

DEPARTMENT OF
CITY PLANNING
OFFICE OF HISTORIC RESOURCES
200 N. SPRING STREET, ROOM 620
LOS ANGELES, CA 90012-4801
(213) 978-1200

CULTURAL HERITAGE COMMISSION

RICHARD BARRON
PRESIDENT
ROELLA H. LOUIE
VICE-PRESIDENT

GLEN C. DAKE
MIA M. LEHRER
OZ SCOTT

FELY C. PINGOL
COMMISSION EXECUTIVE ASSISTANT
(213) 978-1294

CITY OF LOS ANGELES
CALIFORNIA



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MAYOR

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INFORMATION
(213) 978-1270

www.planning.lacity.org

Date JUL 23 2009

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

CF 09-1850
CD 14

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

CASE NUMBER: **CHC-2009-1373-HCM**
DOUGLAS BUILDING
257 SOUTH SPRING STREET

At the Cultural Heritage Commission meeting of July 16, 2009, the Commission moved to include the above property in the list of Historic-Cultural Monument, subject to adoption by the City Council.

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

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

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

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

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

Vote: 5-0



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

Attachment: Staff Report with Findings

c: Councilmember Jose Huizar, Fourteenth Council District
Douglas Building Property Owner's Association

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INFORMATION
(213) 978-1270
www.planning.lacity.org

Date JUL 23 2009

257 Spring Street LLC
633 West Fifth Street, 56th Floor
Los Angeles, CA 90071

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

CASE NUMBER: **CHC-2009-1373-HCM**
DOUGLAS BUILDING
257 SOUTH SPRING STREET

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

In due course, our transmittal will be given a council file number and will be referred to the Council's Planning and Land Use Management Committee for review and recommendation. If you are interested in attending the Council Committee meeting, you should call Barbara Greaves at (213) 978-1068 for information as to the time and place of the Committee and City Council meetings regarding this matter. Please give Ms. Greaves at least one week from the date of this letter to schedule this item on the Committee Agenda before you call her.



Fely C. Pingol, Commission Executive Assistant
Cultural Heritage Commission

/fcp

Attachment: CHC Declaration Letter to Council, Staff Report with Findings, and Additional Finding

C: Notification List
Douglas Building Property Owner's Association
GIS

Los Angeles Department of City Planning
RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2009-1373-HCM
ENV-2009-1374-CE

HEARING DATE: July 16, 2009
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 257 South Spring Street
Council District: 14
Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Legal Description: LT1 of Tract 060578-C

PROJECT: Historic-Cultural Monument Application for the
DOUGLAS BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

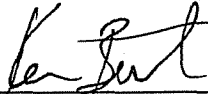
OWNER: 257 Spring Street LLC
633 West Fifth Street, 56th Floor
Los Angeles, CA 90071

OWNER'S REPRESENTATIVE: Scott Mahoy, Scott Young, Anita To
Douglas Bldg. Property Owner's Assoc.
257 S. Spring Street, #PH-F
Los Angeles, CA 90012

RECOMMENDATION That the Cultural Heritage Commission:

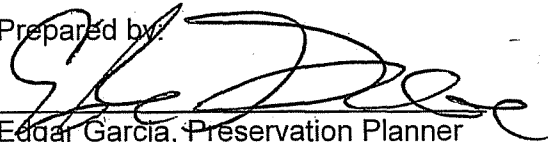
1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning



Ken Bernstein, AICP, Manager
Office of Historic Resources

Prepared by:



Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: March 25 2009 Historic-Cultural Monument Application
ZIMAS Report

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 Classical Revival style architecture.
2. 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 Douglas 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).

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

Built in 1898 and located in the downtown area, this five-story commercial building exhibits character-defining features of Classical Revival style architecture. The subject building is rectangular in plan with eleven bays facing East 3rd Street and nine bays facing South Spring Street. The subject building has two primary facades clad in buff-colored Roman brick, arranged in a subdued base-shaft-capital composition with a rounded corner at the corner of Spring and East 3rd Street. The window bays are composed of single-light, double hung windows. The subject building's main entrance on South Spring Street features a monumental terra cotta enframing. The subject building's second floor windows are framed by a decorative terra cotta trim. The third and fourth floor windows have stringcourse sills and unadorned lintels. The fifth floor resumes the façade's ornamentation with a continuous terracotta sill below the windows and Tuscan capitals and a vegetal rope above them. The crown cornice of the building is embellished with egg and dart and dentil moldings.

Significant interior spaces include a rectangular light court clad in glazed terra cotta bricks, enclosed a skylight. The main lobby has some original features, including marble wainscoting and a plaster ceiling bordered a shallow relief. The primary stairwell has decorative cast iron railings, posts, and risers. Many of the building suites feature built-in cabinetry.

The proposed Douglas Building historic monument was designed for lumber mogul Thomas Douglas Stimson (1827-1898) by James and Merritt Reid of Reid Brothers, a leading San Francisco architectural firm. They are responsible for numerous commissions including the

original Fairmont Hotel in San Francisco, the Hotel Del Coronado in San Diego, and the Merritt Building in Los Angeles.

Alterations include the glazed terra cotta entry and storefront surrounds added in 1937. Alterations to the subject building's interior include extensive alterations to the main lobby with the addition of contemporary mirrors and wood pilasters. Elevator lobbies, corridors, and suites have been altered by the removal of wood doors and window trim and replacement with metal casings. All corridor walls on the fifth floor have been removed or replaced.

DISCUSSION

The Douglas Building property successfully meets two of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," and 2) reflects "the broad cultural, economic, or social history of the nation, State or community." As a landmark building designed in the Classical Revival style and reflective of the development of downtown Los Angeles in the late nineteenth century, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

At its meeting of May 21, 2009, the Cultural Heritage Commission voted to take the application under consideration. The Cultural Heritage Commission toured the subject property on June 4, 2009.

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 Douglas 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-2009-1373-HCM
ENV-2009-1374-CE

HEARING DATE: May 21, 2009
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 257 South Spring Street
Council District: 14
Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Legal Description: LT1 of Tract 060578-C

PROJECT: Historic-Cultural Monument Application for the
DOUGLAS BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

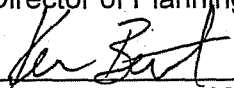
OWNER: 257 Spring Street LLC
633 West Fifth Street, 56th Floor
Los Angeles, CA 90071

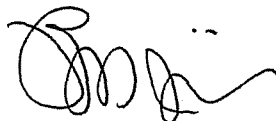
OWNER'S REPRESENTATIVE: Scott Mahoy, Scott Young, Anita To
Douglas Bldg. Property Owner's Assoc.
257 S. Spring Street, #PH-F
Los Angeles, CA 90012

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(c)4 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
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

Attachments: March 25 2009 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1898 and located in the downtown area, this five-story commercial building exhibits character-defining features of Classical Revival style architecture. The subject building is rectangular in plan with eleven bays facing East 3rd Street and nine bays facing South Spring Street. The subject building has two primary facades clad in buff-colored Roman brick, arranged in a subdued base-shaft-capital composition with a rounded corner at the corner of Spring and East 3rd Street. The window bays are composed of single-light, double hung windows. The subject building's main entrance on South Spring Street features a monumental terra cotta enframingent. The subject building's second floor windows are framed by a decorative terra cotta trim. The third and fourth floor windows have stringcourse sills and unadorned lintels. The fifth floor resumes the façade's ornamentation with a continuous terracotta sill below the windows and Tuscan capitals and a vegetal rope above them. The crown cornice of the building is embellished with egg and dart and dentil moldings.

Significant interior spaces include a rectangular light court clad in glazed terra cotta bricks, enclosed a skylight. The main lobby has some original features, including marble wainscoting and a plaster ceiling bordered a shallow relief. The primary stairwell has decorative cast iron railings, posts, and risers. Many of the building suites feature built-in cabinetry.

The proposed Douglas Building historic monument was designed for lumber mogul Thomas Douglas Stimson (1827-1898) by James and Merritt Reid of Reid Brothers, a leading San Francisco architectural firm. They are responsible for numerous commissions including the original Fairmont Hotel in San Francisco, the Hotel Del Coronado in San Diego, and the Merritt Building in Los Angeles.

Alterations include the glazed terracotta entry and storefront surrounds added in 1937. Alterations to the subject building's interior include extensive alterations to the main lobby with the addition of contemporary mirrors and wood pilasters. Elevator lobbies, corridors, and suites have been altered by the removal of wood doors and window trim and replacement with metal casings. All corridor walls on the fifth floor have been removed or replaced.

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.

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.

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Douglas Building
2. STREET ADDRESS 257 South Spring Street
CITY Los Angeles ZIP CODE 90012 COUNCIL DISTRICT 14
3. ASSESSOR'S PARCEL NO. 5149-008-BRK
4. COMPLETE LEGAL DESCRIPTION: TRACT 060578-C
BLOCK NONE LOT(S) LT 1 ARB. NO. NONE
5. RANGE OF ADDRESSES ON PROPERTY Unit 2A-2P, Unit 3A-3P, Unit 4A-4P, Unit PH#A-P
6. PRESENT OWNER Multiple owners for residential units. Commercial space owner: 257 Spring Street LLC
STREET ADDRESS 633 West Fifth Street, 56th Floor
CITY Los Angeles STATE CA ZIP CODE 90071 PHONE () _____
OWNER IS: PRIVATE _____ PUBLIC _____
7. PRESENT USE Adapted Reuse mix-use development ORIGINAL USE Commercial: Office Building

DESCRIPTION

8. ARCHITECTURAL STYLE Classical Revival
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET)
Restored with original details in tact on the facade. Some of the original features of the interior were also restored including the central atrium. Please see attached photographs and The Historic Resources Evaluation prepared by Chattel Architecture, Planing and Preservation, Inc.
- _____
- _____
- _____
- _____
- _____

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Douglas Building

10. CONSTRUCTION DATE: FACTUAL _____ ESTIMATED April 14, 1898

11. ARCHITECT, DESIGNER, OR ENGINEER Reid Brothers (James and Merritt Reid)

12. CONTRACTOR OR OTHER BUILDER Building Superintendent Statton (ref: LA Times, 1886, Aug. 27, page 7)

13. DATES OF ENCLOSED PHOTOGRAPHS Varies, please see attached
(8X10 BLACK AND WHITE GLOSSY)

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

15. ALTERATIONS _____

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)

1. Thomas Douglas Stimson: Lumber mogal in the 1840s who also was interested in Real Estate investment. His Real Estate development spend from Michigan, Chicago, Los Angeles to Seattle and Bellingham.

2. James and Merritt Reid: Significant architects from late 1800 to early 1900. Their firm created a number of San Francisco landmarks: the Fairmont Hotel, the Call/Spreckels building, the Geneva Car Barn, and the First Congregational Church. Also Hotel Del Coronado. 3. It housed the chief ticket office of the Southern Pacific Rail.

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) 1. The Stimson Legacy, Architecture in the Urban West by Lawrence Kreisman. 2. <http://www.outsidelands.org/reid.php> 3. <http://www.naigatala.lacity.org> 4. <http://www.classicproperties.com>

20. DATE FORM PREPARED 03/25/2009 PREPARER'S NAME Scott Mahoy, Scott Young, Anita To
ORGANIZATION Douglas Bldg. Properties Owners' Asso. STREET ADDRESS 257 S. Spring Street, #PH-F
CITY Los Angeles STATE Ca ZIP CODE 90012 PHONE (323) 382-3988

DESCRIPTION WORK SHEET

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

THE Douglas Building IS A Five -STORY,
NAME OF PROPOSED MONUMENT NUMBER OF STORIES

Classical Revival, 2.Rectangular PLAN Mix-use
ARCHITECTURAL STYLE (SEE LINE 8 ABOVE) PLAN SHAPE (Click to See Chart) STRUCTURE USE (RESIDENCE, ETC.)

WITH A Brick and Plaster FINISH AND Plaster TRIM,
MATERIAL (WOOD SLIDING, WOOD SHINGLES, BRICK, STUCCO, ETC.) MATERIAL (WOOD, METAL, ETC.)

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

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

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

7. Two Panel DOOR. ADDITIONAL CHARACTER DEFINING ELEMENTS
ENTRY DOOR STYLE (Click to See Chart)

OF THE STRUCTURE ARE 1. Gently curving corner and warm hued Roman Brick on the facade. 2.. Egg and dart,
IDENTIFY ORIGINAL FEATURES SUCH AS PORCHES (SEE CHART); BALCONIES; NUMBER AND SHAPE OF DORMERS (Click to See Chart)

and dentil moulding embellish the crown cornice. 3. Decorative terra cotta grille above ground floor facade.
NUMBER AND LOCATION OF CHIMNEYS; SHUTTERS; SECONDARY FINISH MATERIALS; PARAPETS; METAL TRIM; DECORATIVE TILE OR CAST STONE; ARCHES;

ORNAMENTAL WOODWORK; SYMMETRY OR ASYMMETRY; CORNICES; FRIEZES; TOWERS OR TURRETS; BAY WINDOWS; HALFTIMBERING; HORIZONTALLY;

VERTICALLY; FORMALITY OR INFORMALITY; GARDEN WALLS, ETC.

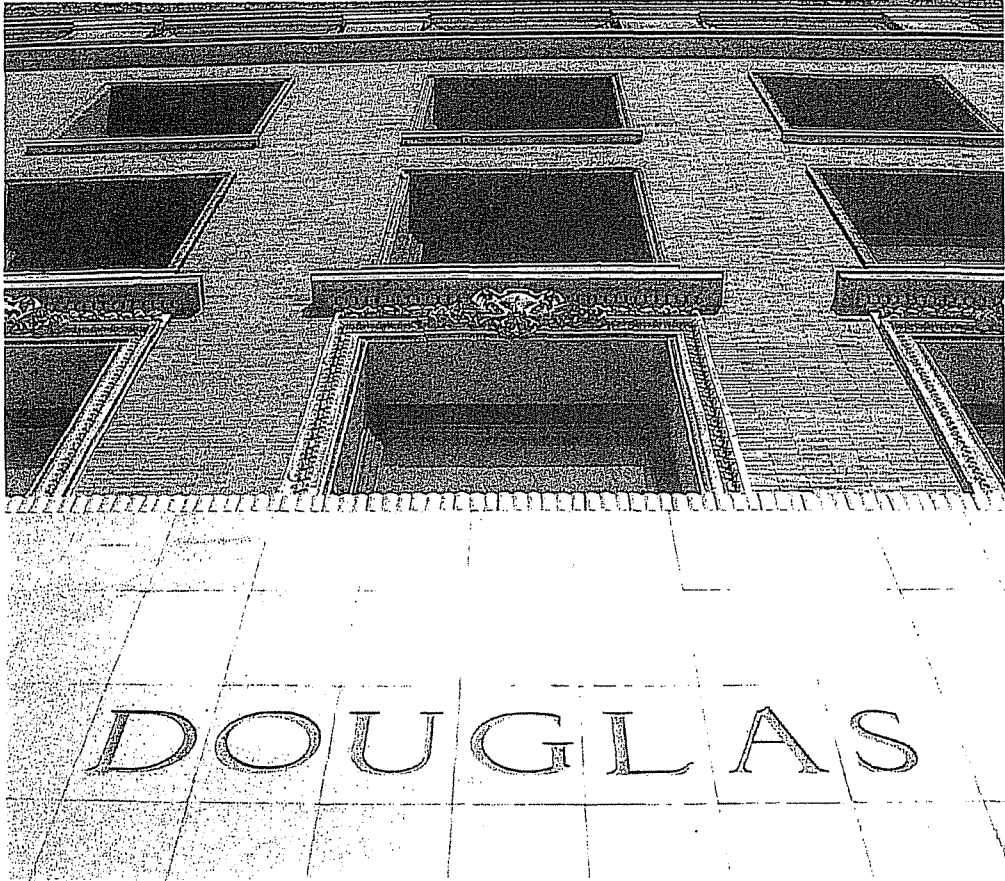
SECONDARY BUILDINGS CONSIST OF A NONE
IDENTIFY GARAGE; GARDEN SHELTER, ETC.

SIGNIFICANT INTERIOR SPACES INCLUDE Central Atrium, original wood floor and floor tiles in hallway and in some
IDENTIFY ORIGINAL FEATURES SUCH AS WOOD PANELING; MOLDINGS AND TRIM; SPECIAL GLASS WINDOWS;

residential units, original metal steel staircase with ornamental railing, original restored molding in lobby.
ORNATE CEILINGS; PLASTER MOLDINGS; LIGHT FIXTURES; PAINTED DECORATION; CERAMIC TILE; STAIR BALUSTRADES; BUILT-IN FURNITURE, ETC.

IMPORTANT LANDSCAPING INCLUDES NONE
IDENTIFY NOTABLE MATURE TREES AND SHRUBS

Historic Information



Douglas Building

257 South Spring Street Los Angeles Ca. 90012

The Historical Information

The Douglas Building, a five-story classical revival structure, curves elegantly around the corner of Third and Spring Streets near the northern end of today's downtown commercial district. It is one of the few remaining examples of commercial architecture still in existence in downtown from late 1800s. During its heyday, the heart of the downtown commercial district revolved around the Douglas Building, the Bradbury and Sumner Hunt's Irvine-Byrne Building. Douglas Building tenants included the chief ticket office of the Southern Pacific Railroad Company, Desmond's Men's Store, Eagleson's Men's Store, Montgomery Bros. Jewelry Store and N.B. Blackstone & Co. dry goods house.

