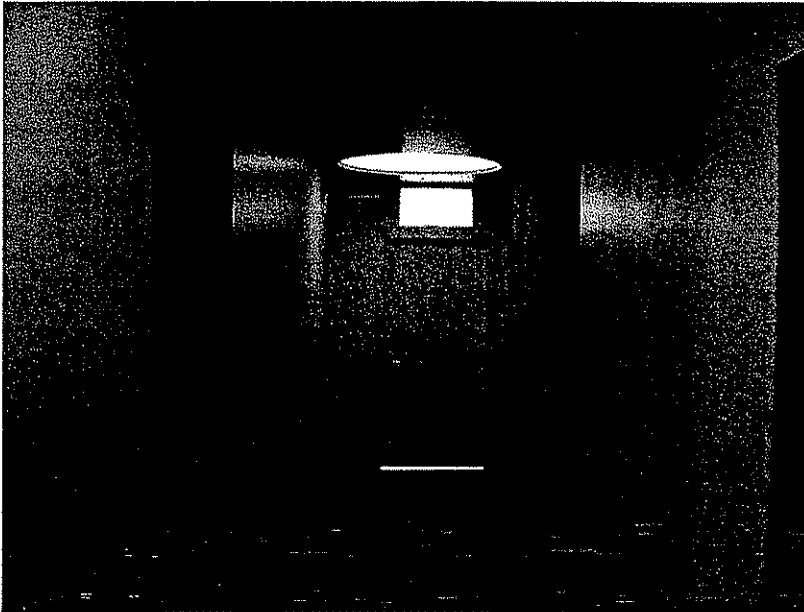


Photo #53: Corridor leading to fire escape showing new fire rated wall at end of corridor accessing fire escape. Note additional section of shear wall (right) required for seismic stiffening.

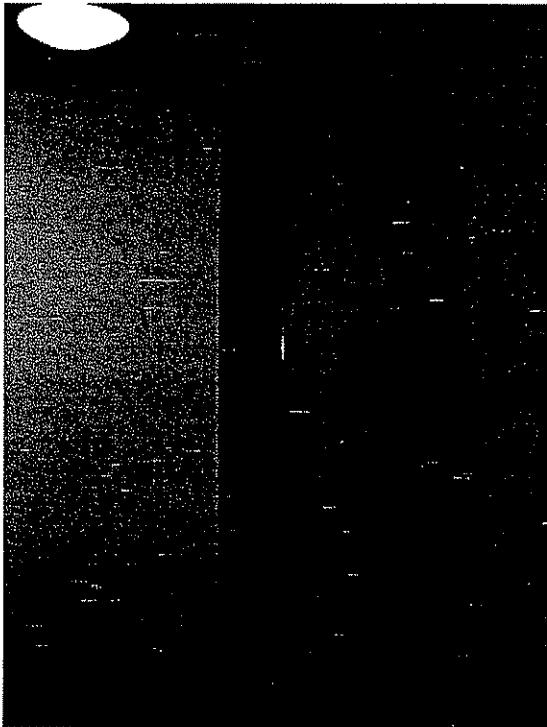


Photo #54: Original mail chute, retained in all elevator lobbies.



Photo #55: Exterior of new units constructed as infill within light well area. Floors 2,3,4,5. This additional space allowed for functional units on these floors. All sides were stuccoed for consistency of appearance. New windows are of similar form and design to similar windows in stories above.

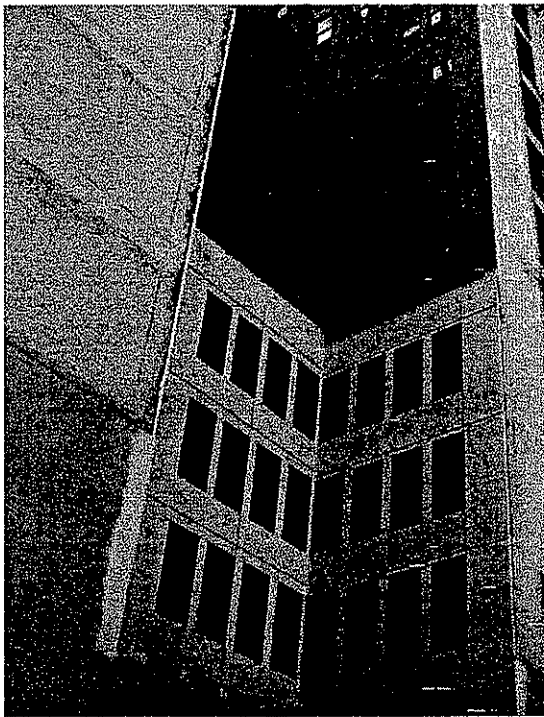


Photo #56: Exterior of new units constructed as infill within light well area. Floors 2,3,4,5. This additional space allowed for functional units on these floors. All sides were stuccoed for consistency of appearance. New windows are steel frame, double-hung 1/1 sash of similar form and design to similar windows in stories above.

