

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


Etta Armstrong, Commission Executive Assistant I
Cultural Heritage Commission

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

Attachment: Staff Report with Findings; Cultural Heritage Ordinance

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

CATALINA SWIMWEAR BUILDING
443 South San Pedro Street
CHC-2016-3620-HCM
ENV-2016-3621-CE

Agenda packet includes:

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

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2016-3620-HCM
ENV-2016-3621-CE

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

Location: 443 South San Pedro Street; 435-451
South San Pedro Street; 336 East Winston Street;
342 East Winston Street
Council District: 14
Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Legal Description: Calo Tract, Lot A and Subdivision
of the Property of Mrs. M.M. Shaw, Lot FR 7

EXPIRATION DATE: **January 3, 2017**

PROJECT: Historic-Cultural Monument Application for the
CATALINA SWIMWEAR BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

OWNER/ APPLICANT: Kent Hawkins
Tailor Lofts, LLC
4940 Campus Road
Newport Beach, CA 92660

PREPARER: Tara Hamacher
Historic Consultants
256 S. Robertson Boulevard #2401
Beverly Hills, CA 90211

RECOMMENDATION That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- The Catalina Swimwear Building “reflects the broad cultural, economic, or social history of the nation, state, or community” as an intact example of a garment factory in Downtown Los Angeles representative of the growth of the local garment industry.

CRITERIA

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

SUMMARY

The Catalina Swimwear Building is a six-story, industrial building constructed in 1923 located in Downtown Los Angeles at 443 South San Pedro Street, on the southwest corner of South San Pedro and East Winston Streets. It was designed and constructed by William Douglas Lee (1894-1965) for Pacific Knitting Mills, which in 1928 became the Catalina Swimwear Company. Constructed during a period of rapid growth in Los Angeles, this building was Lee’s first major commission as an independent architect and is a relic of the early development of the Garment District in Downtown Los Angeles.

Rectangular in shape, the Catalina Swimwear Building is of reinforced concrete construction with a Neoclassical façade sheathed in a Flemish Bond brick pattern. The roof is flat, but interrupted by sawtooth monitors, with east-facing windows providing light to the upper story. The roofline displays a molded projecting cornice across the primary, eastern façade. Characteristic of Neoclassical design, the sixth story of the building features a projecting balconet, molded stringcourse, arched windows, and end bay rounded arch windows framed by pilasters and topped by a broken Classical pediment. Also on the sixth story, window openings are topped by a segmental arch motif, and original monitor roof skylights provide natural light. The upper portion of the primary façade is nine bays wide, with seven central bays containing clusters of steel-sash windows. The outermost bays on the north and south sides of the façade feature a single opening, also with steel sash, operable awning windows. The north elevation shows a concrete framework and the west and south elevations are stucco, with exposed concrete framing. On the first story of the building there is a modified retail storefront with a recessed central entrance. Original terra cotta pilasters with Classical capitals are in place on the front of the structural piers. On the interior, the first floor entrance features an original terrazzo floor abutting the entrance doors. Other notable interior characteristics include a large volume of interior floors, evenly-spaced mushroom columns, and exposed ceiling beams.

William Douglas Lee (1894-1965) was a prominent Los Angeles-based architect and designer whose career spanned 40 years, during which time he worked on many diverse types of buildings: commercial, residential, medical, and educational. Lee obtained his architect license in 1918 and initially worked for Los Angeles architect John M. Cooper; a few years later, in 1922, he started

his own practice. One of the hallmarks of Lee's early work was the formal articulation of building façades in Revival styles, notably in his design of manufacturing buildings which would otherwise appear utilitarian. Other buildings in Los Angeles designed by Lee include the Textile Center Building (1926, HCM-721); Garment Capitol Building (1926, HCM-930); and El Royale Apartments (1929, HCM-309).

Alterations to the Catalina Swimwear Building include the stuccoing of the exterior, plastering over the original terra cotta pilasters on the retail storefront, removal of partition walls on the ground floor in 1960, and the conversion of the property to residential use as artist loft housing in 1992.

The Catalina Swimwear Building was identified in the City's historic resources survey, SurveyLA, as individually eligible for listing at the local, state, and national levels as an excellent, intact example of a garment factory in Downtown Los Angeles.

DISCUSSION

The Catalina Swimwear Building successfully meets one of the Historic-Cultural Monument criteria: it "reflects the broad cultural, economic, or social history of the nation, state, or community" as an intact example of a garment factory in Downtown Los Angeles representative of the growth of the local garment industry. While the applicant argues that the subject property is an example of "a notable work of a master builder, designer, or architect whose individual genius influenced his or her age" as a work of noted architect William Douglas Lee, staff do not find that the property meets this criterion due to the significant alterations to the first floor exterior.