Thomas Douglas Stimson, a retired lumber baron from Chicago, moved to Los Angeles, in the early 1890s and started working with real estate development. His residence, a massive three and a half story brown ashlar sandstone house at 2421 S. Figueroa, was designed in the Richardsonian Romanesque style, with Flemish Gothic stepped gables, a massive tower, columns and Gothic arches. It still stands and is now used as a convent.

Among his many building projects was a six story Romanesque Revival 'skyscraper' built in 1892, called the Stimson Block, which was demolished in 1963. The Stimson Block was located on the northeast corner of Spring and Third. Late in life he began planning the Douglas Building as an eight-story building on land facing the Stimson Block, but died as the plans were being finalized; his heirs continued with the project, scaling it down to five-stories.

Reid Brothers, a well-respected architectural firm based in San Francisco, were chosen to create the design. The firm was well known for commercial architecture, and is credited with designing the Call Building (1898), later renamed Central Tower, in San Francisco, on of the few buildings still standing after the great earthquake and fire of 1906. They also designed the original Fairmont Hotel, the 1908 Cliff House, the Hotel Del Coronado in San Diego, the Lowes State Theater and Merritt Building in downtown Los Angeles.

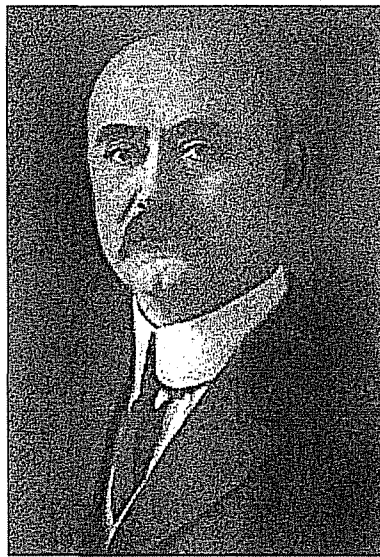
One bay of window curves around the corner of Third and Spring Streets, with nine bays on the east façade and an additional eleven bays on the south façade. Based on historic photographs, the original first floor of the building was glazed and had a glazed transom. The transom was later replaced by a broad band of brick defined with stringcourses (horizontal bands of masonry) and pierced with decorative terra cotta panels. Second story windows, one to a bay, are set into molded stone surrounds and capped with decorative terra cotta window heads. The third and fourth story windows are simpler, with stone sills and a small stone lintel by brick piers topped with molded capitals underneath a decorative stringcourse. A blank frieze topped with a molded a block-like shapes cornice finish the classical roofline.

Ref: <http://naigatela.lacity.org>

The Architects



Merritt J. Reid



James W. Reid

Douglas Building

257 South Spring Street Los Angeles Ca. 90012

The Architect: The Reid Brothers (James and Merritt Reid)

James William Reid (1851 – 1943) and his brother Merritt J. Reid (1855 -1932) were both born in St. John, New Brunswick, Canada. After graduating, James from MIT and the Ecole des Beaus-Arts in Paris, they lived and worked in Evansville, Indiana, at first for the architectural firm of Boyd and Brickley, then purchasing the contracts of that firm in 1879 and opening their own business. They soon established a solid reputation, designing buildings for the Evansville and Terre Haute railroad, among other local clients. The Willard Library in Evansville they designed in 1885 in Victorian Gothic style was added to the National Register of Historic Places in 1972.

The Reid Brothers were invited out to San Diego in 1886 by the founders of the Coronado Beach Company to design the Hotel Del Coronado. The hotel opened its doors in 1888. The hotel was added to the National Register of Historic Places in 1971 and further designated a national Historic Landmark in 1977.

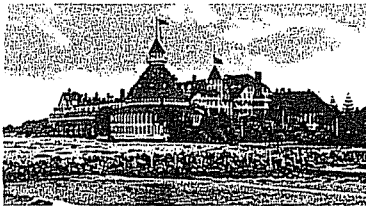
In 1889, both James and Merritt were made Fellows of the American Institute of Architects. Merritt moved north that year to open an office in San Francisco, soon to be joined by James. The Reid Brothers were very prolific in San Francisco. Their works include: W. & J. Sloane Building, the First Congregational Church, the Cliff House, the Coliseum Theater, the Alexandria Theater and the Balboa Theater.

In 1898, Thomas Douglas Stimson commissioned James and Merritt Reid to design the Douglas Building to complete the north-west corner of Spring and Third which stand across the Stimson Block, an impressive 42-room boarding house in Victorian style. The Douglas Building was first conceived as a seven-story building which later scaled down to five.

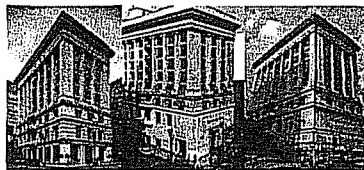
The Reid Brothers remained active in Los Angeles. They also designed the Lowe's State Theater and Merritt Building in downtown.

The Reid Brother partnership ended in 1932 with the death of Merritt on February 4th. James retired from active practice at that time, turning to his hobbies on oil painting and music. He was a founder of the San Francisco Opera Company. James died on September 22, 1943 in his apartment in 1100 Union. Many of the buildings they designed were placed on the National Register of Historic Places.

Ref: [http:// classicsproperties.com](http://classicsproperties.com)
<http://outsidelands.org>



Hotel Del Coronado



Merritt Building



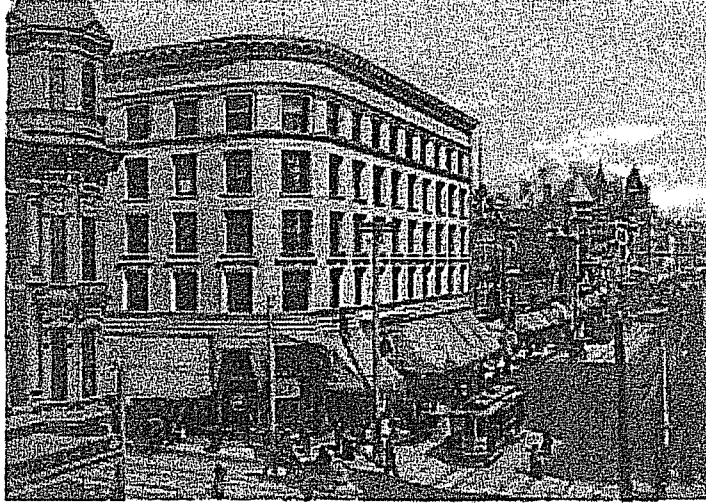
Loew's State Theater



Circa 2008

Douglas Building

257 South Spring Street Los Angeles Ca. 90012



COURTESY, THE B. G. GREENE PHOTOGRAPHIC CO.

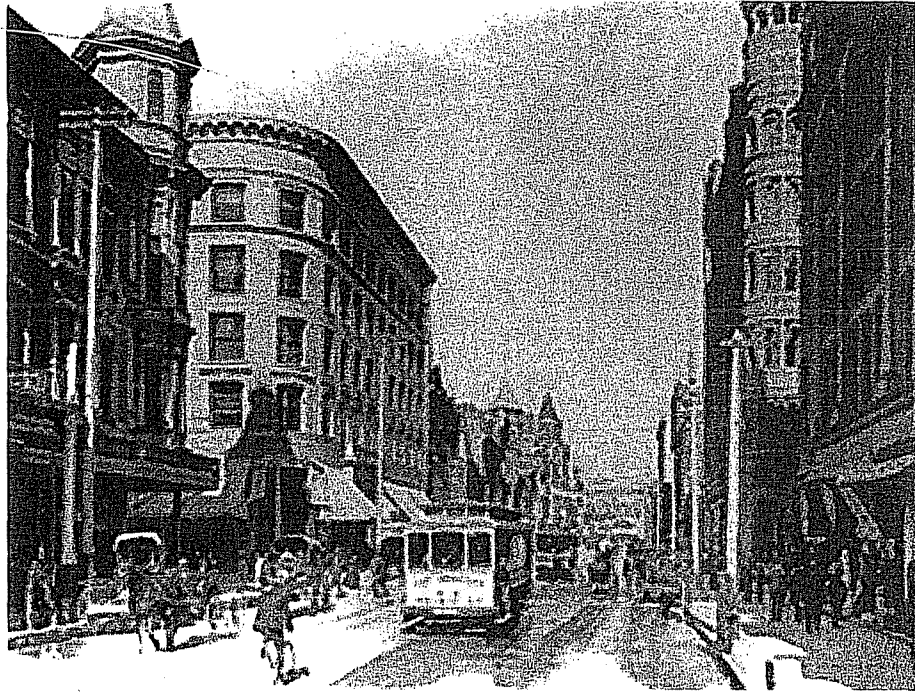
706 1/2 SPRING STREET, LOS ANGELES, CAL.

Circa 1898

Douglas Building

257 South Spring Street Los Angeles Ca. 90012

Douglas Building



Spring Street looking North

Circa 1898

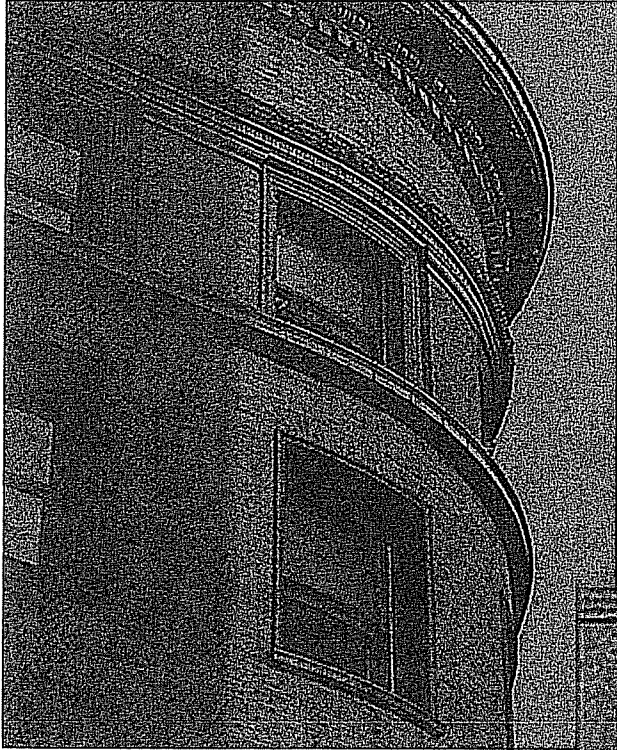
Douglas Building



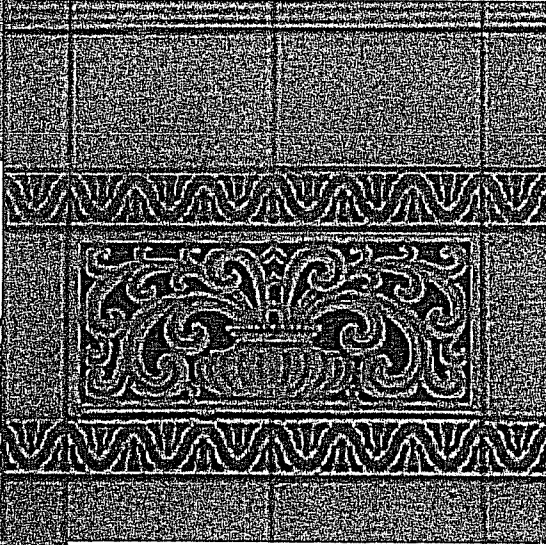
Spring Street looking South

Circa 1898

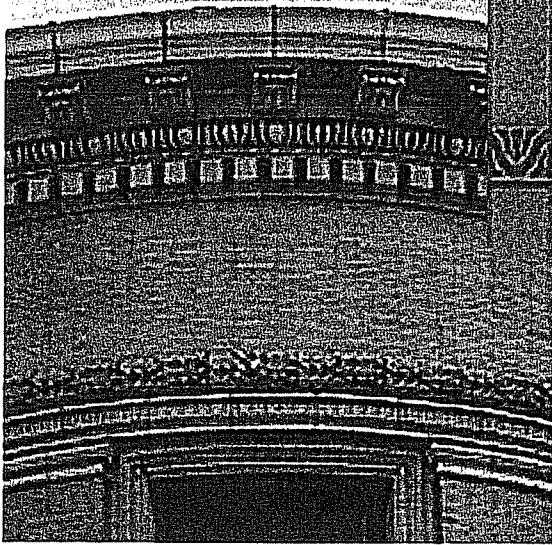
Building Details



Curve Corner



Frieze Detail

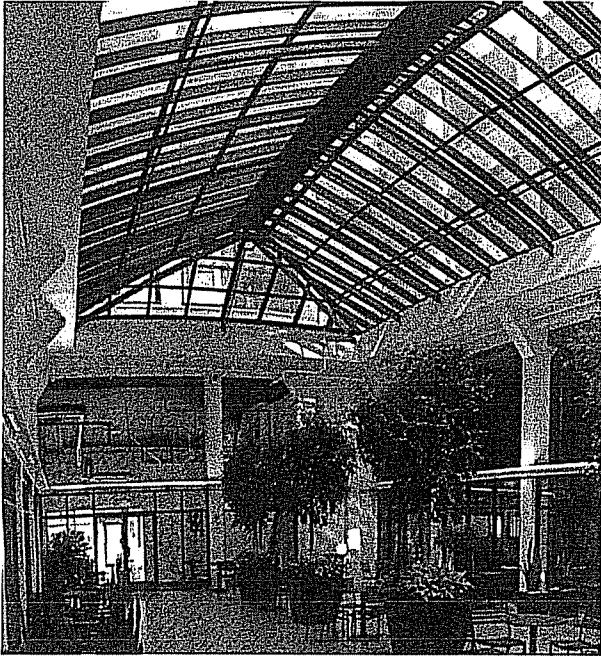


Crown Cornice

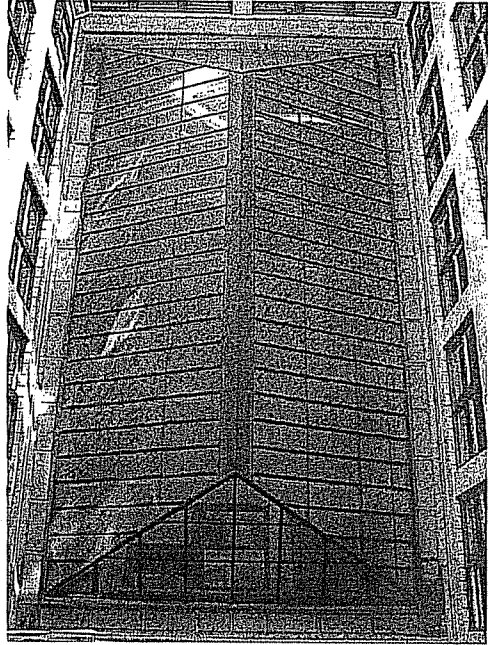
Douglas Building

257 South Spring Street Los Angeles Ca. 90012

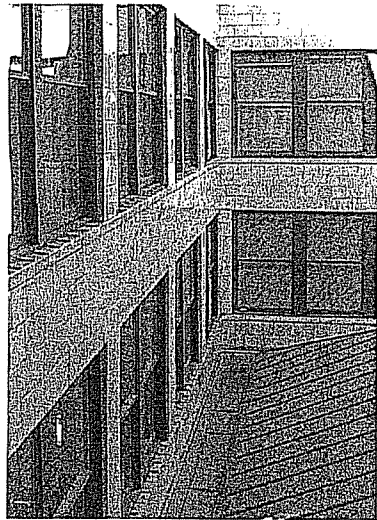
Atrium



View from Interior



Roof Top View

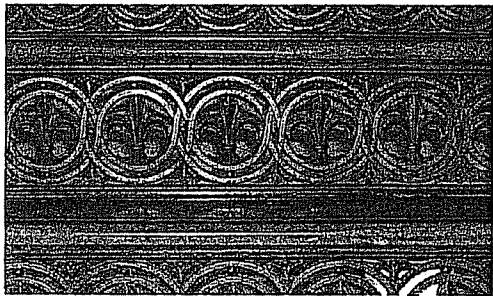
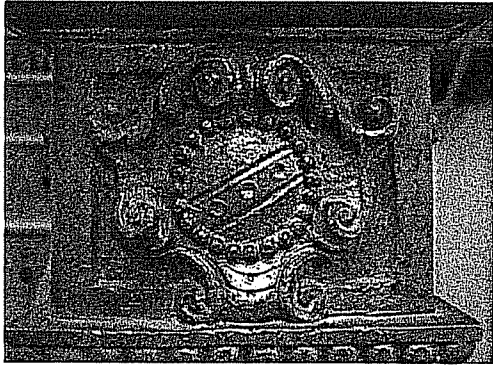
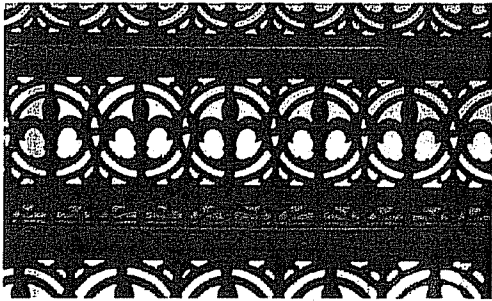
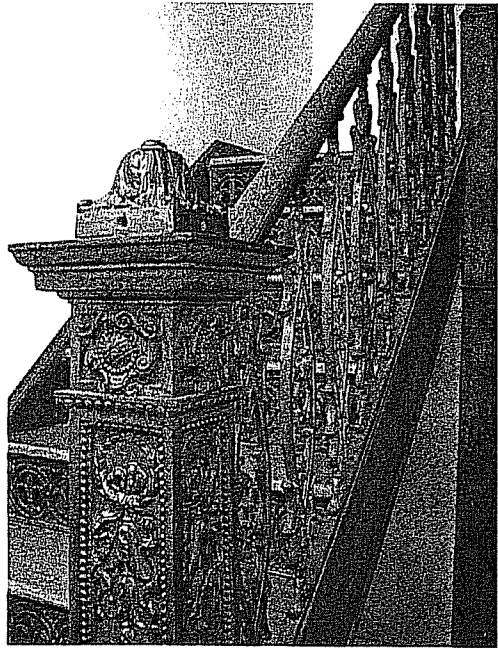


Interior tile facade facing Atrium

Douglas Building

257 South Spring Street Los Angeles Ca. 90012

Staircase



Douglas Building

257 South Spring Street Los Angeles Ca. 90012

July 25, 2003

Ms. Pauline Lewicki
Community Redevelopment Agency of the City of Los Angeles
354 South Spring Street
Los Angeles, CA 90014

Re: Douglas Building Lofts (Douglas Building)
257 South Spring Street, Los Angeles, California

Dear Ms. Lewicki:

We have been asked to evaluate impacts of the proposed project, Douglas Building Lofts, under the California Environmental Quality Act (CEQA). Originally designed and constructed for office use, the Douglas Building (subject property) is proposed to be rehabilitated and adaptively used for residential (upper floors), retail (ground floor) and parking (basement).