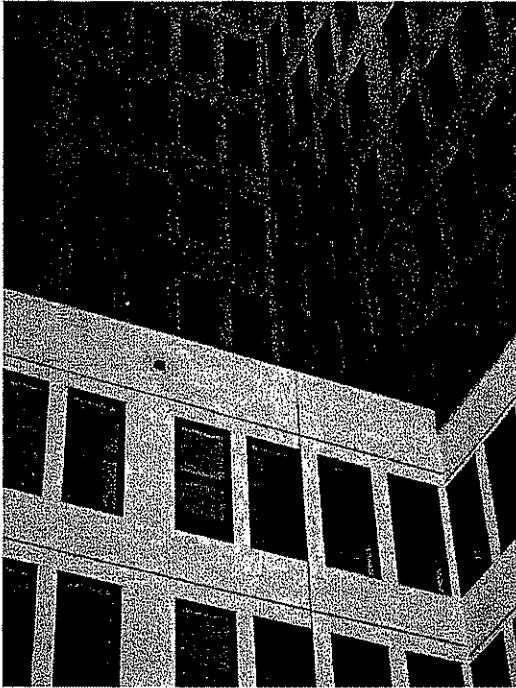


Photo #57: Exterior of new units constructed as infill within light well area. Floors 2,3,4,5. This additional space allowed for functional units on these floors. All sides were stuccoed for consistency of appearance. New windows are of similar form and design to similar windows in stories above.



Photo #58: Internal stairwell and fire exit. Walls were painted, but staircase left "as-is" for continued exiting function.



Photo #59: View across new roof deck at internal edge of steel pool. (Exterior view appears in Photos 4, 5, 6)

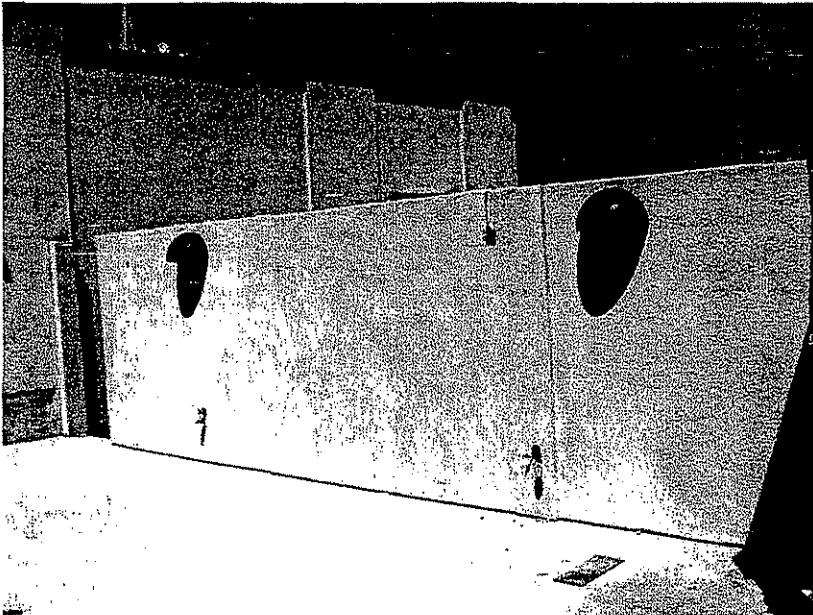


Photo #60: New stucco wall built at rear of new roof deck to separate deck from mechanical units on the rear section of the roof. The wall is seven feet high measured from deck level.