From the time it was constructed in 1923 until 1960, the subject property served as a women's swimwear factory for the Catalina Swimwear Company, one of the oldest clothing manufacturers in California. Garment factories were typically housed in industrial lofts, which feature an emphasis on verticality, rectangular massing, and regular bays of industrial sash windows. Other key characteristic elements of industrial buildings include reinforced concrete construction; 13-15 foot ceilings; open interior floor plan on upper stories; and freight elevators between floors. Within the context of garment factories, the Catalina Swimwear Building continues to exhibit distinctive character-defining features and retains sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") FINDINGS

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

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

The designation of the Catalina Swimwear Building as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in

accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior's Standards for Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

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

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

Categorical Exemption ENV-2016-3621-CE was prepared on November 21, 2016.

BACKGROUND

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

COUNTY CLERK'S USE

CITY OF LOS ANGELES

CITY CLERK'S USE

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(California Environmental Quality Act Section 15062)

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

LEAD CITY AGENCY: **City of Los Angeles Department of City Planning** COUNCIL DISTRICT: **14**

PROJECT TITLE: **Catalina Swimwear Building** LOG REFERENCE: **ENV-2016-3621-CE**
CHC-2016-3620-HCM

PROJECT LOCATION: **443 South San Pedro Street, Los Angeles, CA 90013**

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: **Designation of the Catalina Swimwear Building as an Historic-Cultural Monument.**

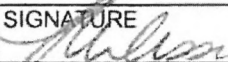
NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON: **Melissa Jones** AREA CODE: **213** TELEPHONE NUMBER: **978-1192** EXT.:

EXEMPT STATUS: (Check One)		
	STATE CEQA GUIDELINES	CITY CEQA GUIDELINES
MINISTERIAL	Sec. 15268	Art. II, Sec. 2b
DECLARED EMERGENCY	Sec. 15269	Art. II, Sec. 2a (1)
EMERGENCY PROJECT	Sec. 15269 (b) & (c)	Art. II, Sec. 2a (2) & (3)
* CATEGORICAL EXEMPTION	Sec. 15300 <i>et seq.</i>	Art. III, Sec. 1
Class <u>8 & 31</u> Category _____ (City CEQA Guidelines)		
OTHER (See Public Resources Code Sec. 21080 (b) and set forth state and City guideline provision.)		

JUSTIFICATION FOR PROJECT EXEMPTION: Article 19, Section 15308, Class 8 of the State's Guidelines applies to where project's consists of "actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment." Class 31 applies "to maintenance, repair, stabilization, rehabilitation, restoration, preservation, or reconstruction of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Buildings." Designation of the **Catalina Swimwear Building** as an Historic-Cultural Monument will assure the protection of the environment by the enactment of project review regulations based on the Secretary of Interior's Standards to maintain and preserve the historic site.

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

SIGNATURE:  TITLE: **Planning Assistant** DATE: **November 21, 2016**

FEE: RECEIPT NO. REC'D. BY DATE

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

IF FILED BY THE APPLICANT:

NAME (PRINTED)

SIGNATURE

DATE

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2016-3620-HCM
ENV-2016-3621-CE

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

Location: 443 South San Pedro Street; 435-451
South San Pedro Street; 336 East Winston Street;
342 East Winston Street
Council District: 14
Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Legal Description: Calo Tract, Lot A and Subdivision
of the Property of Mrs. M.M. Shaw, Lot FR 7

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CATALINA SWIMWEAR BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

**OWNER/
APPLICANT:** Kent Hawkins
Tailor Lofts, LLC
4940 Campus Road
Newport Beach, CA 92660

PREPARER: Tara Hamacher
Historic Consultants
256 S. Robertson Boulevard #2401
Beverly Hills, CA 90211

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal warrants further investigation.
2. **Adopt** the report findings.