Chattel Architecture, Planning & Preservation, Inc. (Chattel Architecture) is an historic preservation consulting firm with statewide practice. The firm represents governmental agencies and private ventures, successfully balancing project goals with a myriad of historic preservation regulations without sacrificing principles on either side. Chattel Architecture is comprised of professionals meeting the Secretary of the Interior's Professional Qualifications Standards in architectural history and historic architecture.

The following evaluation establishes the environmental setting, including California Register of Historical Resource (California Register) and California Environmental Quality Act (CEQA) policies, and then assesses project impacts.

HISTORIC RESOURCES EVALUATION

California Register eligibility

The subject property has been previously surveyed for the Community Redevelopment Agency of the City of Los Angeles (CRA) and found to appear eligible for listing in the National Register of Historic Places (National Register). The Historic Property Data File for Los Angeles County, maintained by the California Office of Historic Preservation (OHP), contains an entry for the subject property, which assigns the property a National Register Status Code of "4S," or "may become eligible for NR [National Register listing] as a separate property."¹ The California

¹ National Register Status Codes (California Office of Historic Preservation) March 1995.

Department of Parks and Recreation, Historic Resources Inventory form is attached (Attachment 1).

California Public Resources Code (PRC) §5024.1(g) states:

A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

- (1) The survey has been or will be included in the State Historic Resources Inventory.
- (2) The survey and the survey documentation were prepared in accordance with [Office of Historic Preservation] procedures and requirements.
- (3) The resource is evaluated and determined by the office to have a significance rating Category 1-5 on [California Department of Parks and Recreation] Form 523.
- (4) If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

The subject property was entered into the Historic Property Data File for Los Angeles County, which serves as the State Historic Resources Inventory, and therefore meets the first criterion as outlined above. The CRA's survey was prepared in accordance with OHP procedures and requirements, based on its evaluation by OHP staff and evidenced by its entry in the Historic Property Data File for Los Angeles County. The subject property was assigned a National Register Status Code, known as "Category 4S," which is between 1-5. The survey is now more than five years old, however no substantial change to the subject property has occurred since the form was originally prepared, so the property continues to remain eligible. This letter serves to update and expand on information contained in the survey form.

Based on meeting the conditions noted above, the subject property "appears eligible" for listing in the California Register. This does not mean that the subject property is listed in the California Register at this time, however, for purposes of proposed project review under the CEQA and for use of the California Historical Building Code (CHBC, also known as the State Historical Building Code or SHBC), the subject property is considered an "historical resource."

Building Description

The Douglas Building is located on the northwest corner of South Spring and East Third Streets (Figure 1). It is a five-story building, rectangular in plan, nine bays wide on South Spring Street, and 11 bays wide on East Third Street (Figure 2-3). The building is constructed using a grid of lattice steel columns set into brick perimeter walls. Each bay is composed of a large, single-light, double-hung, deeply set window. A decorative fire escape marks the northernmost bay on South Spring Street. The rounded corner between South Spring and East Third Streets is one of the most distinctive features of building. The building is finished in buff-colored, Roman brick and is subdued Classical Revival influenced in style, arranged in a simplified base-shaft-capital composition.

Secondary elevations on the north and west are undistinguished and finished in painted common brick. A parking lot is located adjacent to the west elevation, which is ten bays wide. Fire escapes are located at the south bay and second from north bay (Figure 4). The central portion of the north elevation is slightly recessed from both ends at the second through fifth floors (Figure 5). Fenestration, on the secondary elevations, at the second through fifth floors is comprised of pairs of double hung windows. On the north elevation, fixed single light windows are located in the recess of the second floor, which appear to be an alteration.

The main entrance is located on South Spring Street, immediately north of the rounded corner. The main entrance features a monumental terra cotta door enframingent that extends to the base of the second floor windows, breaking the frieze that separates the first and second floors. A contemporary canopy obscures the incised lettering that spells 'Douglas Building.' The glazed terra cotta entry enframingent and storefront surrounds are an alteration (1937) that have taken on significance over time and are character-defining features of the building. The storefront surrounds include a simple frieze of alternating horizontal bands of terra cotta that separates the first and second floors. The darker band is decorated with a wavy line and stylized leaves. Periodically spaced between the two stripes are pierced vents composed of a vase and branches (Figure 6). Contemporary tile infills a portion of the original storefront openings.

The shaft, or second through fourth floors, is clad with buff-colored, Roman brick. Second floor windows are framed by terra cotta architrave trim (Figure 7). The keystone of the lintel appears as a medallion, flanked by swags below a dentilated cornice. Vertical terra cotta panels on either side of the windows are decorated with acanthus leaves. Third and fourth floor windows have a simple stringcourse sills and unadorned lintels. A continuous terra cotta sill sets fifth floor windows off from the lower portion of the building. Pilasters with terra cotta, Tuscan capitals are located between fifth floor windows (Figure 8). Directly above the fifth floor windows is a decorative rope of leaves, set off from the cornice by brick. The cornice features dentils, egg-and-dart and repeating acanthus brackets.

The building wraps around a large, rectangular, interior light court, which encloses a now covered skylight at the first floor roof (Figure 9). On the second through fifth floors, sets of two and three large, wood sash windows face the light court, providing light to the interior offices. The light court is clad in simple, rectangular, glazed terra cotta blocks. The parapet has been altered by installation of cement plaster (Figure 10).

A regular grid of columns defines space in the basement (Figure 11). A large furnace in the sub-basement, accessed at the west side of the basement, with adjacent large pistons and wheels, provided steam power for several adjacent properties through underground tunnels (Figure 12). These tunnels are visible below the mechanical equipment.

The main lobby includes marble wainscoting and a plaster ceiling with simple, shallow relief border. Alterations to the lobby appear to have been extensive, as evidence exists above the current plaster ceiling of a highly decorative and much taller original space. Mirrors and paneled wood pilasters applied to the walls appear to be contemporary alterations, while the marble wainscot appears to be from an earlier period (Figure 13). A primary stairwell with decorative,

cast iron railings, posts, and risers is located behind the elevators (Figure 14). A mezzanine is located in the northwest corner of the first floor (Figure 15). Secondary stairs to both upper floors and basement are located in the southwest quadrant of the plan (Figure 16).

The elevator lobbies at the upper floors include ceramic tile floors, overlaid in composite tile, and mail shoots between the two elevators (Figure 17-18). The elevator lobbies, corridors and suites have been extensively altered by removal of wood trim at door and window surrounds and replacement with radius-curve metal casings. All corridor walls on the fifth floor have been removed. Most suite doors on the double loaded corridors on the second through fourth floors are two-panel wood, with large, obscure glass lights, one with original doorknobs with the initials "DB," and tenant lettering (Figure 19-21). Some suite ceilings are finished with acoustical tile (Figure 22). Cabinets built into the walls are found in many suites, often comprised of an enclosed sink adjacent to a coat closet (Figure 23).

Alterations

Certain alterations to the building exterior, including the terra cotta entry and storefront surrounds, dating to 1937, have taken on significance over time and are considered character-defining features. Interior alterations on the upper floors, especially in 1947, 1948, 1974 and mid-1980s, substantially modified finishes, window and door trim, and configuration, loss of original corridors on the fifth floor, to the extent that interior spaces no longer retain historic character.

The following table is a chronology of major alterations:

Date	Building Permit Number	Description of Work	Estimated Cost	Owner
June 3, 1910	4586	"Remove south partition of stairs to balcony, move Mrs. Wallace's office and elevator enclosures to south and install in place of said office a cashier's office"	\$1451	T.D. Stimson
October 11, 1913	13336	"Glass over storefront and interior fixtures. No structural changes"	\$3000	Stimson Estate
February 17, 1916	925	"Repair floor of boiler room...put in new concrete floor reinforcing steel columns now in place, balance of floor with new 3 by 14" posts; also replace ceiling joints"	\$2500	W.H. Stimson



Date	Building Permit Number	Description of Work	Estimated Cost	Owner
May 9, 1917	2758	"Remove store fronts on 3 rd street side of building; store fronts N 48' and So 18' of corner... replace fronts with gates and repair floors... Take out partition in rear of N. store room, cut out rear of So Store room, about 8' by 10' connecting with W room"	\$1500	W.H. Stimson
April 16, 1919	2771	"Take out part of the partitions between the public market and upper room 253 ... also take out glass in glass windows putting collapsible iron gates"	\$500	W.H. Stimson
November 5, 1921	30453	"Installation of ladder on fire escape"	\$300	Douglas Bldg, Inc.
January 21, 1925	2632	"Install window on north side of building facing east; no structural changes on Spring St."	\$125	W.H. Stimson
February 3, 1925	4283	"Display windows, two stairs to basement, plaster basement, new partitions + toilet, Mezzanine Floor"	\$8000	Stimson Estate
February 25, 1929	1215	"Enlarge present room from present size to size of 13'-9" L by 40'-0." New glass partition about 10'-6" high, the length of one side of room... new plate glass & new bulk heads to be used as show case"	\$1200	Stimson Estate
May 2, 1931	9188	"Take out door gate to 3rd St lobby"	\$300	C.W. Stimson
October 26, 1937	25347	"Remove street front transom glass over show windows; install beam & steel studs, finish front with terra cotta"	\$10,000	C.W. Stimson
September 23, 1938	5314	"Alteration to front, new prism glass"	\$400	T.D. Stimson
December 11, 1938	29539	"Remove five partitions on 3 rd floor"	\$200	C.W. Stimson
May 1, 1941	6487	"Remove 30 ft of non bearing partition & add new balcony - 9' wide - 28' long"	\$400	W.H. Stimson
July 11, 1944	12628	"Construct partition for toilet in room #536"	\$225	C.W. Stimson
January 13, 1946	05446	"Remove present wood trim from doors and windows, finish 5 th floor rooms"	\$2000	C.W. Stimson
February 11, 1946	06916	"Remove present wood trim from door & windows, replace with new trim; plaster 5 th floor rooms... inclusive of elevator shaft & basement; no structural changes"	\$1500	C.W. Stimson
October 18, 1946	27724	"Add to pent house 8 by 16' for housing motor generators for new electric elevators. Permit 4840 2/21/46 approved electric elevator installation"	\$1000	C.W. Stimson
September 25, 1947	30888	"Re-roofing"	\$1895	C.W. Stimson
October 16, 1947	32273	"Remove present oak trim on doors & windows; replace with 3/4" metal casing; repair plaster - 4 th floor, rooms 401 - 405"	\$1000	C.W. Stimson
November 4, 1947	33449	"Remove wood door & window trim - replace with 3/4" metal; repair plaster - 4 th floor"	\$1000	C.W. Stimson
November 28, 1947	35263	Installation of new beams in connection with elevator	\$3500	C.W. Stimson



Date	Building Permit Number	Description of Work	Estimated Cost	Owner
December 24, 1947	29378	"Replace wood trim with metal on windows and doors, ¼ round"	\$1000	C. W. Stimson
May 5, 1949	05176	"Move present stairs"	\$300	C. W. Stimson
May 12, 1949	14872	"Extension of present 1st story into private office, storage"	\$500	Douglas Bldg, Inc
March 8, 1951	04886	"Installing new partition on 1 st floor to convert one large store into two stores, grocery & clothing"	\$6500	Stimson Estate
February 21, 1955	9186	"New partition, 5 th floor"	\$300	C. W. Stimson
October 19, 1955	27797	"Neon sign"	\$100	Mannings Inc
January 12, 1960	51018	"Double faced neon projection sign, 55 sq ft"	\$650	Mannings Inc
March 22, 1963	33725	"Cut in new window at no. court 2 nd floor, room 207"	\$400	Douglas Bldg, Inc.
May 29, 1963	39367	"Alter offices 329-335, 3 rd floor"	\$1000	Douglas Bldg, Inc.
August 26, 1964	74802	"Suspend clg. & install part"	\$800	Douglas Bldg, Inc
December 22, 1964	84602	"Install dry wall partition & duoflex ceiling - 2 nd floor"	\$800	Douglas Bldg, Inc
June 26, 1965	98330	"Alter basement area, alter sprinkler"	\$15,000	Douglas Bldg, Inc.
February 10, 1966	18777	"Alterations at suite 535-537"	\$650	Douglas Bldg, Inc.
March 16, 1971	25046	"Suspend ceilings at Suite 241, 409, 410, 436, 437, 509, 517"	\$3000	Douglas Bldg, Inc
May 7, 1971	28354	"Alterations at 1 st floor store area"	\$8000	Douglas Bldg, Inc
June 24, 1971	31378	"Alterations at 1 st floor area; structural work"	\$1000	Douglas Bldg, Inc
June 18, 1974	93983	"Interior alterations & new storefront; new basement stairs"	\$20,000	Douglas Bldg, Inc
February 24, 1988	4241	"30' by 45' portion of the first floor converted to a market"	----	Jack Lumer

Subject Property History

The Douglas Building was built by the estate of Thomas Douglas Stimson, "a prominent Los Angeles businessman who had planned to erect an office building at this site before his death in 1898."² Thomas Douglas Stimson began his career as a Chicago lumberman, logging on Muskegon River in Michigan and establishing his first mill in 1871.³ He became the third largest producer of "dressed" lumber in the Muskegon area. By the 1880s, the timber industry in the Midwest began to decline. In 1889, Thomas Douglas Stimson moved west with his sons Charles Douglas and William Horace Stimson. While his sons moved to the northwest and

² Richard Starzak and Leslie Heumann, Hatheway & Associates, "Douglas Building," DPR 523 form, April 1983.

³ "History of Stimson Lumber Company," <www.stimsonlumber.com/Company/History/body_history.html>.



purchased land, Thomas Douglas Stimson retired to Los Angeles. The Stimson Mill Company was incorporated in January 1890 with land in Washington, Oregon, and northern California. Thomas Douglas Stimson built a house for himself at 2421 South Figueroa Street, designed by Carroll H. Brown. Carroll Brown, also a native of Illinois, designed the Stimson Office Building in 1893, which was to be located directly across the street from the Douglas Building and connected to it through an underground tunnel.⁴

Thomas Douglas Stimson died January 31, 1898. While the Douglas Building is "considered among Los Angeles' greatest office buildings and commanded the highest rentals,"⁵ it is possible it gained its reputation due to the combination of Stimson as developer and the Reid Brothers as architects. The Douglas Building is one of the last and best examples of commercial architecture from the turn of the 20th century in the central business district. The Stimson Estate owned and managed the Douglas Building until the mid-1980s.

Architects

The Reid Brothers, James and Merritt Reid, a prominent architectural firm from San Francisco, designed the Douglas Building. Originally from New Brunswick, Canada, James Reid received his education at the Massachusetts Institute of Technology and the École des Beaux Arts in Paris. With offices in San Francisco, the Reid brothers opened their practice in 1889 and were in business for almost 50 years. "The Reid Brothers maintained one of the leading architectural offices in the city, active in the planning and execution of many important commissions."⁶ Works in San Francisco include the original Fairmont Hotel, the Call Office Building, later renamed the Central Tower, Hale Brothers Department Store, the new Cliff House, a building for the San Francisco Land Company, and the Music Pavilion in Golden Gate Park. Works in Los Angeles include the Fitzhugh Building and the Merritt Office Building.