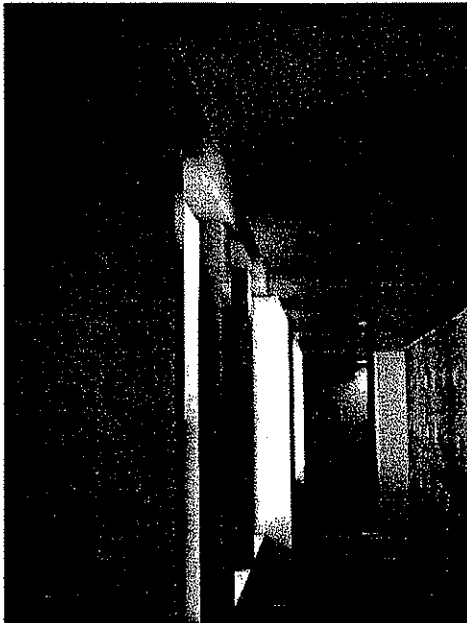


Photo #61: Interior of corridors across rear light well, all stories, 2 – 12. The ceiling was finished to conceal the HVAC ductwork and all related mechanical venting and electrical conduit to create a more finished look. Note that the ceiling detail was crafted to keep the ceiling from cutting off the height of the windows, and the finished wall surface is 16" from the window, per NPS specifications.

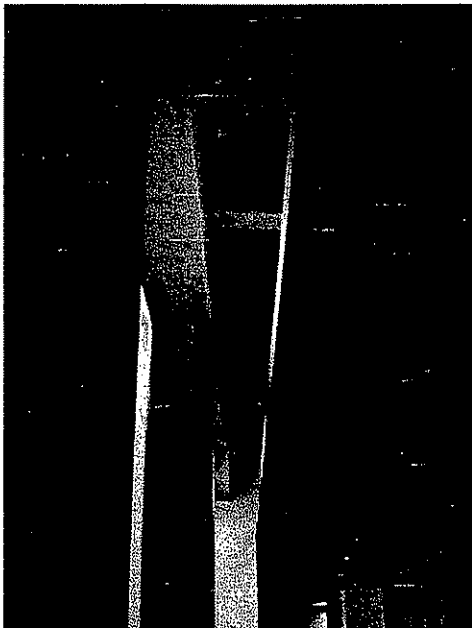


Photo #62: Detail view of internal corridors showing corridor ceiling. The finished ceiling is at the 8-foot plane, consistent with the original ceilings, and the finished appearance of the entrance and kitchen areas inside the residential units.



Photo #63: Windows opening in south bay of upper light well, stories 6-11. Louver was installed in upper sash of this single bay in order to meet code requirements for venting of dryers from each unit. This treatment was preferable to new openings on the south and west elevations which are ornamental terra cotta. (Scaffolding being removed)



Photo #64: Opening to parking garage along Hill Street, incorporated into storefront form, with louvers for ventilation. Original cast iron above openings, and marble base plates were retained. The former retail space along this elevation was converted to internalized parking.

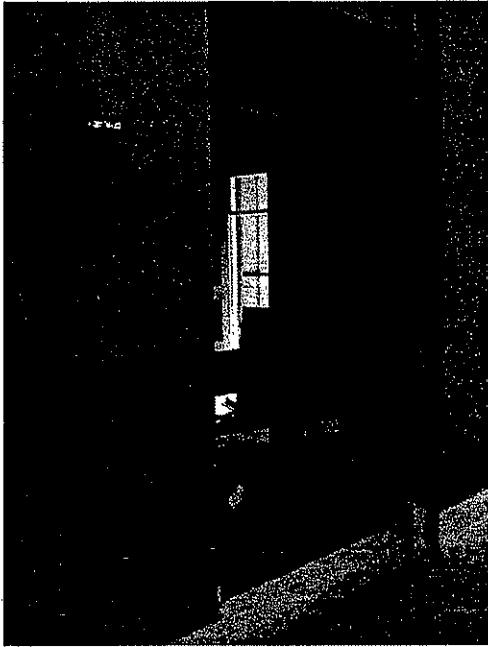


Photo #65: Steel doors inserted into existing opening at base of tower, west side, replacing former louvers that were removed. Louvers formerly provided ventilation or HVAC and mechanical equipment located in the tower.