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, Planning Assistant
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

SUMMARY

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Rectangular in shape, the Catalina Swimwear Building is of reinforced concrete construction with a Neoclassical façade sheathed in a Flemish Bond brick pattern. The roof is flat, but interrupted by sawtooth monitors, with east-facing windows providing light to the upper story. The roofline displays a molded projecting cornice across the primary, eastern façade. Characteristic of Neoclassical design, the sixth story of the building features a projecting balconet, molded stringcourse, arched windows, and end bay rounded arch windows framed by pilasters and topped by a broken Classical pediment. Also on the sixth story, window openings are topped by a segmental arch motif, and original monitor roof skylights provide natural light. The upper portion of the primary façade is nine bays wide, with seven central bays containing clusters of steel-sash windows. The outermost bays on the north and south sides of the façade feature a single opening, also with steel sash, operable awning windows. The north elevation shows a concrete framework and the west and south elevations are stucco, with exposed concrete framing. On the first story of the building there is a modified retail storefront with a recessed central entrance. Original terra cotta pilasters with Classical capitals are in place on the front of the structural piers. On the interior, the first floor entrance features an original terrazzo floor abutting the entrance doors. Other notable interior characteristics include a large volume of interior floors, evenly-spaced mushroom columns, and exposed ceiling beams.

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The Catalina Swimwear Building was identified in the City's historic resources survey, SurveyLA, as individually eligible for listing at the local, state, and national levels as an excellent, intact example of a garment factory in Downtown Los Angeles.

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 may be significant enough to warrant further investigation as a potential Historic-Cultural Monument.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

Proposed Monument Name: Catalina Swimwear Building		First Owner/Tenant	
Other Associated Names:			
Street Address: 443 S. San Pedro Street, Los Angeles		Zip: 90013	Council District: 14
Range of Addresses on Property:		Community Name: Downtown	
Assessor Parcel Number: 5148011018	Tract: Calo Tract	Block: N/A	Lot: A
Identification cont'd:			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1923	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? None
Architect/Designer: William Douglas Lee	Contractor: C.L.Peck		
Original Use: Manufacturing	Present Use: Artist in Residence Lofts		
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Beaux Arts Classicism (NeoClassical)	Stories: 6	Plan Shape: Rectangular
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>
CONSTRUCTION	Type: Concrete poured/precast	Type: Select
CLADDING	Material: Brick	Material: Stucco, smooth
ROOF	Type: Flat	Type: Select
	Material: Rolled asphalt	Material: Select
WINDOWS	Type: Awning	Type:
	Material: Steel	Material: Select
ENTRY	Style: Centered	Style:
DOOR	Type: Paneled, glazed	Type: Select



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

- 38140 August 20, 1923. Loft Building Under Construction
- 74653 Nov, 14, 1960 Plaster Breast to Cover Existing terra cotta and interior partitions, first floor
- 89-22751 Certificate of Occupancy Issued for Artist in Residence conversion

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places

Listed in the California Register of Historical Resources

Formally determined eligible for the National and/or California Registers

Located in an Historic Preservation Overlay Zone (HPOZ)

Contributing feature

Non-contributing feature

Determined eligible for national, state, or local landmark status by an historic resources survey(s)

Survey Name(s):

Other historical or cultural resource designations:

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

Reflects the broad cultural, economic, or social history of the nation, state, or community

Is identified with historic personages or with important events in the main currents of national, state, or local history

Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction

- A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

Name: Kent Hawkins Company: Tailor Lofts, LLC
Street Address: 4940 Campus Drive City: Newport Beach State: CA
Zip: 92660 Phone Number: 949 752 7120 Email: kent@statewideacqcorp.com

Property Owner

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

Name: Company:
Street Address: City: State:
Zip: Phone Number: Email:

Nomination Preparer/Applicant's Representative

Name: Tara Hamacher Company: Historic Consultants
Street Address: 256 S. Robertson Blvd., #2401 City: Beverly Hills State: CA
Zip: 90211 Phone Number: 213-379-1040 Email: tara@historicconsultants.com