California Register summary

The Douglas Building appears eligible for listing in the California Register. Under criterion 1, it is one of the few remaining 19th century commercial buildings in the central business district. With the Bradbury, Byrne and Homer Laughlin buildings, the Douglas Building survives from a period when the area of West Third Street was the heart of downtown Los Angeles. It is significant under criterion 2 for its association with Thomas Douglas Stimson and the Stimson Estate, early real estate developers on the West Coast, in particular downtown Los Angeles and Seattle. Under criterion 3, the building is significant for its association with well known architects the Reid Brothers, and for its remarkable architectural design and structural system.

⁴ Henry F. Withey and Elsie Rathburn Withey, *Biographical Dictionary of American Architects (Deceased)*, (Hennessey & Ingalls, Inc, Los Angeles, 1970).

⁵ Lawrence Kreisman, *The Stimson Legacy: Architecture in the Urban West*, (Willows Press, Seattle, 1992), 51.

⁶ Withey and Withey.

REGULATORY SETTING

California Environmental Quality Act
According to CEQA,

an historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources..., or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant (Public Resources Code 21084.1).

If the proposed project created *substantial adverse change* in an historical resource, environmental clearance for the project would require mitigation measures to reduce impacts. "Substantial adverse change in the significance of an historical resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (Public Resources Code 95064.5 (b)(1)). Public Resource Code 95064.5 (b)(2) describes *material impairment* taking place when a project:

- (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register... ; or
- (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register... or its identification in an historical resources survey... unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- (C) Demolishes or materially alters those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register... as determined by a lead agency for the purposes of CEQA.

According to CEQA Guidelines §15064.5(b)(3):

Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (*Secretary's Standards and Guidelines*, 1995, Weeks and Grimmer), shall be considered as mitigated to a level of less than a significant impact on the historical resource.

Thus, the statement above as well as the Class 31 exemption contained in CEQA Guidelines §15331 indicate that a project in conformance with *Secretary's Standards and Guidelines* is mitigated to a level of less than significant or which would otherwise be categorically exempt.



Secretary of the Interior's Standards for Treatment of Historic Properties

The proposed project is evaluated for conformance with the *Secretary's Standards and Guidelines*, the applicable standard being rehabilitation. The *Secretary's Standards and Guidelines* recommend rehabilitation as a treatment, "when repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, rehabilitation may be considered as a treatment." The rehabilitation standards are:

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The *Secretary's Standards and Guidelines* are not intended to be prescriptive, but instead provide general guidance, and are intended to be flexible and adaptable to specific project conditions, including aspects of adaptive use, functionality and accessibility. The goal is to balance continuity and change and retain historic building fabric to the maximum extent feasible. The National Park Service has compiled some bulletins to provide guidance on specific topics, however there is not an abundance of information on interpreting the *Secretary's Standards and Guidelines*. The *Secretary's Standards and Guidelines* are interpreted most consistently in application of the Investment Tax Credit (ITC) program for certified historic preservation projects. Additional guidance can be found in the regulations implementing the ITC program at 36 Code of Federal Regulations (CFR) Part 67.

While circumstances of every project are different, the *Secretary's Standards and Guidelines* are interpreted consistently by state and federal reviewers. The *Secretary's Standards and Guidelines* anticipate change, therefore such interpretation will necessarily require exercise of professional judgment and an ability to balance various opportunities and constraints of any given project based on use, materials retention and treatment, and compatibility of new construction.

ANALYSIS OF PROPOSED PROJECT IMPACTS

As proposed, rehabilitation of the Douglas Building for parking (basement), retail, (ground floor), and residential (upper floors) appears to be in conformance with the *Secretary's Standards and Guidelines*. The proposed project evaluated is described in drawings dated June 17, 2003, which were submitted to the City of Los Angeles Department of Building and Safety.

All character-defining features on the exterior would be retained, including all fenestration, decorative finishes, distinctive main entry and storefront surrounds. Painted surfaces would be cleaned with the gentlest means possible and repainted in an appropriate color and terra cotta would be repaired. Window glazing that is broken or missing would be repaired or replaced in kind. The ground floor is proposed to retain commercial use with access to retail spaces directly from East Third and South Spring Streets. The parking area along the secondary, west elevation would be retained, while providing for access for a vehicular ramp to the basement at the north half of the west elevation.

Underground parking is proposed for the basement. An existing stair and elevator would be retained in the southeast quadrant of the building, while two additional stairs are proposed, one along the northeast wall and the other near the northwest wall. A proposed laundry room would be included in the northwestern corner. Much of the mechanical equipment in the sub-basement is proposed to be removed to allow for the addition of two, 11-foot wide vehicular ramps to access underground parking. Alternative placement of the vehicular ramps was studied, to allow for the retention of all the mechanical equipment. Placement of the ramps at the southern half of the western elevation, toward East Third Street, would not have been feasible given the



arrangement of the structural columns. A portion of the mechanical equipment is proposed to be retained under the "down" ramp. Proposed basement parking appears to conform to the *Secretary's Standards and Guidelines*.

The Douglas Building is proposed to be seismically retrofitted from the interior by adding new shotcrete walls in five locations and braced frames in two locations. The new shotcrete walls would be added in two locations along the north elevation. Where shotcrete walls intersect with windows on upper floors, window openings would be retained. A new shotcrete wall would also be located along the west perimeter wall of the cast-iron stair. The fifth location would be perpendicular to the south elevation. A steel braced frame would be placed in two locations along the south elevation. Use of the braced frames along the south elevation are essential to provide lateral strength. The braced frames would be encased in drywall and will be minimally visible from the exterior. While it would be preferable to have no visible intrusion on the exterior, no feasible alternative exists and impacts have been reduced by careful configuration and placement of the braced frames. The shotcrete walls and braced frames, while somewhat intrusive, are designed to minimize impacts to historic building fabric. This work conforms to the *Secretary's Standards and Guidelines*.

As noted above, retail spaces on the first floor have been altered with each successive tenant and the main lobby has been altered several times. The configuration of the main lobby would be retained and the existing cast iron stair located behind the elevators would be cleaned and reused. Ground floor retail spaces will be rehabilitated. The existing central skylight would be uncovered and restored to its original appearance. Broken wire glass and damaged structural members would be replaced in kind, as necessary. Paint would be removed from the lay lights. A new west lobby is proposed to provide access to the parking area. The existing mezzanine would be extended to the south. This work conforms to the *Secretary's Standards and Guidelines*.

Office spaces on the second through fifth floors are proposed to be converted to residential use. The elevator lobbies, including corridor walls on the second through fourth floors, would be retained with existing ceramic tile floor. The existing corridors would be converted from double loaded, located between office suites, to single loaded located along interior light court windows. Existing corridor doors from offices would be retained and reused as apartment unit doors. Existing coat closets would be retained and tied into new partition walls. A proposed fire sprinkler system would be located within a six inch dropped dry-wall ceiling. As partition walls and ceilings have been significantly altered, as shown above, the proposed work conforms to the *Secretary's Standards and Guidelines*.

Ms. Pauline Lewicki
Community Redevelopment Agency of the City of Los Angeles
July 25, 2003
page 12

CHATTEL

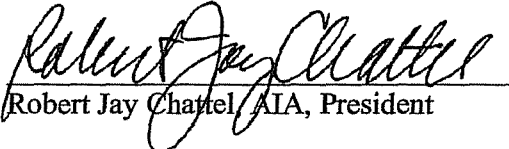
CONCLUSION

The proposed project involves the conversion of the Douglas Building from office to residential use. The subject property has been previously evaluated as a 4S, updated here as eligible for California Register listing. Proposed project impacts were analyzed using the *Secretary's Standards and Guidelines*. It is our professional opinion that treatments of character-defining features, coupled with compatible, contemporary new construction, conforms to *Secretary's Standards and Guidelines*, and therefore would have a less than significant impact under CEQA.

Please call me at (818) 788-7954, if you have any questions.

Very truly yours,

CHATTEL ARCHITECTURE, PLANNING & PRESERVATION, INC.

By: 
Robert Jay Chattel, AIA, President

cc: Rocky Rockefeller

19-174986	2369 S SANTA FE AVE	VAN VORST FURNITURE COMPANY CORP	LOS ANGELES	U	1916 D 3	PROJ. REVH. FHM940929A	10/27/94 6Y2
19-174987	2401 S SANTA FE AVE	VAN VORST FURNITURE CO. FACTORY	LOS ANGELES	U	1916 B	HIST. RES. DCE-19-94-0717-9999	10/27/94 6Y2
19-175001	2415 S SANTA FE AVE	VAN VORST FURNITURE STORAGE	LOS ANGELES	U	1916 B	HIST. RES. DCE-19-94-0717-0002	10/27/94 6Y2
19-175002	2431 S SANTA FE AVE	VERBORT TOOL AND SUPPLY	LOS ANGELES	U	1930 B	HIST. RES. DCE-19-94-0717-0003	10/27/94 6Y2
19-175002	2445 S SANTA FE AVE	SOUTHERN CALIFORNIA GLASS COMPANY	LOS ANGELES	U	1944 B	HIST. RES. DCE-19-94-0747-0000	10/27/94 6Y2
19-175301	954 S SEASIDE AVE	FIRE STATION #111 & FIRE BOAT #1	LOS ANGELES	H	B	PROJ. REVH. FHM940929A	10/27/94 6Y2
19-173148	1400 S SEPULVEDA BLVD	DWP WESTWOOD DISTRIBUTION	LOS ANGELES	H	1932 B	HIST. RES. HIG-308	09/30/94 2B2
19-173534	1929 S SEPULVEDA BLVD	MORRIS PL	LOS ANGELES	U	B	HIST. SURV. 0053-4512-0000	05/31/89 6Y
19-173138	S SERRANO AVE	SOUTH SERRANO AVE HISTORIC DISTRICT	LOS ANGELES	P	1912 D 18	PROJ. REVH. PDIC890511R	01/01/88 1S
19-173120	400 S SERRANO AVE	GEORGE & ANNIE ROBERTSON HOUSE	LOS ANGELES	P	1915 B	HIST. SURV. 0053-4498-9999	01/28/88 1D C
19-173129	403 S SERRANO AVE	KROHN-LEVERING HOUSE	LOS ANGELES	P	1920 B	HIST. SURV. 0053-4498-0001	01/28/88 1D C
19-173129	408 S SERRANO AVE	BRUCE & ROSE WALLACE HOUSE	LOS ANGELES	P	1915 B	HIST. SURV. 0053-4498-0010	01/28/88 1D C
19-173130	409 S SERRANO AVE	ELLEN & JOHN BOLIEU HOUSE	LOS ANGELES	P	1916 B	HIST. SURV. 0053-4498-0002	01/28/88 1D C
19-173131	414 S SERRANO AVE	JOSE & CONCEPCION DE SERRANIEGO HOUSE	LOS ANGELES	P	1914 B	HIST. SURV. 0053-4498-0011	01/28/88 1D C
19-173131	420 S SERRANO AVE	REESE & ELLA DAVIES HOUSE	LOS ANGELES	P	1914 B	HIST. SURV. 0053-4498-0012	01/28/88 1D C
19-173122	421 S SERRANO AVE	WALTER E. JEWELL HOUSE	LOS ANGELES	P	1913 B	HIST. SURV. 0053-4498-0003	01/28/88 1D C
19-173132	425 S SERRANO AVE	D'WELVERT-VAN MORRAN HOUSE	LOS ANGELES	P	1914 B	HIST. SURV. 0053-4498-0013	01/28/88 1D C
19-173123	427 S SERRANO AVE	CYRUS A. KIRKELEY HOUSE	LOS ANGELES	P	1914 B	HIST. SURV. 0053-4498-0004	01/28/88 1D C
19-173133	432 S SERRANO AVE	WILLIAM & DAISY HAYDEN HOUSE	LOS ANGELES	P	1916 B	HIST. SURV. 0053-4498-0015	01/28/88 1D C
19-173134	438 S SERRANO AVE	BARREFOUR-HUBBARD HOUSE	LOS ANGELES	P	1916 B	HIST. SURV. 0053-4498-0014	01/28/88 1D C
19-173124	439 S SERRANO AVE	JAY SPENCE HOUSE	LOS ANGELES	P	1916 B	HIST. SURV. 0053-4498-0005	01/28/88 1D C
19-173135	444 S SERRANO AVE	PETERSREYER-CHOATE HOUSE	LOS ANGELES	P	1915 B	HIST. SURV. 0053-4498-0016	01/28/88 1D C
19-173125	445 S SERRANO AVE	WILLIAM & HARY GLASCOCK HOUSE	LOS ANGELES	P	1915 B	HIST. SURV. 0053-4498-0006	01/28/88 1D C
19-173136	450 S SERRANO AVE	HENRY W. BROWN HOUSE	LOS ANGELES	P	1914 B	HIST. SURV. 0053-4498-0007	01/28/88 1D C
19-173126	451 S SERRANO AVE	WILSON-MILLER HOUSE	LOS ANGELES	P	1915 B	HIST. SURV. 0053-4498-0008	01/28/88 1D C
19-173137	456 S SERRANO AVE	RESIDENCE	LOS ANGELES	P	1915 B	PROJ. REVH. HJ0864121D	01/28/88 1D C
19-173453	693 S SHATTO PL		LOS ANGELES	U	B	HIST. RES. DCE-19-94-0158-0000	07/01/94 6Y2
19-175556	1600 S SHERBOURNE DR		LOS ANGELES	H	1930 B	PROJ. REVH. HIG940202Z	07/01/94 6Y2
19-176456	1706 S SHERBOURNE DR		LOS ANGELES	P	1939 B	PROJ. REVH. HJ0950724H	08/04/95 6Y2
19-172763	230 S SOTO ST		LOS ANGELES	P	1889 B	HIST. SURV. 0053-4115-0000	4S
19-166963	443 S SOTO ST	GERMAN HOSPITAL, LINCOLN HOSPITAL	LOS ANGELES	P	1904 B	HIST. SURV. 0053-0097-0000	4S
19-172764	560 S SOTO ST	TRANSFORMER/L A RAILWAY CO, TRANSF	LOS ANGELES	P	1910 B	HIST. SURV. 0053-4116-0000	3S
19-175015	1715 S SOTO ST		LOS ANGELES	P	1939 B	HIST. RES. DCE-19-94-0761-0000	10/27/94 6Y2
19-166981	S SPRING ST	SPRING ST FINANCIAL DISTRICT	LOS ANGELES	P	1902 D 26	PROJ. REVH. FHM940929A	10/27/94 6Y2
19-173079	110 S SPRING ST	THE WILSON BLDG	LOS ANGELES	P	1923 B	HIST. RES. HPS-79000489-9999	08/10/79 1S AC
19-174925	145 S SPRING ST	THE HIRSH BUILDING	LOS ANGELES	P	C	HIST. SURV. 0053-0098-9999	07/01/77 1S
19-167010	257 S SPRING ST	DOUGLAS BUILDING	LOS ANGELES	P	1898 B	HIST. SURV. 0053-4434-0000	07/05/60 7L
19-173247	301 S SPRING ST	WASHINGTON BUILDING	LOS ANGELES	P	1912 B	HIST. SURV. SHL-0744-0000	4S
19-174107	311 S SPRING ST	WASHINGTON BUILDING	LOS ANGELES	P	0	HIST. SURV. 0053-4030-0000	06/01/92 3S
19-167502	331 S SPRING ST	BIDDY MASON HOUSE, GRABBERA MASON'S P	LOS ANGELES	P	1860 C	TAX. CERT. 537.9-19-0087	11/09/89 6C3
19-166977	354 S SPRING ST	BARDO POPULAR	LOS ANGELES	P	1902 B	HIST. SURV. 0053-0380-0000	6
19-166964	408 S SPRING ST	BIRLY BLDG-S CA SAVINGS BANK, COURT	LOS ANGELES	P	1902 B	HIST. RES. HPS-79000489-0014	08/10/79 1D
						HIST. SURV. 0053-0098-0014	09/01/76 3D
						TAX. CERT. 537.9-19-0081	10/08/65 1D
						HIST. RES. HPS-79000489-0015	08/10/79 1D

HISTORIC RESOURCES INVENTORY

Sar. No. _____				
HABS _____	HAER _____	NR _____	SHL _____	Loc _____
UTM: A _____	B _____		C _____	
C _____		D _____		_____

IDENTIFICATION

1. Common name: Douglas Building
2. Historic name: Douglas Building
3. Street or rural address: 253-259 South Spring Street
City Los Angeles Zip 90012 County Los Angeles
4. Parcel number: Property of T.D. Stimson, Lot C, Parcel 16.
5. Present Owner: Rellin Inc. Address: 560 N. Highway 101
City Laucadia, California Zip 92024 Ownership is: Public _____ Private X
6. Present Use: Commercial/ Offices Original use: Commercial/ Offices

DESCRIPTION

- 7a. Architectural style: Classical Revival
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Located at the northern end of the downtown commercial district, the Douglas Building is a five story brick structure with classical detailing. Nine bays occupy the east (Spring Street) facade and eleven bays face south (onto Third Street) while an additional bay curves around the corner. The lower story has been refaced and given a somewhat Moderne appearance. Above it a broad band of brick, given horizontal emphasis by recessing every fifth course, is delineated by stringcourses. On the second story the single window in each bay is set into a molded stone surround and capped by a frieze depicting a festooned shield and by a denticulated cornice. The windows of the third and fourth story bays are more simply detailed, with stone sills and soldier courses for lintels. A stone cornice above the fourth story and molded window surrounds focus attention on the fifth story, which is topped by decorative moldings above the molded capitals of the piers. The design is culminated with a blank frieze and a molded, denticulated and bracketed cornice.