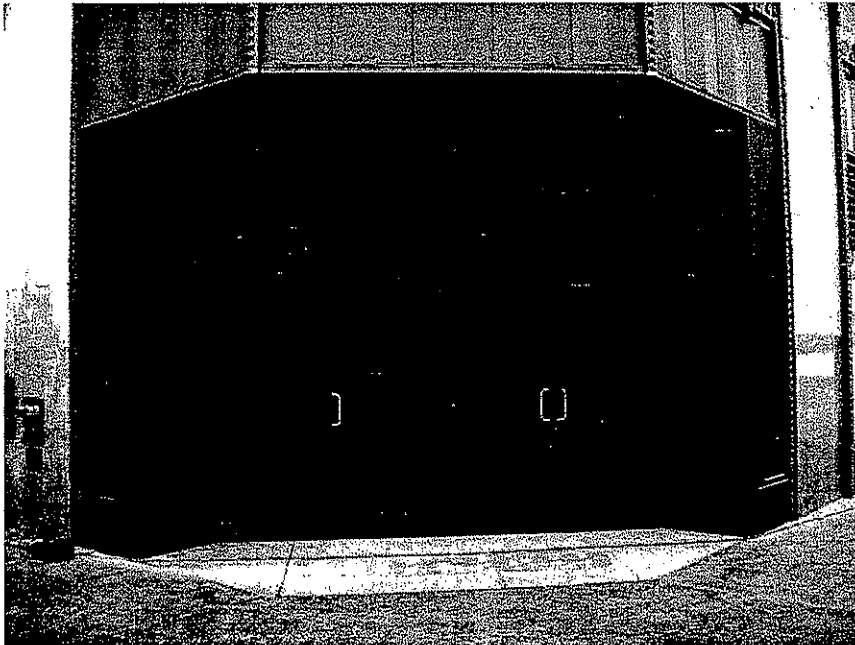


Photo #66: Entry doors to former retail area were existing and left in place.

Title Guarantee Part 3 Supplemental Photos

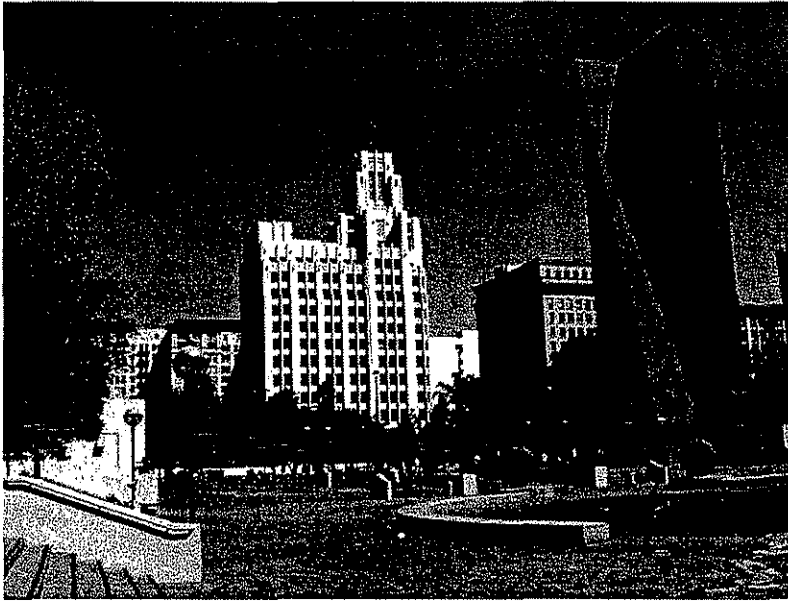


Photo A: Title Guarantee Building, looking east from across Pershing Square, at primary west elevation. The roofline and tower remain the dominant feature. The pool and dividing wall on the roof are not visible from this vantage point.



Photo B: Title Guarantee Building, looking east from the center of Pershing Square, looking at primary west elevation. The roofline and tower remain the dominant feature. The pool and dividing wall on the roof are not visible from this vantage point.