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

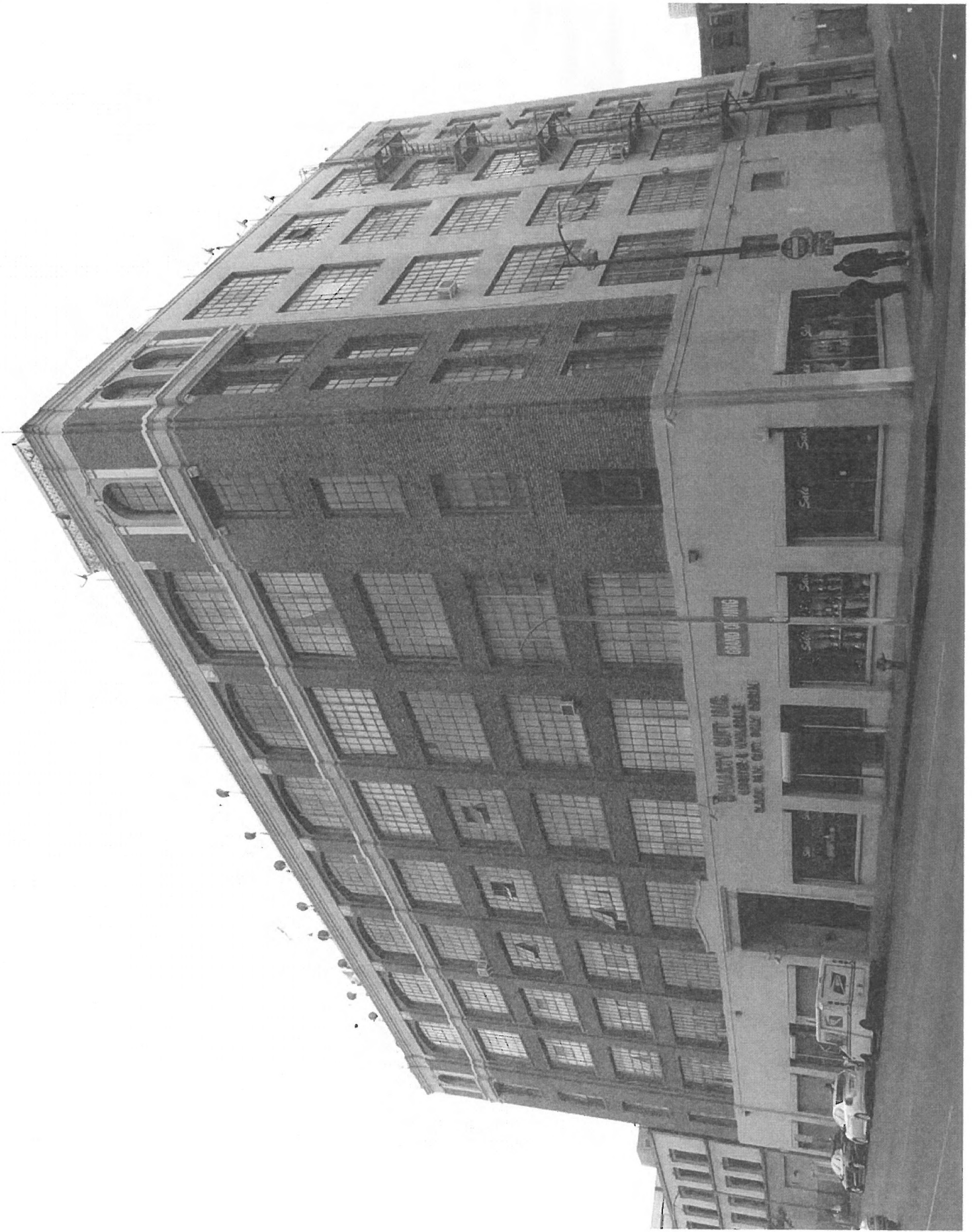
Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

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

Name: Kent Hawkins Date: 3-24-16 Signature: [Handwritten Signature] owner Representative.

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

Office of Historic Resources
 Department of City Planning
 200 N. Spring Street, Room 620
 Los Angeles, CA 90012
 Phone: 213-978-1200
 Website: preservation.lacity.org





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

The Catalina Swimwear Building is a six story, industrial building constructed in 1923. The façade has Neoclassical features and articulation that reflect early twentieth century architecture, more formal than typical for a building intended for manufacturing purposes. The building was designed by William Douglas Lee, and is Lee’s first major commission as an independent architect in Los Angeles. The Catalina Building is located on the southwest corner of San Pedro and Winston Streets.

Two other buildings of similar character and scale, the Westinghouse Electric Building, 420 S. San Pedro Street, (HCM #937) and the Renaissance Building/Elias Katz Shoe Company at 442 S. San Pedro, 1926, occupy the opposite corners on the east side of San Pedro Street. The Renaissance Building, (now the Downtown Women’s Center), is located directly opposite the Catalina Swimwear Building and is also a William Douglas Lee design. It features a formal façade with Tudor stylistic details. The formal articulation of a façade in various Revival styles would become the hallmark of Lee’s early work, notably in his design of manufacturing buildings of the period which would otherwise appear completely utilitarian.

The Catalina Swimwear building is a rectangular shape, measuring 160 feet x 102 feet, and encompassing 92,538 square feet on the six floors. The upper portion of the primary (east) façade is nine bays wide, with seven central bays containing clusters of steel-sash windows in rectangular openings. The outermost bays on north and south sides of the façade feature only a single opening, also with steel sash, awning windows. The center portion of each window unit is an operable awning sash.