Attach Photo(s) Here

SEE ATTACHED PHOTOS

8. Construction date:
Estimated _____ Factual 1898-1899
9. Architect Reid Brothers
10. Builder Anton Swanson
11. Approx. property size (in feet)
Frontage 120.26 Depth 166.25
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
April 1983

13. Condition: Excellent ___ Good Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Minor to entrance area and street level facade.
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Density built-up
Residential ___ Industrial ___ Commercial Other: _____
16. Threats to site: None known Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? Moved? ___ Unknown? ___
18. Related features: NONE.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site).
The Douglas Building is located at the northwest corner of the intersection of Spring and Third Streets. The structure was built by the estate of Thomas Douglas Stinson, a prominent Los Angeles businessman who had planned to erect an office building at this site before his death in 1898. The eminent San Francisco architectural firm of Reid Brothers was commissioned to design the building. James and Merritt Reid were considered among the finest architects of commercial office buildings in the United States at this time. Anton Swenson was contracted to erect the edifice in 1898. At the time of its completion in 1899, the Douglas Building was considered among Los Angeles greatest office buildings, commanding the highest rentals. Property improvements had an assessed value of \$130,000 in 1904. The Douglas Building has served tenants as diversified as the Southern Pacific Railroad (as the chief ticket office), Desmond's Men's Store, and Eagleson's Men's Store (since 1925). The Douglas Building is significant as one of the last and finest examples of commercial architecture in Los Angeles' central business district dating to the turn of the century, for its design by one of the most prominent architectural firms of commercial architecture in the country- the Reid Brothers, for its historic association with an important Los Angeles financier- Thomas D. Stinson, and for its age.

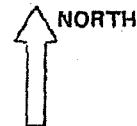
20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

SEE BIBLIOGRAPHY

22. Date form prepared April, 1983
By (name) Richard Starrak, Leslie Hermann
Organization Hatheway & Associates
Address: 1633 Westwood Bl., Ste. 203
City Los Angeles, Ca. Zip 90024
Phone: (213) 478-1176

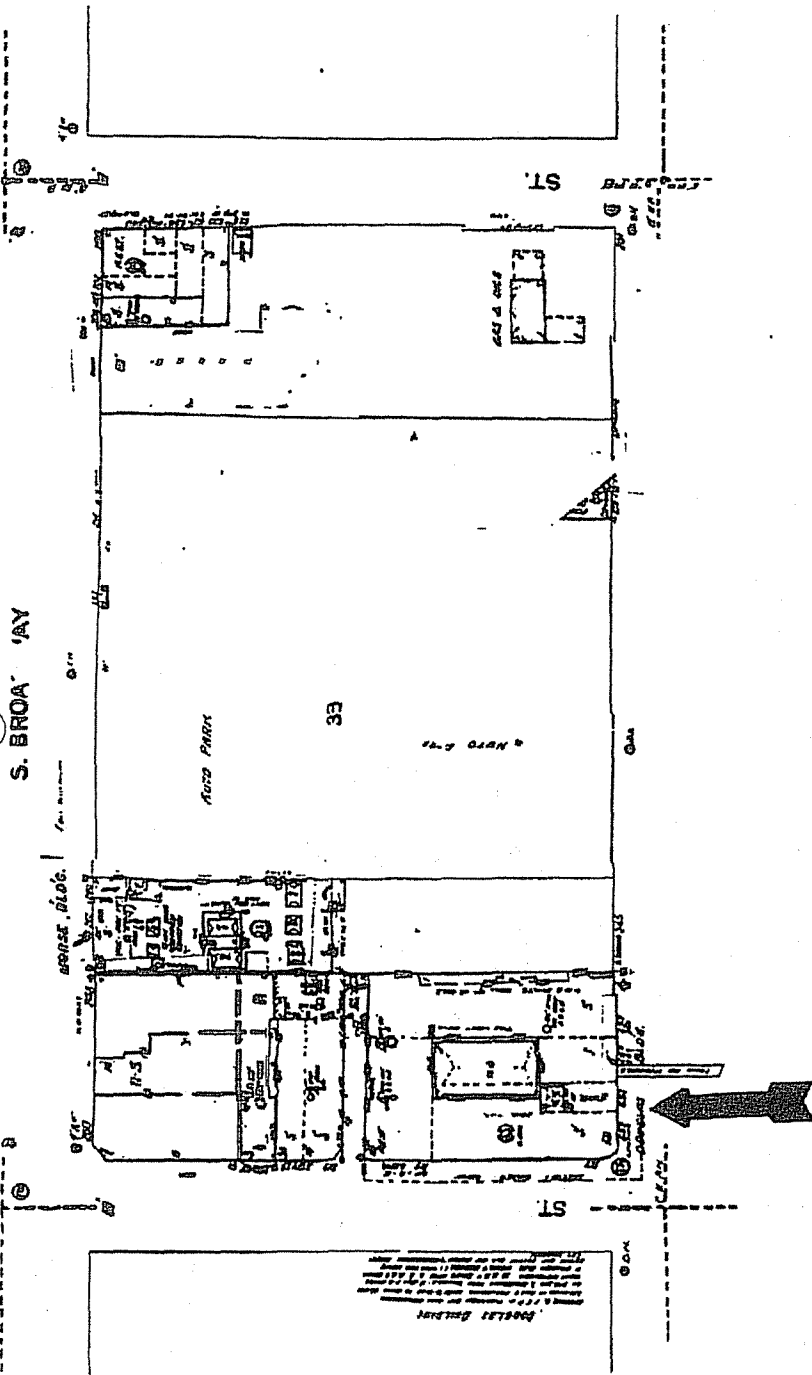
Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



SEE ATTACHED MAP



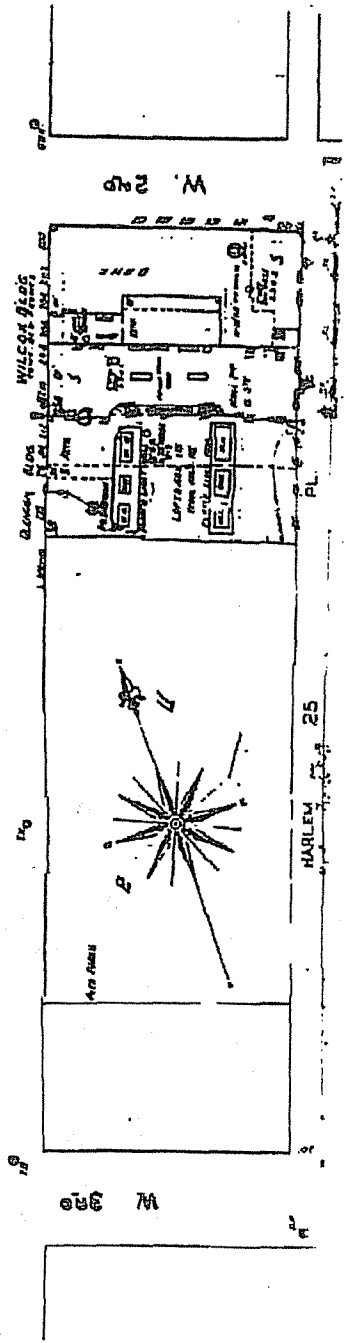
Douglas Building
253-259 South Spring Street



132

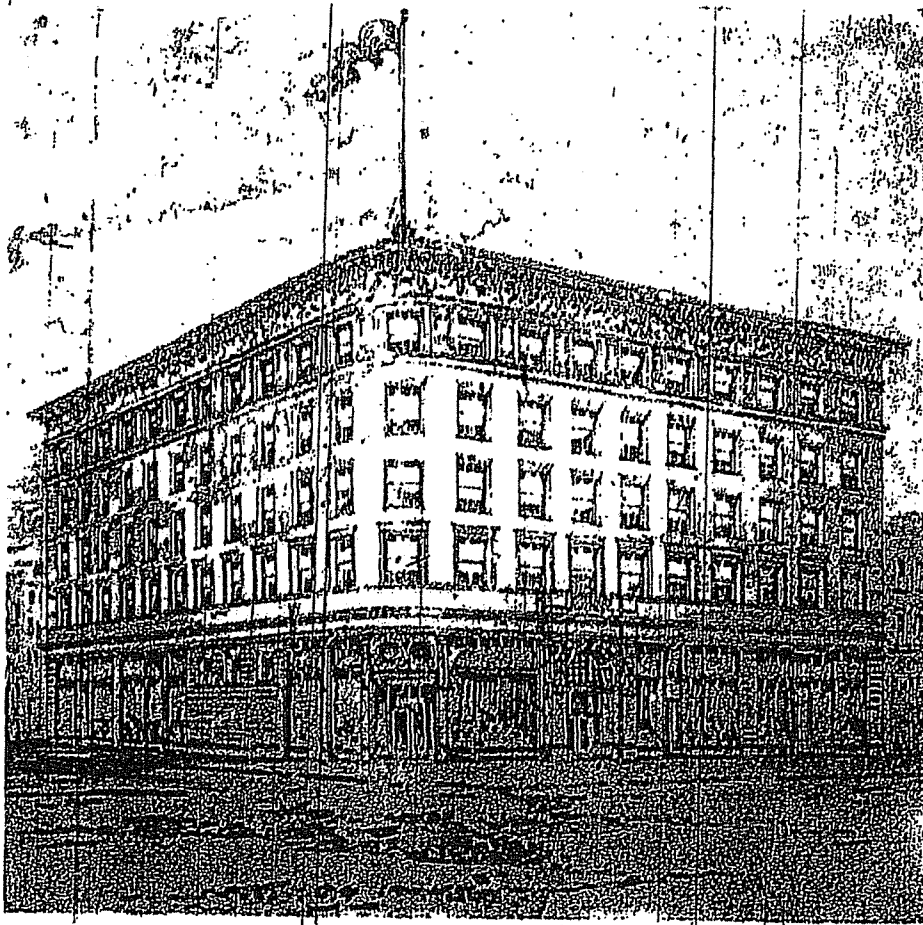
S. SPRING 60 ft wide

30



DOUGLAS BLOCK

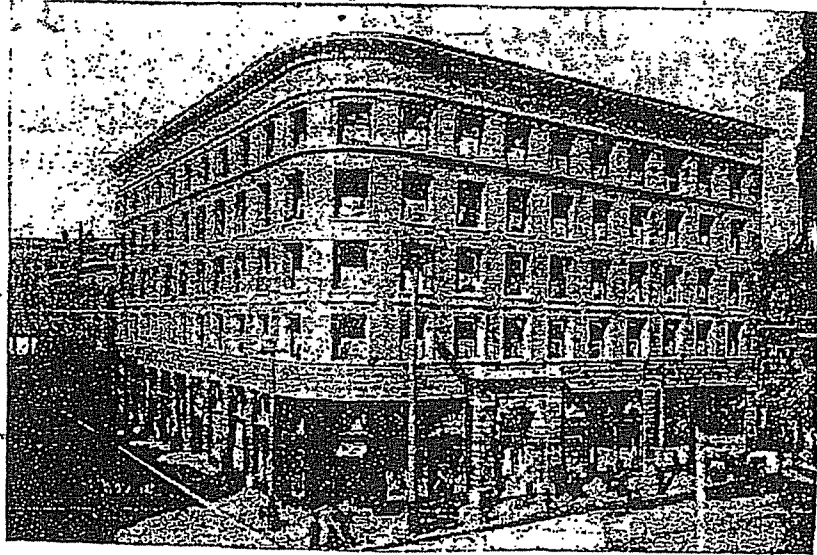
3rd and Spring Sts.,
Los Angeles, Cal.



Ready for Tenants Dec. 1, 1898

FOR OFFICES IN ABOVE BUILDING
APPLY TO ESTATE OF T. D. STIMSON

ROOM 608 STIMSON BLOCK
256 SOUTH SPRING ST.



DOUGLASS BLOCK, REID DROS., ARCHITECTS.

THE DOUGLAS BUILDING

One of the most talked of features in connection with the Douglas building is the rapidity with which story was piled upon story till the grand structure stood complete as though by a magician's wand.

To conceive the swiftness of the undertaking to erect a building in less time than the period calculated on one must take into consideration the incredible nicety of calculation attending the fitting of time set for completion of certain branches of work, which time rarely runs a day or two over or short with the responsible builder. Now to cut a third off of the whole, leaving only two-thirds of that time, is more than bewildering to even the most experienced contractor. It was left to Mr. Anthon Swenson to perform this feat.

Mr. Swenson, whose fifteen years' business career in this city has marked him as one of the first rank in his profession, and whose cooperation with some of the largest structures erected in this city in the past few years, such as the Laughlin, the Matz, the Douglas, Newark, and host of residences has fully testified as to his responsibility in matters of both a professional and business nature, has but added fresh laurels to an already established reputation.

THE SOUTHERN CALIFORNIA FRUIT EXCHANGE.

Few California industries have made a more remarkable growth during the past dozen years than that of the raising of citrus fruits. As recently as 1880, when Riverside shipped fifteen carloads of oranges, it was thought to be a great thing that the golden fruit should be marketed in such wholesale quantities. Previous to that time, orange-growing had

figures in proof of this claim. The organization has done much to encourage the development of an important industry, and deserves the support of Southern California fruit-growers.

COLUMBIA SAVINGS BANK.

The Columbia Savings Bank, located at No. 214 South Broadway, makes a strong bid for public favor by their thorough business methods and the character of the personnel of its directors and officers, which has given it so sure and steady growth from its organization. It loans money on approved real estate security, and pays interest on deposits. The officers are: A. M. Ozman, president; A. P. West, vice-president; and R. W. Ozman, cashier.

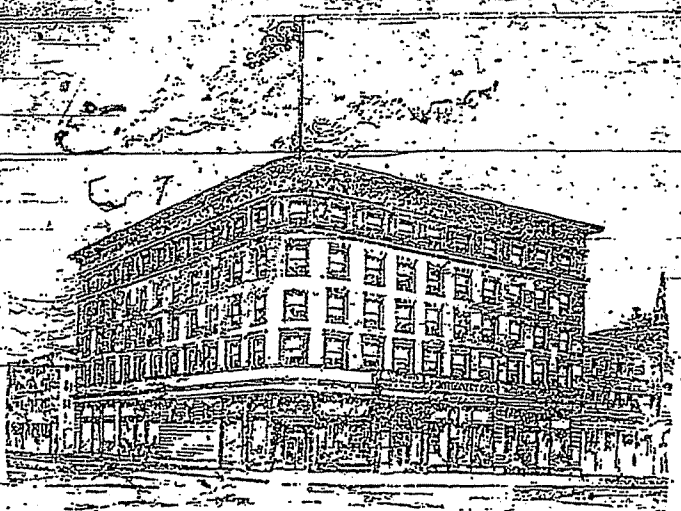
TAE TH' BIT OUDE-WIFE.

Th' ban's that mark th' dial say
 Anither year is endin';
 Th' han's that 'maug ma pooches stray
 Find fortun' putri mendin'.
 A' wot a've naught save scrow bro't
 Ma lass aince blythesome heartit.
 'Tis tu'some meet that ye sud greet,
 O'er hopes lang syne departit.
 Th' tickin' clock, th' crawin' cock
 Baith 'mind me a'm a-nearin'
 Th' time o' life for balrn an' wife
 A' needs maun tent, ma steerin';
 A've drap't a tear upo' th' bier
 O' an' ill year (a'll confess it).
 Yet may th' onc th' morrow's sun
 Will smile upo' be blesstit.
 God grant his need for all th' need

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water

of the California Lumber
 Mexico plant at Flagstaff has
 20,000 square feet of iron.
 indent H. K. McDonald of the
 non-copper mines says the
 from Williams to the cañon
 completed by April 1 next, and
 company will erect two hotels
 of Bright Angel trail and
 and gardens in the cañon,
 by
 telegraph line is to be ex-
 San Carlos. It now runs
 Grant to Mammoth via
 ranch in Aravaipa cañon.
 Townes, who has been act-
 chief engineer of the construc-
 on the Phoenix water sys-
 been apprised of his appoint-
 chief deputy surveyor of Los
 He has accordingly returned
 me.



THE above cut represents the new Douglas Building recently erected at the corner of Spring and Third streets. In it is located our new store, which we expect to occupy about January 15th.

