

CF 09-2034



Date: September 1, 2009  
Submitted in ITGA Committee  
Council File No: 09-2034  
Item No.: 1  
Deputy: E. Pulst

# Historic Los Angeles Fire Station No. 23

- HISTORY

- Station was built in 1910, used as an LAFD station and administrative offices until 1968
- Designed by renowned Los Angeles architects Hudson & Munsell (Los Angeles Natural History Museum)
- Un-used except for occasional movie shoots and has never undergone proper maintenance or improvement.
- Was the center-point of a mid-'90's corruption scandal involving then LAFD Chief and current property caretaker pertaining to proceeds from aforementioned movie shoots.
- Has recently been the site of a neighborhood speakeasy

- OUR GOAL

- RENOVATION

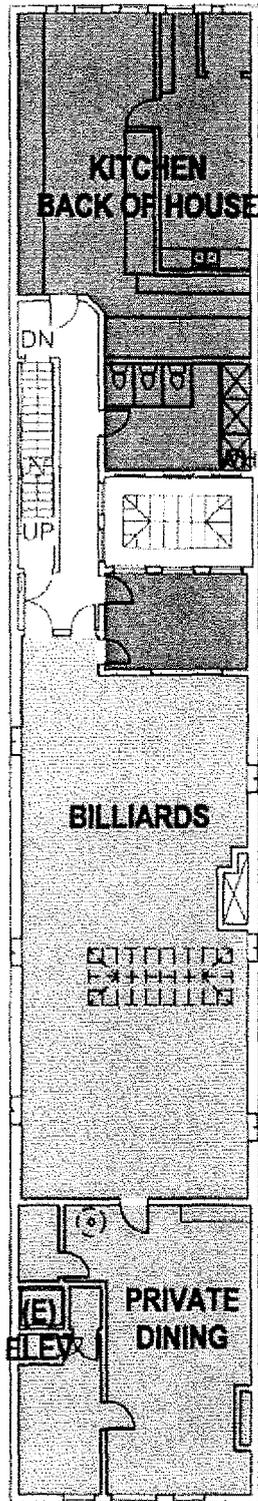
- Replace all mechanical, electrical, and plumbing. Work with LAFD to determine access solutions that fit with proposed uses.

- RESTORATION

- Full exterior restoration including veneer reinforcements and roof improvements
- Full restoration of ground floor interior "arcade" for use as a new restaurant/tavern, 2<sup>nd</sup> floor bunk room and lounge area for billiards, darts, and/or special events, light restoration of 3rd floor Captain's Quarters and hay loft as live/work space, and the installation of a low capacity rooftop deck/patio.

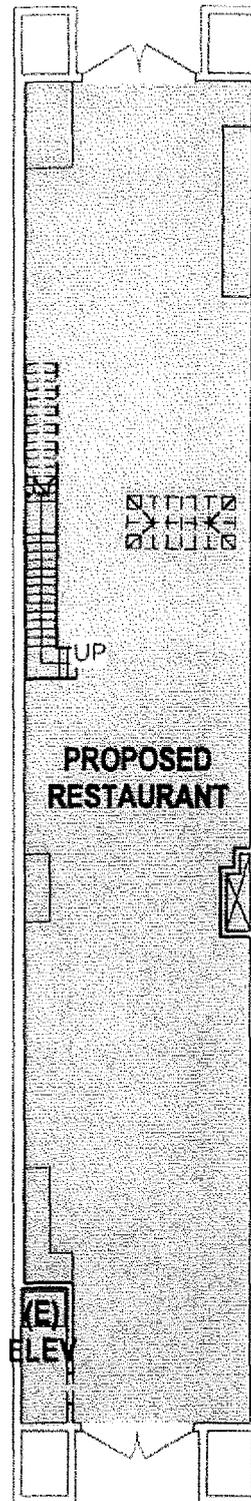
- BENEFITS

- Restoration of a National Historic Landmark and original LA architecture without any City funds
- Utilization of existing space and assets that have never been available for public appreciation and enjoyment
- "Remove" a blighted property from the Toy District landscape
- Installation of a new business that could help reinvigorate the area
- Create new property and sales tax revenue where none currently exists
- Remove the City from the financial and legal liabilities associated with owning an un-used, 99 year old building that currently has no active oversight
- A re-development project moving forward in Downtown when most have stalled because of the current economy