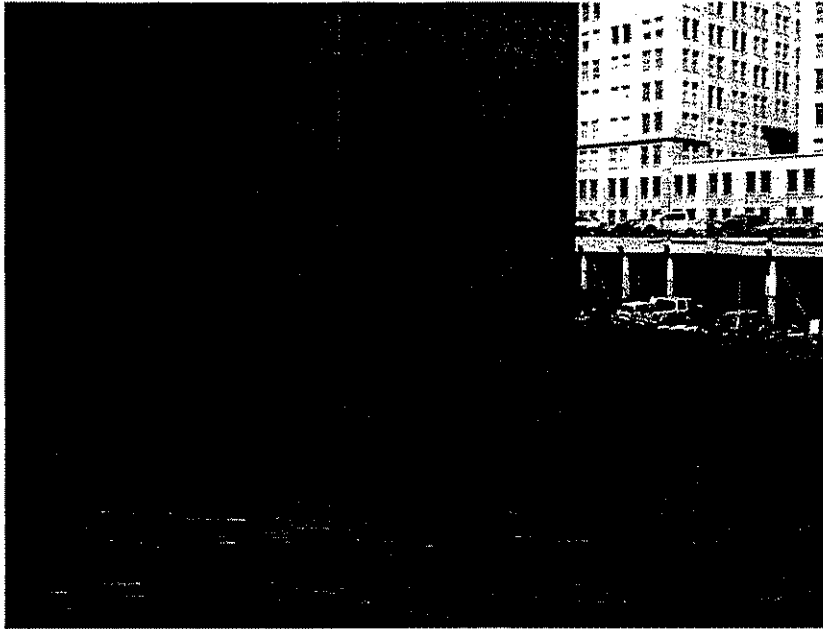


Photo C: Entry door to new units on infill portion of building inserted into the light well. Photo is looking north, towards the south face of the new construction.

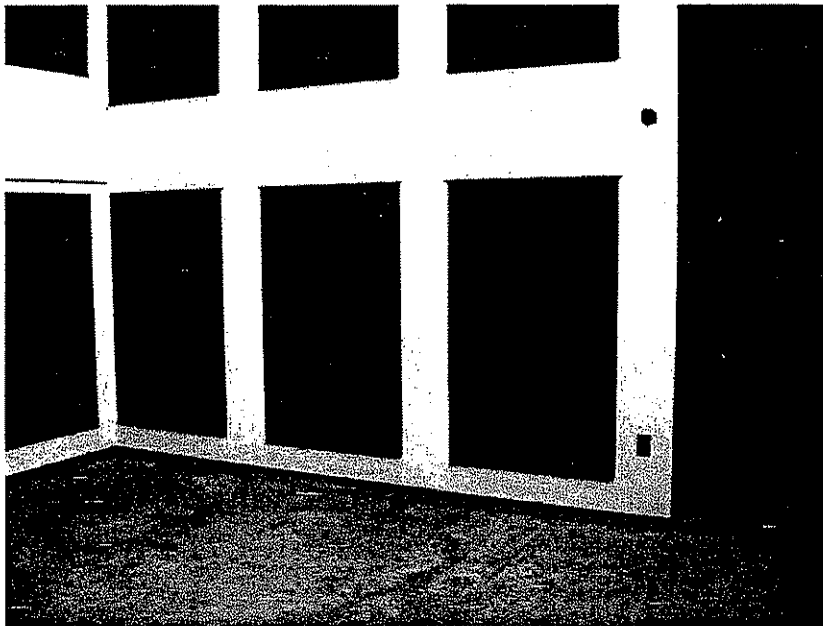


Photo D: New windows, and relationship to floor at first level of new infill in the light well. Openings are punched, and new sash units are double-hung, matching the design of the windows on the upper stories of the original building.



Photo E: New door inserted into former window opening, original light well, at sixth floor. Note double-hung steel sash that were the template for the new sash installed in the infill construction on the floor below.



Photo F: View of Garage access opening, and screening installed in the former store front along Hill Street. Louvers were placed in the location of the former transom window. Cast iron framing surrounding the former storefront was retained (typical of entire storefront level).

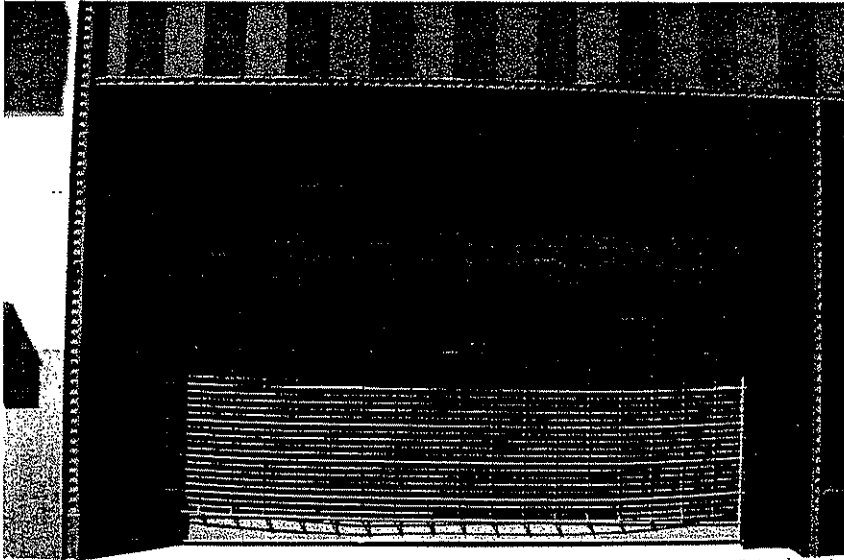


Photo G: Entrance to garage off storefront. Security gate is set back from the plan of the façade to minimize visibility.