The size of our new store is 112 feet deep by an average width of 33 feet 2 inches, with a basement the same size. On the ground floor will be located our Salesroom; in the basement our Jewelry Manufacturing Department, which will be equipped with the very best machinery and tools for the making up of special articles of jewelry, such as medals, class pins, prize cups and presentation jewels; also for the manufacturing of gold jewelry, diamond mountings and such other articles as we make up for our own stock. Every inch of this space, over 7428 square feet, we will occupy with our immense stock of Diamonds, Watches, Gold Jewelry, Sterling Silver Wares, Silver Plated Wares, Fine Leather Goods, Rich American Cut Glass, Clocks, Umbrellas, Canes, "Waultan" China, Rookwood Ware and such other lines of merchandise as are usually found in a first-class jewelry store. No stock in Southern California can in any way compete with ours in quantity, variety, style or price.

When our store is opened we would respectfully invite you and your visiting friends to come and see it. We promise you it will be a sight worth seeing and one not easily forgotten.

In its furniture, its beauty, or in the artistic details of its arrangement, our store will be in the first rank of the very best jewelry stores in the United States.

Our stock will be fully equal to its beautiful surroundings. We expect to occupy our new premises about January 15th, 1899.

Kindly remember our new address,

MONTGOMERY BROS.,

Doctor N

Specialists
and Wealth



ESTABLISHED 17 YEARS

Largest and Best Equipped
Institution and Most Ex-
Practice on the Pacific Coast

These Renow

- Nervous Debility,
- Partial or Complete
- Loss of Vital Power
- Wasting Weakness
- Lost Vigor,

No Pay Till Cured

Any man applying for treatment will be cured or to restore complete or partial loss of any well-known business house or firm. Meyer & Co. until the patient is cured. To be made in monthly installments if pre-

Common Sense Reason

Time Money Experience Natural Abi

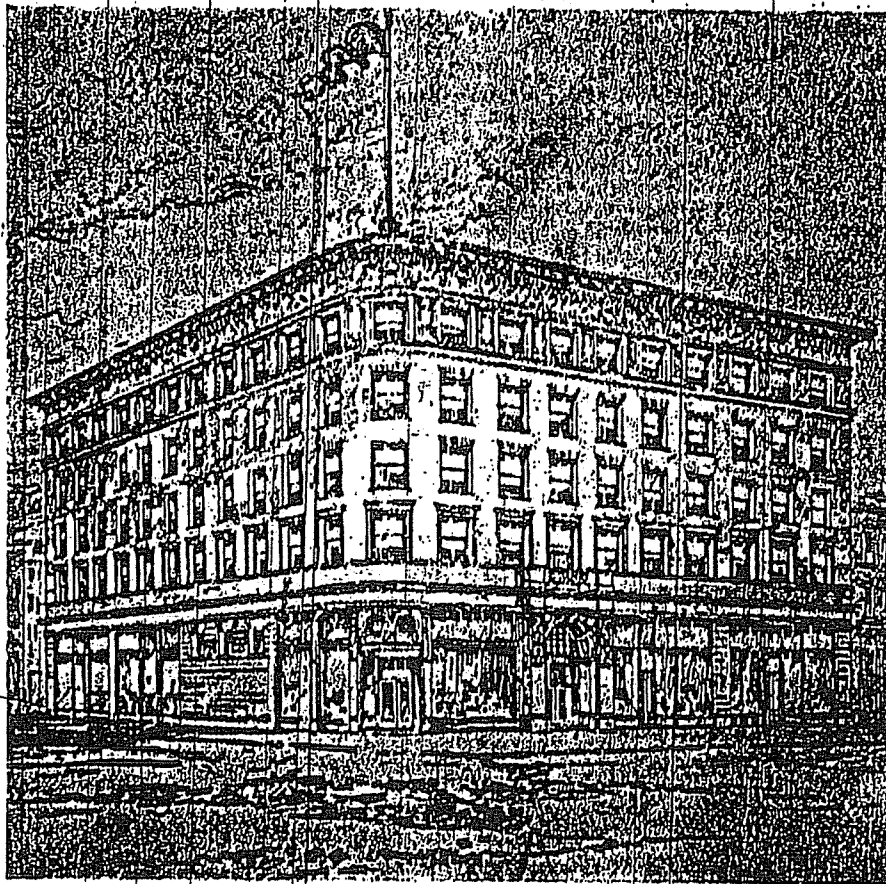
The Newest Napoleon.
 (The Weekly) France has the
 ly in the world on paper. In
 England, and of Germany,
 of Russia, and worse than
 of herself she lacks a
 of bluffs, but most perhaps, a
 it is rumored that there is a
 in preparation, and that
 y, the man will appear. The
 Napoleon V. we must not be
 erything we see in the papers,
 old the rumor be correct he
 not be unwelcome. In the cir-
 ces, a word or two concerning
 y be of interest. At present
 of the guards at Petersburg,
 three characteristics. He is a
 hap with the girls that is
 ng. He wears no decorations,
 he mark of a really distinguished
 He insists on being addressed
 as a citizen. That is the pre-
 scription. Still young, good-looking,
 being alarmingly so, at his
 what the French call charmeur,
 succeeded in charming the Czar.
 of France's spangled couch at
 or, this means a good deal. His
 too, is potent. Napoleon may
 with Sedan, but it rhymes even
 with Austerlitz. But why, it
 sh-asked, should the grandson
 of Bonaparte be Napoleon V?
 No reasons, first, because the
 Imperial would have been Na-
 IV would have been, that is,
 d other things were favorable
 cond, because there is luck in
 numbers, particularly in his fam-
 is worth noting that the third
 of an empire, the year of Rome,
 to call himself Napoleon III.
 for the same reason, when his
 bills passed, that which the
 intended for three exclaim-
 after it was mistaken for
 of the being of good con-
 was accepted. A fine in this
 all history is made.

Grant and Burns.
 Grant and Burns have lately

DOUGLAS BLOCK

3rd and Spring Sts.

Los Angeles, Cal.



Ready for Tenants Dec. 1, 1898

FOR OFFICES IN ABOVE BUILDING
APPLY TO ESTATE OF T. D. STIMSON

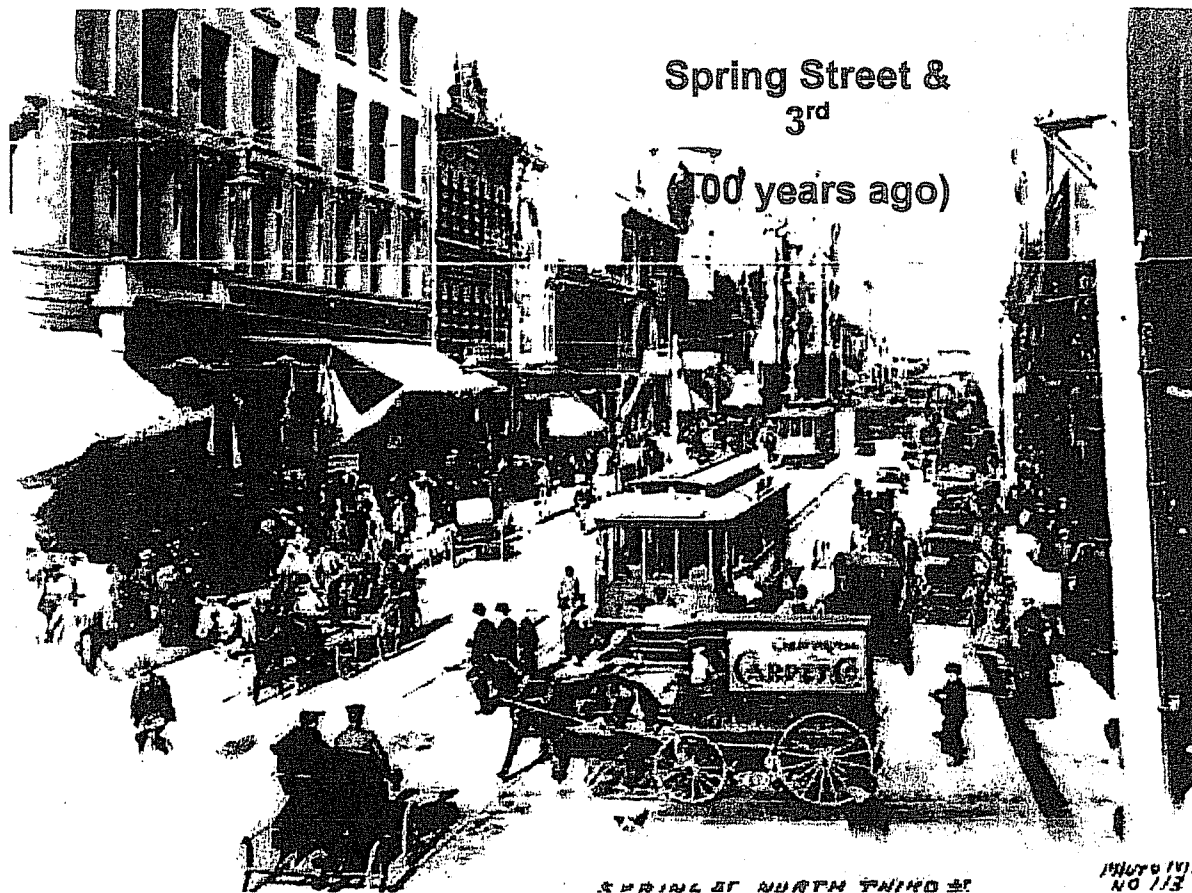
ROOM 508 STIMSON BLOCK
256 SOUTH SPRING ST.

agt.
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Cal.
carp.
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L. A. T.

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Aaron
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Line
Abart
E. 2
Abart
Lanc
Abart
727

HEM

820



Spring Street &
3rd

(100 years ago)

SPRING ST NORTH THIRD ST

1896 1911
NO 113

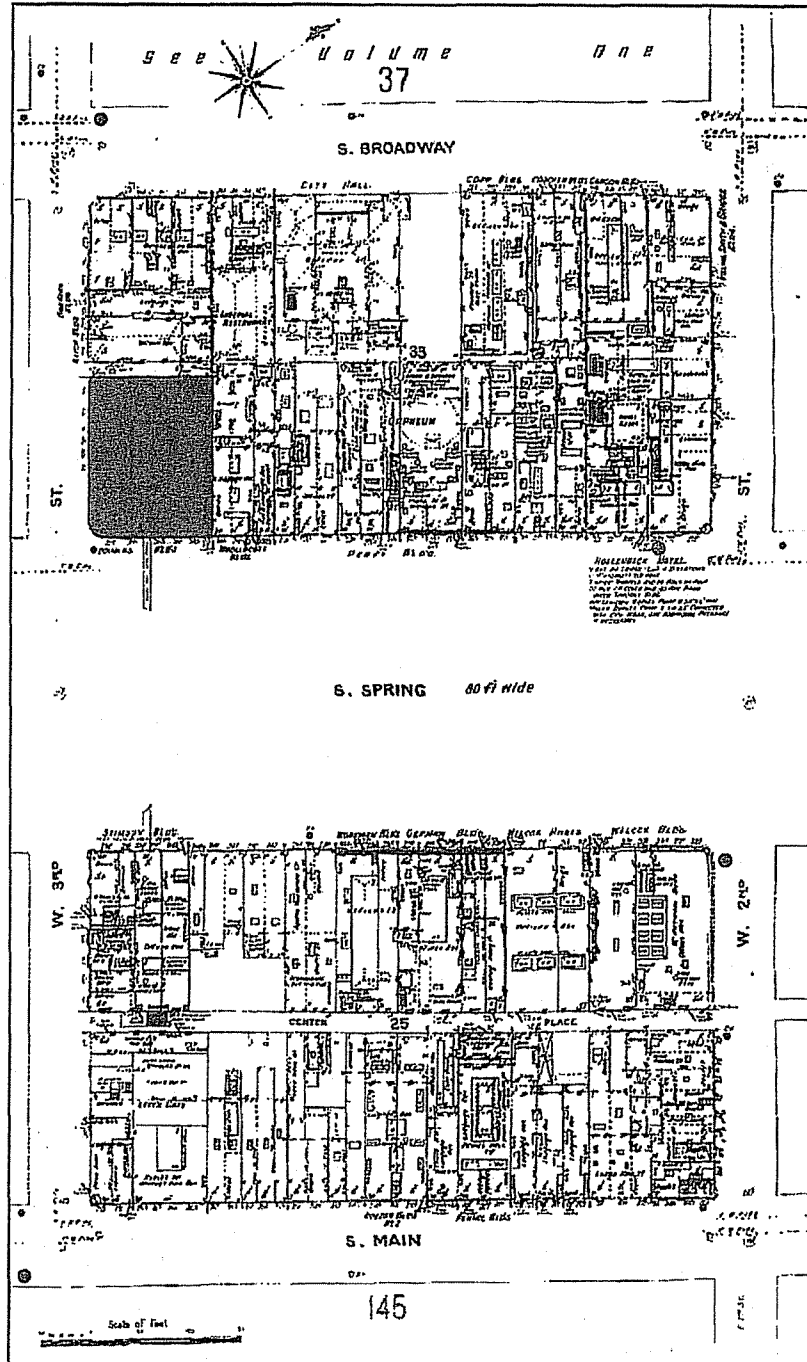


Figure 1: Subject property, Sanborn Fire Insurance Maps of Los Angeles, 1906

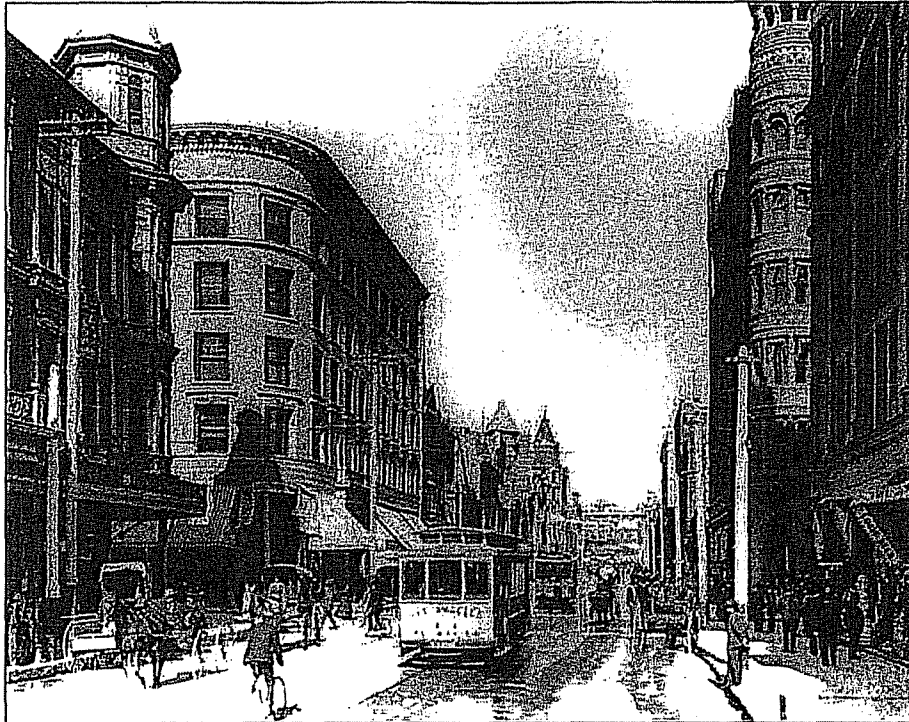


Figure 2: View north of South Spring Street, subject property at left (Los Angeles Public Library, c. 1910s)

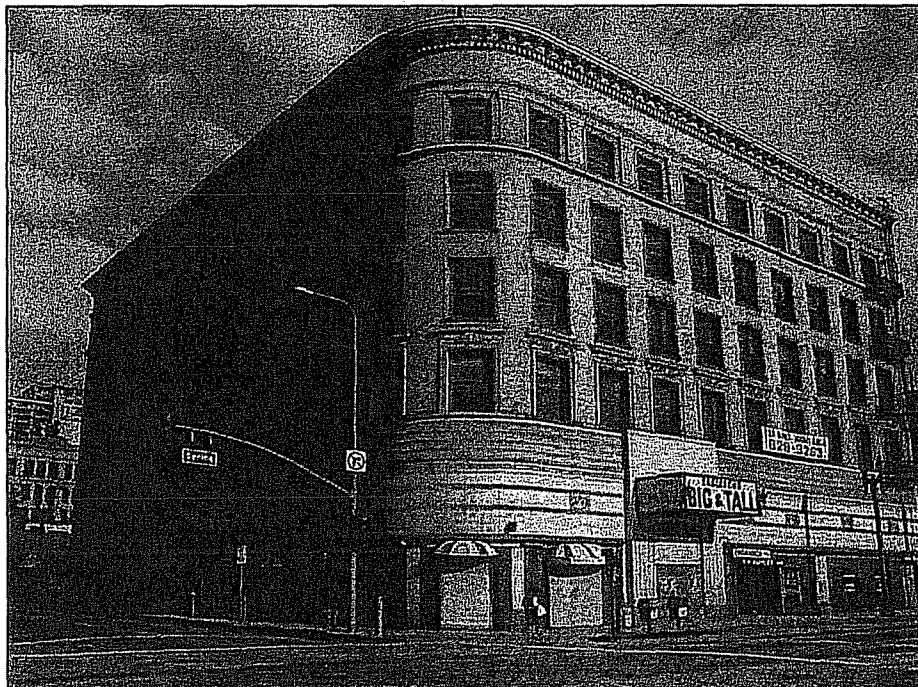


Figure 3: Subject property, view north (Chattel Architecture, Planning & Preservation, Inc. (CA), 2003)