**2nd Floor**

WINSTON STREET

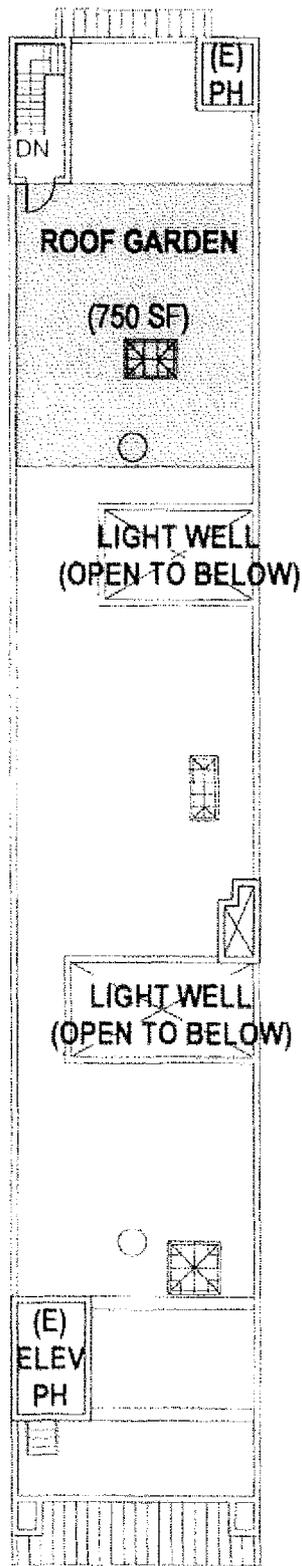


5TH STREET

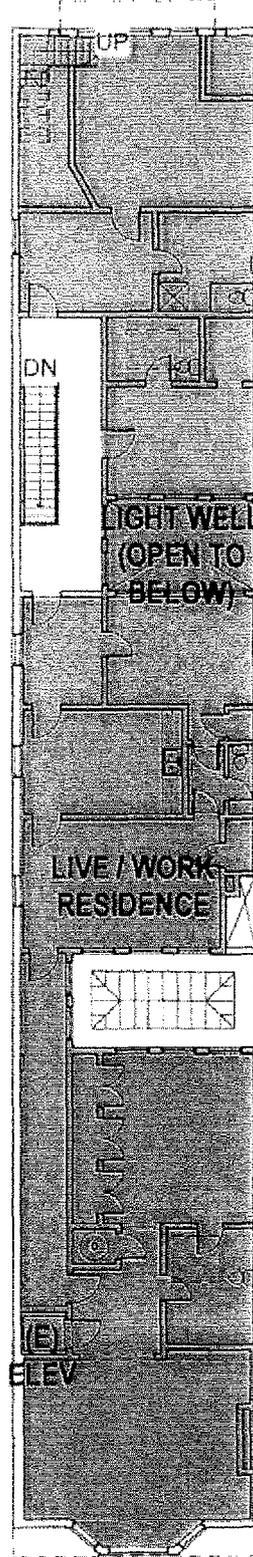
**1st Floor**



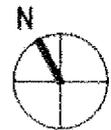
 Killerbees Architecture <small>1525 OLYMPIC BOULEVARD          SANTA MONICA, CA 90404          310.376.2375 www.killerbees.com</small>	<b>ENGINE 23</b> 225 E. 5TH STREET LOS ANGELES, CA 90013	ISSUE DATE: 04/21/09	SHEET NUMBER: <b>1st &amp; 2nd</b>
	SHEET TITLE: <b>FLOOR PLANS</b>	JOB NUMBER: 29005	SCALE: 1" = 20'-0"



Roof



3rd Floor



 Kilfer Architects <small>1675 OLYMPIC BOULEVARD          SANTA MONICA, CA 90404          Tel: 310.317.1111 www.kilfer.com</small>	<b>ENGINE 23</b> 225 E. 5TH STREET LOS ANGELES, CA 90013	ISSUE DATE: 04/21/09	SHEET NUMBER: <b>3rd &amp; Roof</b>
	SHEET TITLE: Floor Plans	JOB NUMBER: 29005	SCALE: 1" = 20'-0"