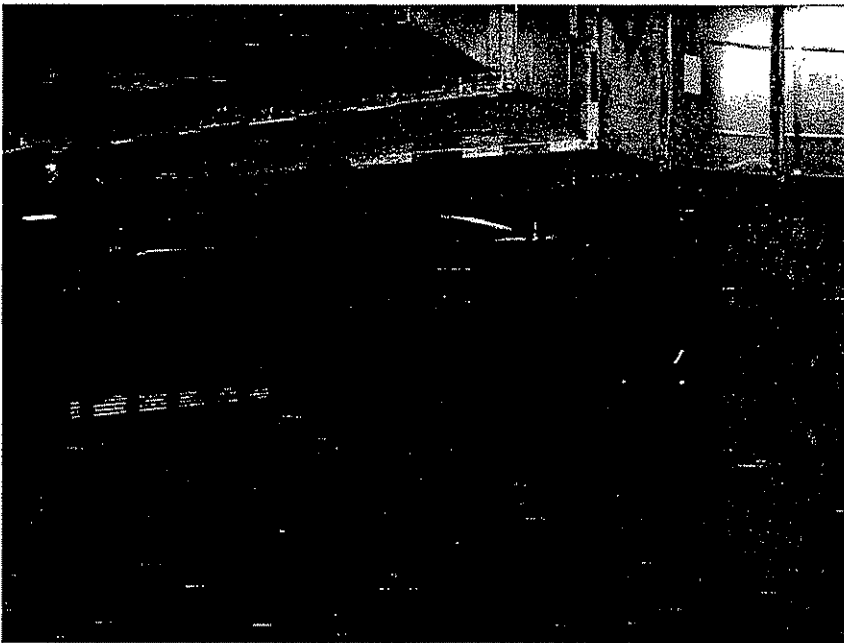


Photo H: Second level of parking deck inserted into former commercial space that had been gutted. The deck terminates just behind the storefront, and due to the screening material, is not visible from the exterior.



Photo I: Second level of parking deck inserted into former commercial space that was gutted circa 1955 when the building was modified originally. Any historic fabric that remained was removed when this space was used as a retail store, prior to this rehabilitation.

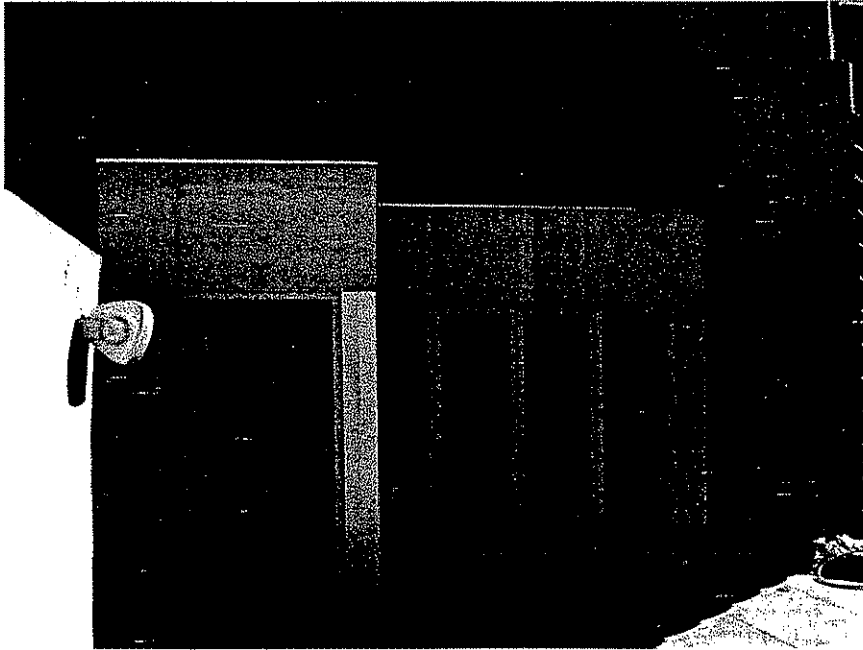


Photo J: Enclosure of the stairway leading from 12th floor residential unit to the roof/pool level. The "wall" built to screen the utilities on the rear of the building is at left in photo, and was built to a height of seven feet above the floor level.