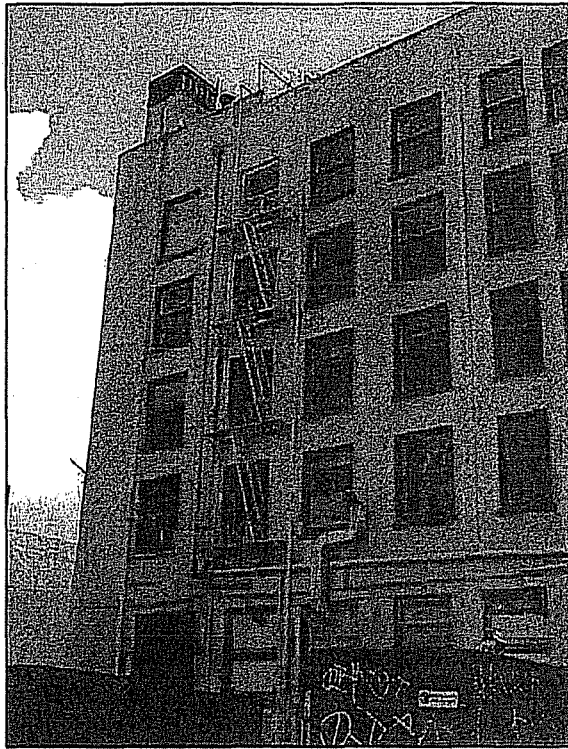


Figure 4: West Elevation, view northeast (CA, 2003)



Figure 5: north elevation, view southwest (CA, 2003)

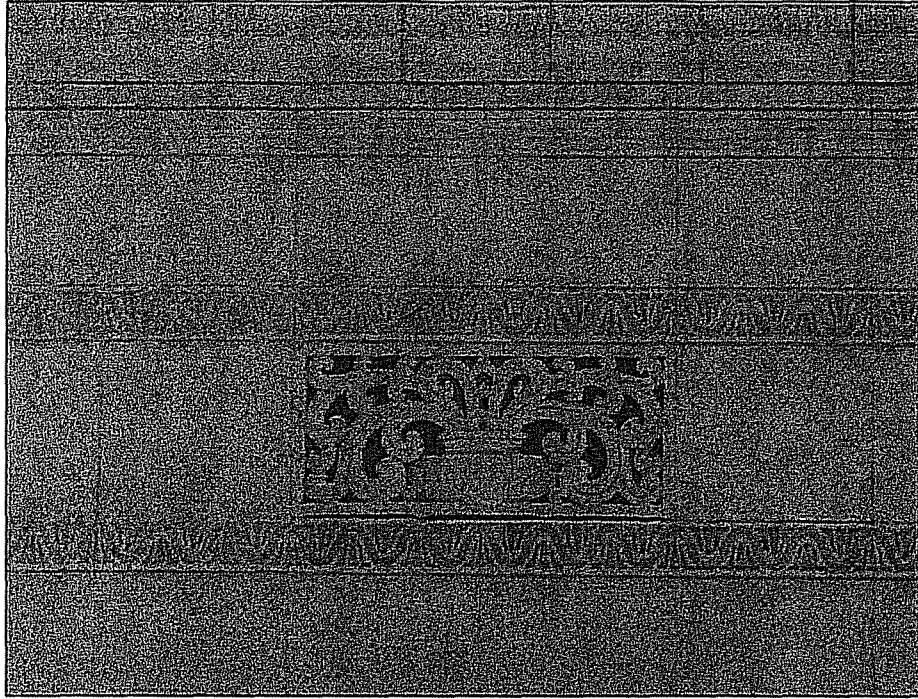


Figure 6: Subject property, frieze detail (CA, 2003)

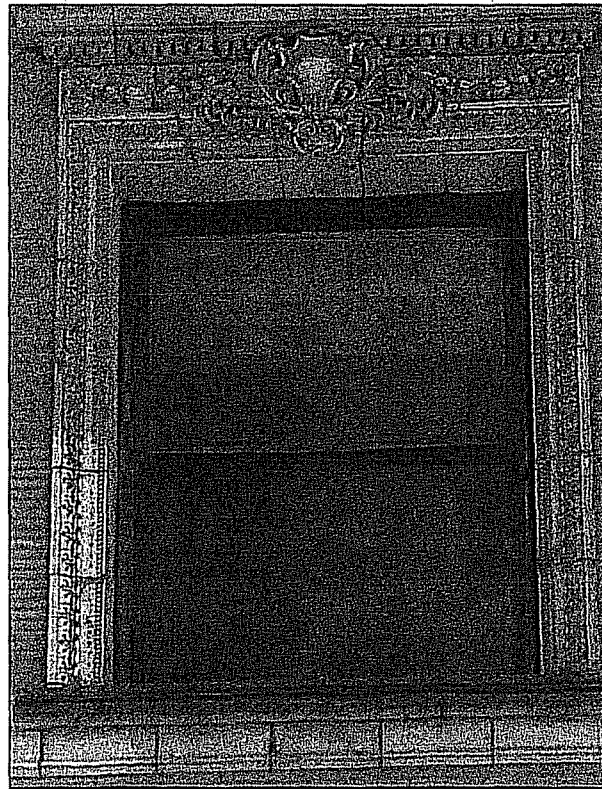


Figure 7: Window detail (CA, 2003)

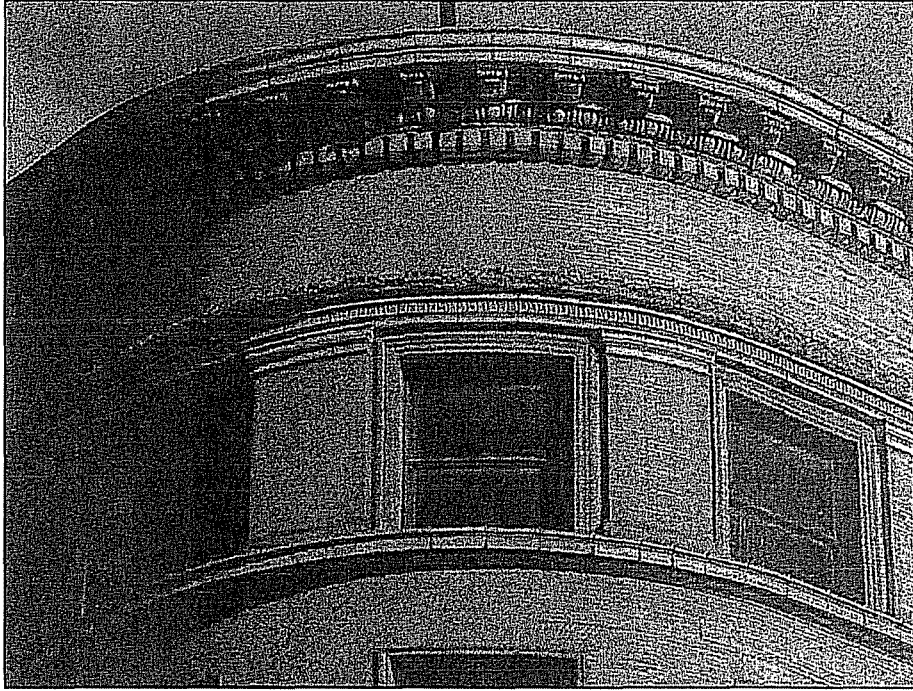


Figure 8: Cornice detail (CA, 2003)

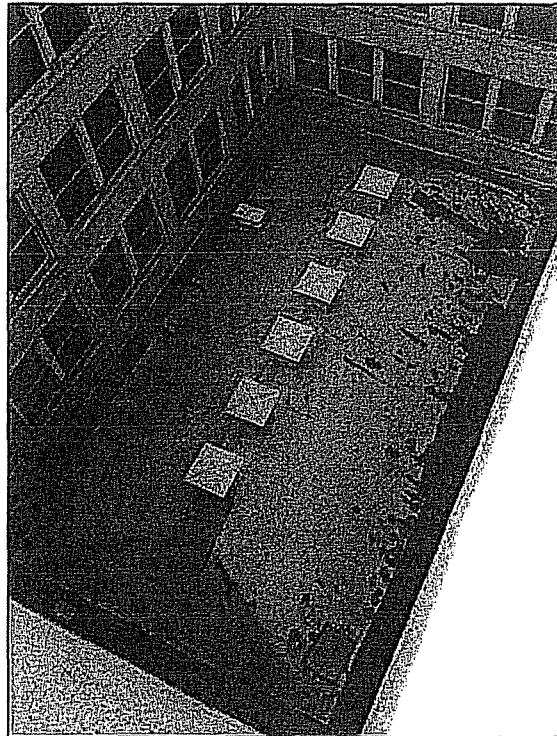


Figure 9: Interior court, view south (CA, 2003)

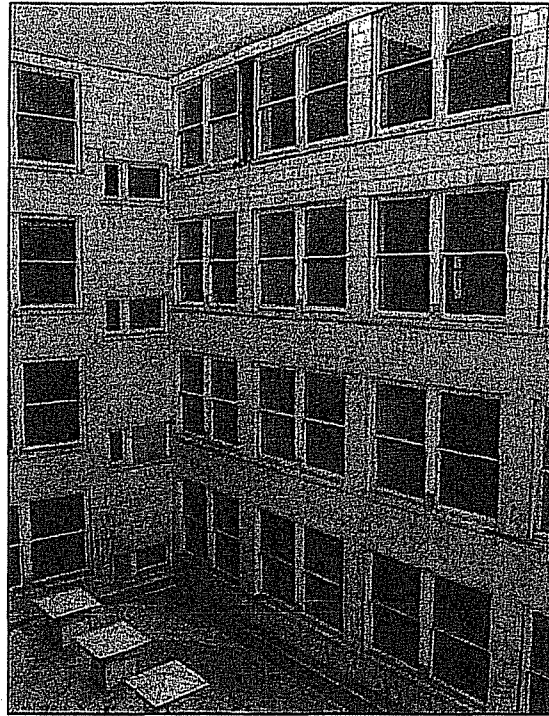


Figure 10: Interior light court (CA 2003)

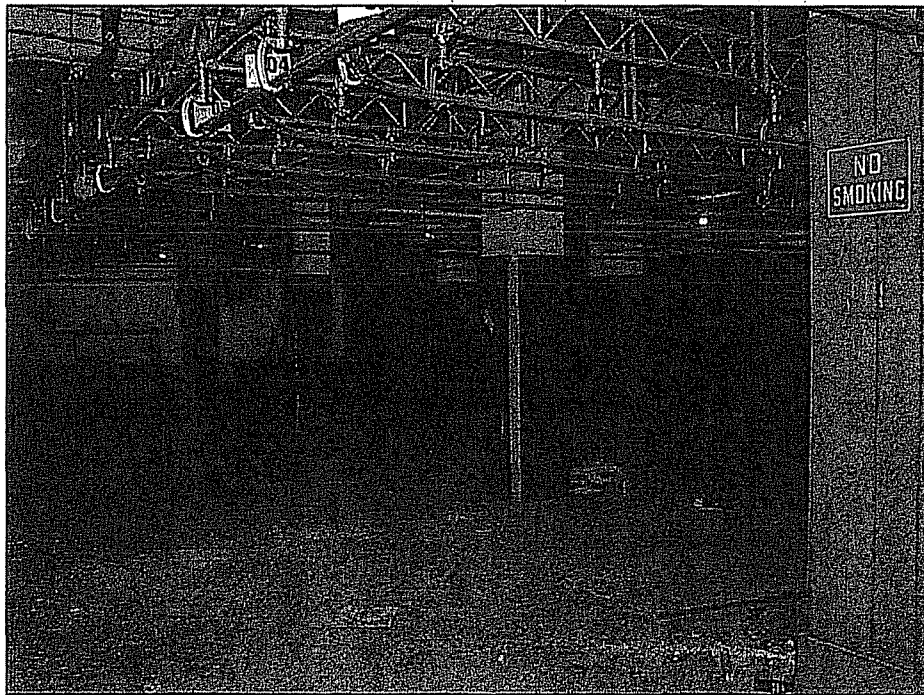


Figure 11: Basement interior (CA, 2003)

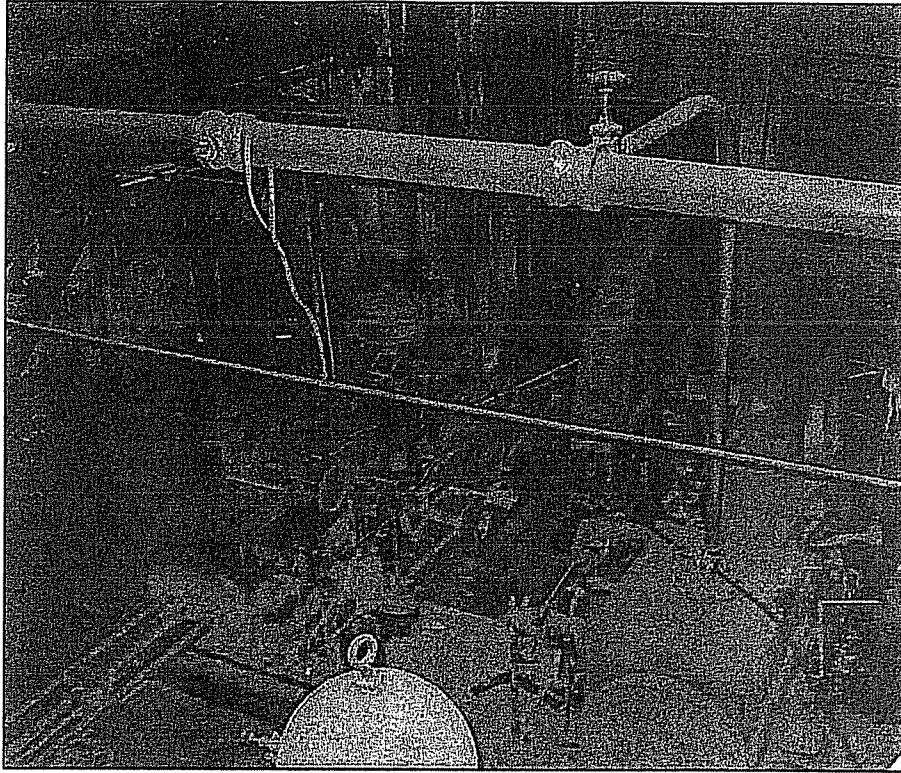


Figure 12: Sub-basement mechanical equipment (CA, 2003)

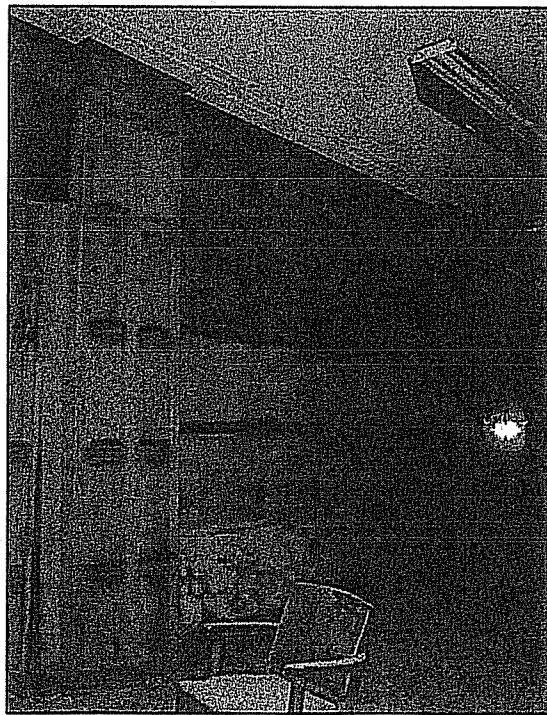


Figure 13: Main lobby interior (CA, 2003)

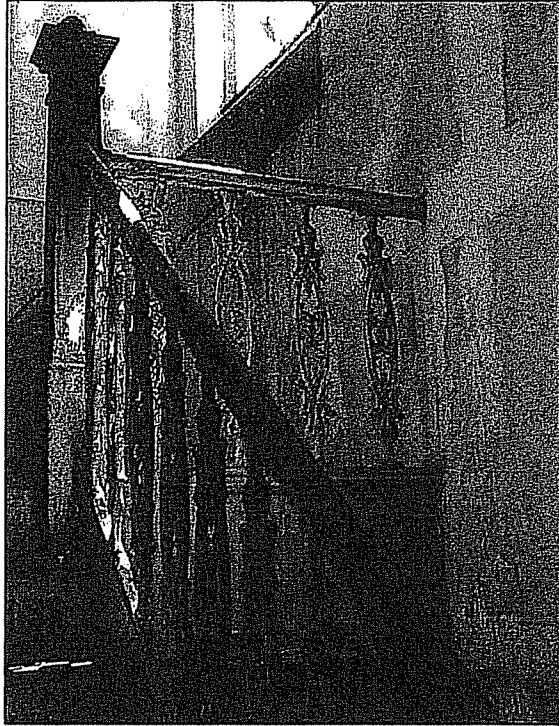


Figure 14: Primary stair (CA, 2003)



Figure 15: First floor mezzanine, view west (CA, 2003)

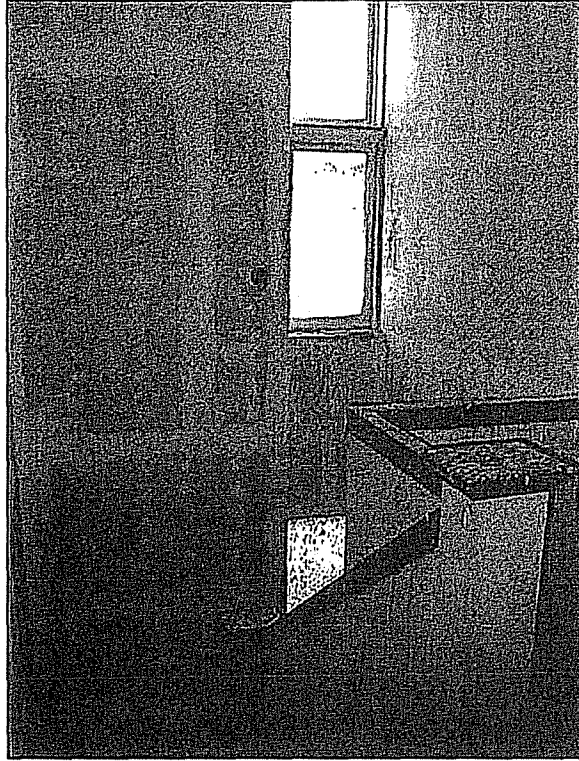


Figure 16: Secondary stair at fifth floor (CA, 2003)

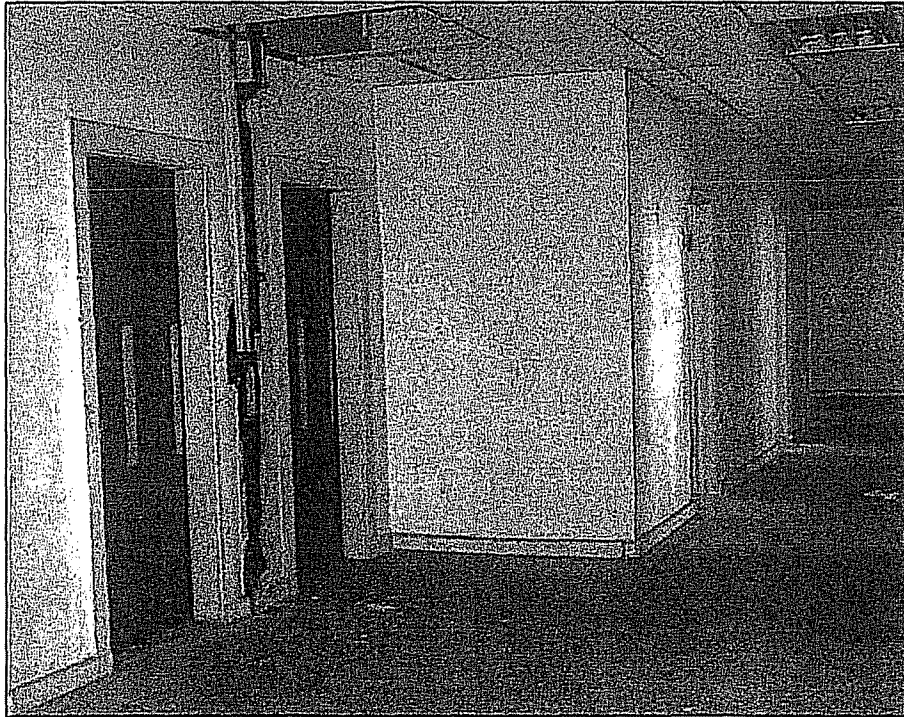


Figure 17: Typical elevator lobby (CA, 2003)

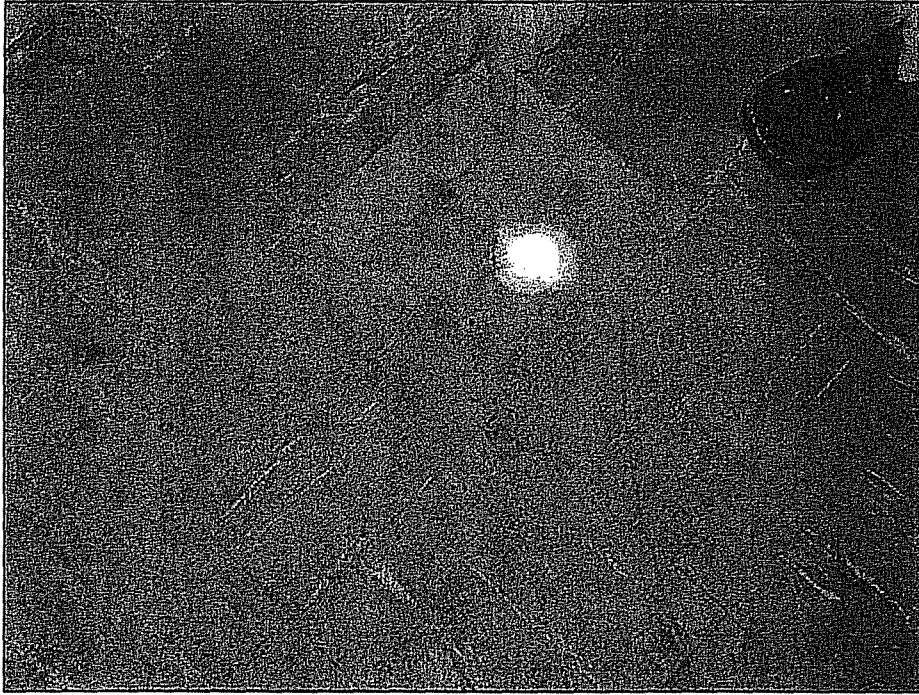


Figure 18: Detail of ceramic tile below composite tile (CA, 2003)



Figure 19: Typical upper floor hall (CA, 2003)

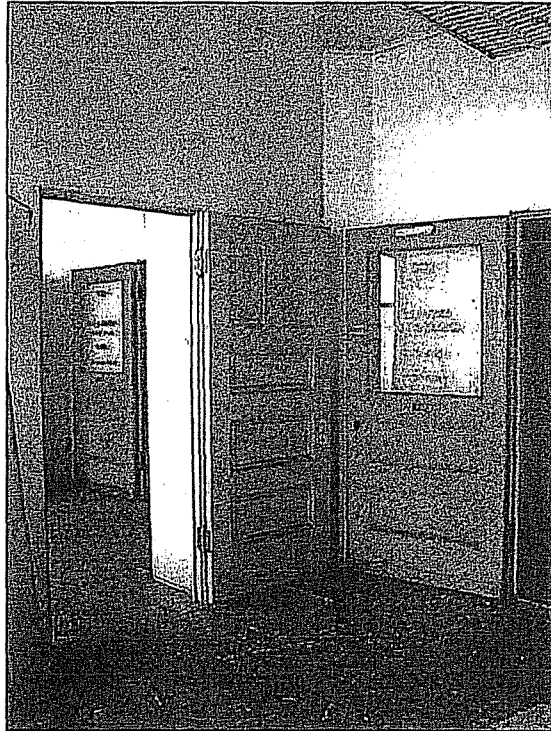


Figure 20: Interior door (CA, 2003)

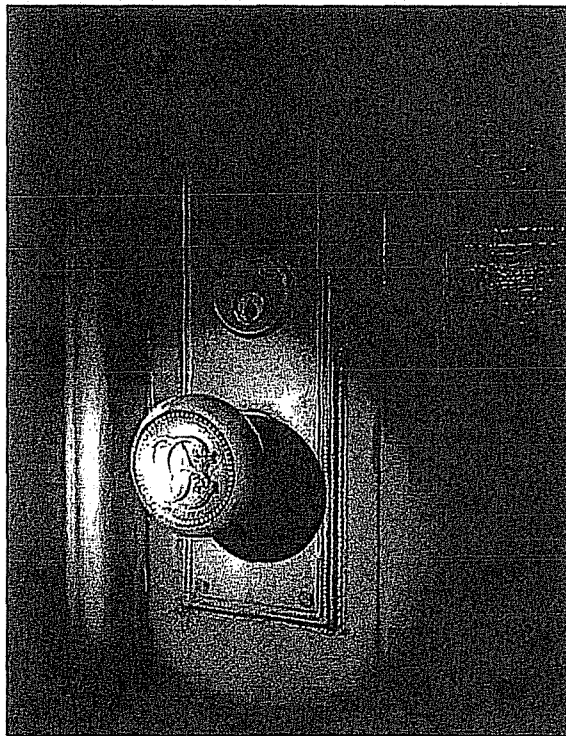


Figure 21: Door detail (CA, 2003)

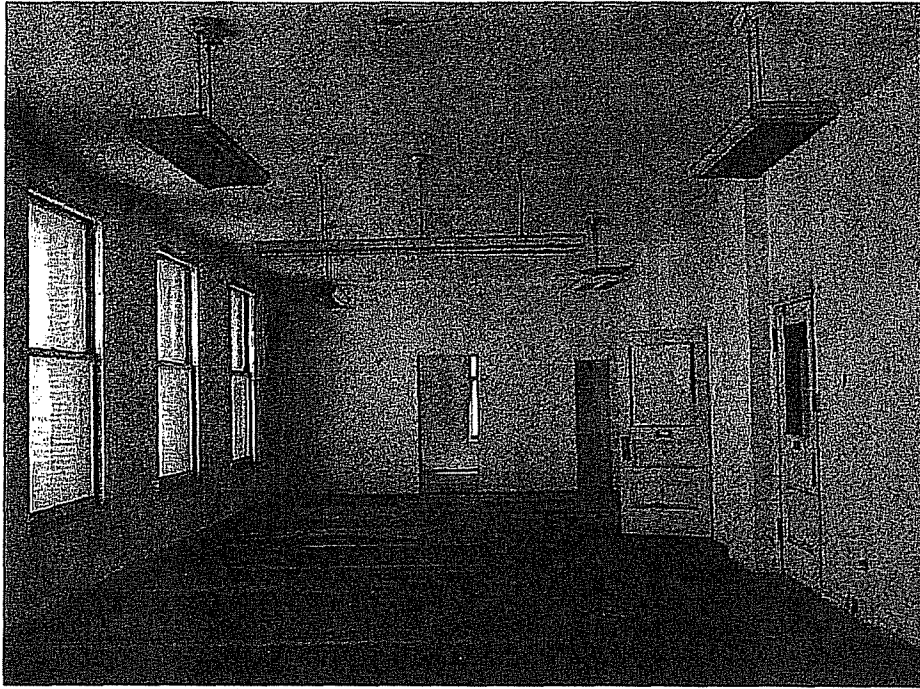


Figure 22: Typical office suite (CA, 2003)

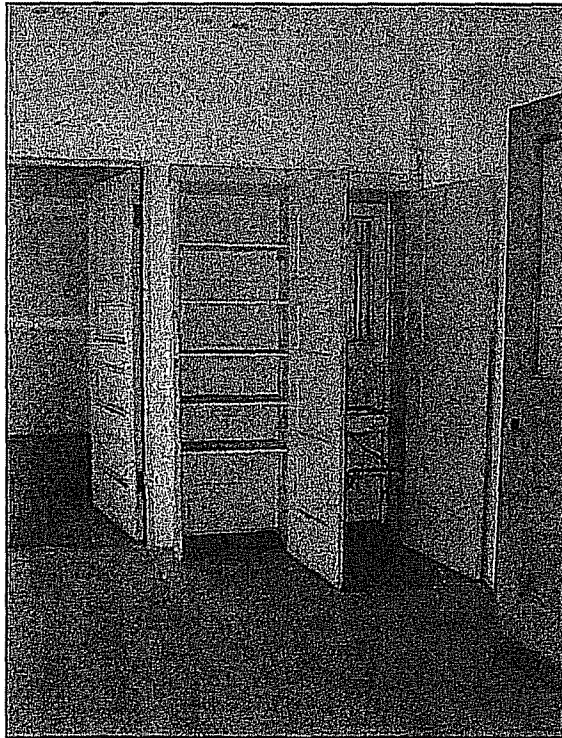
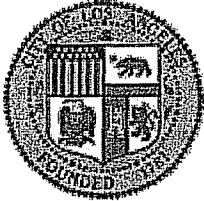


Figure 23: Interior cabinets (CA, 2003)



**City of Los Angeles
Department of City Planning**

05/08/2009

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

257 S SPRING ST
257 S SPRING ST
257 S SPRING ST
257 S SPRING ST
257 S SPRING ST
215 W 3RD ST

ZIP CODES

90012

RECENT ACTIVITY

ENV-2007-791
ZA-2007-790-CUB-PA1
ENV-2007-5648

CASE NUMBERS

CPC-2008-4502-GPA
CPC-2005-361-CA
CPC-2005-1124-CA
CPC-2005-1122-CA
CPC-1986-606-GPC
CPC-1985-342-ZC
ORD-164307-SA545
ORD-161603
ZA-2007-790-CUB
ZA-1991-838-CUB
ZA-1987-856-CUZ
ZA-1987-746-CUB
ZA-1987-296-CUZ
ZA-1987-252-CUB
ZA-1987-1252-CUB
BZA-4478
BZA-3750
TT-60578
ENV-2008-4505-ND
MND-91-96-CU
ND-87-507-CUB
ND-87-529-CUB
ND-87-566-CUZ
AFF-48086
PRIOR-06/01/1946

Address/Legal Information

PIN Number: 130-5A213 202
Lot Area (Calculated): 28,714.9 (sq ft)
Thomas Brothers Grid: PAGE 008 - GRID 4F
Assessor Parcel No. (APN): 5149008BRK
Tract: TR 060578-C
Map Reference: M B 1303-95/96
Block: None
Lot: LT 1
Arb (Lot Cut Reference): None
Map Sheet: 130-5A211
130-5A213

Jurisdictional Information

Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Council District: CD 14 - Jose Huizar
Census Tract #: 2073.00
LADBS District Office: Los Angeles Metro

Planning and Zoning Information

Special Notes: None
Zoning: [Q]C4-4D
Zoning Information (ZI): ZI-2374 Los Angeles State
Enterprise Zone
ZI-2385 Greater Downtown
Housing Incentive Area
ZI-940 Central Business District
Redevelopment Project
Regional Center Commercial
See Plan Footnotes
General Plan Land Use: Central City
Plan Footnote - Site Req.: None
Additional Plan Footnotes: No
Specific Plan Area: Yes
Design Review Board: None
Historic Preservation Review: None
Historic Preservation Overlay Zone: US-02000330: Broadway Theatre
and Commercial District
Other Historic Designations: (Boundary Increase)

Other Historic Survey Information: None
Mills Act Contract: None
POD - Pedestrian Oriented Districts: None
CDO - Community Design Overlay: None
NSO - Neighborhood Stabilization Overlay: None
Streetscape: No
Sign District: No
Adaptive Reuse Incentive Area: Downtown Adaptive Reuse
Incentive Area
CRA - Community Redevelopment Agency: Central Business District
Redevelopment Project
City Center Redevelopment
Project

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):	5149008034
APN Area (Co. Public Works)*:	0.012 (ac)
Use Code:	010E - Single Residence (Condominium Conversion)
Assessed Land Val.:	\$9
Assessed Improvement Val.:	\$9
Last Owner Change:	12/04/02
Last Sale Amount:	\$0
Tax Rate Area:	3264
Deed Ref.No. (City Clerk):	628386 2944982 1474871 146624 127971 0-222

Building 1:	
1. Year Built:	Not Available
1. Building Class:	Not Available
1. Number of Units:	0
1. Number of Bedrooms:	0
1. Number of Bathrooms:	0
1. Building Square Footage:	0.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

Assessor Parcel No. (APN):	5149008035
APN Area (Co. Public Works)*:	0.012 (ac)
Use Code:	2710 - Parking Lot (Commercial)
Assessed Land Val.:	\$341,157
Assessed Improvement Val.:	\$1,102
Last Owner Change:	12/04/02
Last Sale Amount:	\$0
Tax Rate Area:	3264
Deed Ref No. (City Clerk):	628386 2944982 1474871 146624 127971 0-222

Building 1:	
1. Year Built:	1950
1. Building Class:	Not Available
1. Number of Units:	0
1. Number of Bedrooms:	0
1. Number of Bathrooms:	0

Case Number:
CHC-2009-1373-HCM
Declaration Letter Mailing List
MAILING DATE: **July 23, 2009**

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City Hall, Room 465
Mail Stop 223

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Mail Stop 182

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cforonda@cra.lacity.org

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Los Angeles, CA 90071

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Los Angeles, CA 90012

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