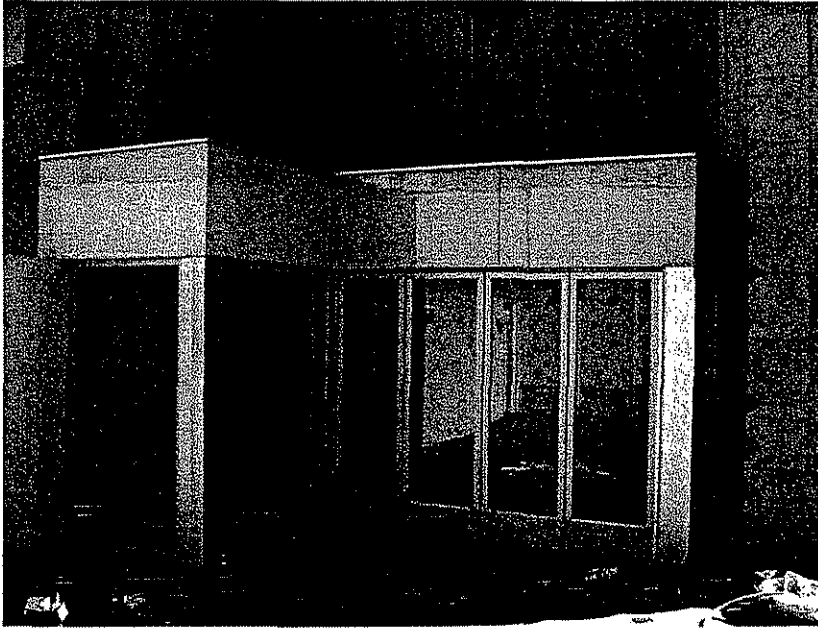


Photo K: Enclosure of the stairway leading from 12th floor residential unit to the roof/pool level. The intention was to nestle this enclosure as much as possible behind, and between the buttresses of the tower.



Photo L: Stairwell leading from the south wall of the stair/room enclosure, leading to pool deck, as required by fire code. This staircase is obscured by the buttress, and terminates at the midpoint of the existing opening.

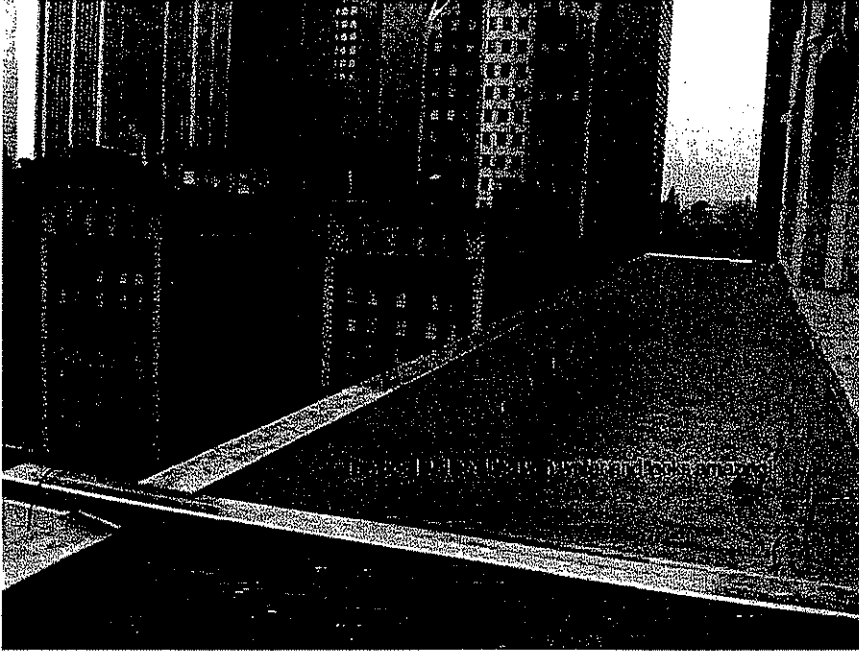


Photo M: View looking north across of rooftop pool, as nestled behind the parapet. See also photo 59.



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