The brick of the upper façade is set in a Flemish Bond pattern, using variegated, slightly-textured bricks with a light brown color. There is a molded stringcourse above the fifth floor windows, setting off the sixth story from the lower façade. The end bays of the sixth story have round arched windows, framed by pilasters and topped by a broken Classical pediment. A projecting balconet at the base of the sixth floor windows is integral with the stringcourse, a combination often displayed by Neoclassic designs. The sixth story window openings are topped by a segmental arch motif, again accentuating the upper story. The articulation of the sixth story is consistent with formal Neoclassical design, and therefore distinguishes the building as more than a typical utilitarian industrial structure. There is a fire escape on the façade, likely original, but it is not ornamental in any manner.

The brick veneer and upper story articulation at the sixth story extends around the first bay of the north elevation, highlighting that corner of the building. The remainder of the north elevation shows a concrete framework, and stucco in the central portion of this surface. The windows are set within incised, rectangular openings, and are regularly spaced, similar to the façade. There is also a fire escape on this elevation.

The rear, (west) elevation and south elevations are stuccoed, with exposed concrete framing. Window openings are irregularly placed, but have the same steel, awning sash, although on this elevation the

openings and windows are of varying dimensions. By contrast, the south elevation only features three rectangular windows, all of the same size, evenly spaced and located on the fourth, fifth, and sixth stories.

The roofline features a molded projecting cornice across the façade. The roof is flat, but interrupted by saw tooth monitors, with east-facing windows providing for light to the upper story. These monitors are not visible from the ground level.

The base of the building features a modified retail storefront with a recessed central entrance. The date of this alteration is unclear in the record, but it would appear that the current façade dates to 1960. A building permit (LA 74653) dated November 14, 1960 describes adding a “plaster breast to cover existing terra cotta, and interior partitions”, with improvements at a height of 17 feet. This description is consistent with the current appearance of the storefront/retail portion of the façade. It is evident that the lower façade has been furred out, obscuring the original storefront design and detailing, although the spacing of the storefront bays is consistent with the upper façade. Forensic examination shows that the furring consists of stucco applied to metal mesh, connected with rebar from the façade to the interior wall. Fortunately, original wood window frames are intact, although the glass is gone. Even more fortunate, original terra cotta pilasters with Classical capitals, are also in place on the front of the structural piers. These pilasters are visible in profile only, but it is clear that they are intact and are stylistically consistent with the Classical detailing of the sixth story. The existence of the original fabric indicates that the alteration of the retail level is reversible and the original appearance could be authentically restored based on the extant fabric.

The Catalina Swimwear building was subsequently converted to residential use as artist loft housing. The conversion was completed by 1992 when a Certificate of Occupancy (89 LA 22751) was issued. The first floor entrance features a terrazzo floor abutting the entrance doors, but that is the only vestige of the original entry area that remains. The building permit for the alteration of the façade in 1960 references removal of partitions, presumably a reference to internal walls between the storefronts. The large volume of the interior floors and evenly-spaced mushroom columns are a notable characteristic. There are no significant or character-defining ornamental features or partitions remaining on the upper stories, suggesting that there were originally open and unobstructed, which would be consistent with the manufacturing use. The only difference between the upper floors is that on the sixth floor, original monitor roof skylights provide natural light and break up the expanse of the ceiling plane.

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

Criteria: *A notable work of a master builder, designer, or architect whose individual genius influenced his or her age. This building appears to be the first major commission of W. Douglas Lee as an independent architect. His application of Period Revival details to a basic industrial building became his signature detail for buildings in the Garment District.*

The Catalina Swimwear Building appears to be the first major industrial and manufacturing facility designed by architect W. Douglas Lee. The Catalina Swimwear Building was constructed in 1923, less than 2 years after Lee began his independent practice, initiating what would be a prolific and influential 40 year career in Los Angeles. The building is of reinforced concrete construction, with a traditional Neoclassic façade sheathed in brick. Its construction is documented by City of Los Angeles Building Permit #88140, issued for a 6 story building with a concrete frame on the southwest corner of San Pedro and Winston Streets.

W. Douglas Lee became a licensed architect in 1918 and initially worked for Los Angeles architect John M. Cooper. Cooper was a Yale-trained architect, and apparently was Lee’s mentor. Their projects included commercial buildings, schools, hospitals and offices. This affiliation appears as early as 1916, as noted in a Southwest Building and Contractor listing (1), according to a Los Angeles Times article referring to the Hotel Gothic (2). Cooper and Lee would separate when Lee earned his professional certification. The two would become competitors in Los Angeles generally for the remainder of their careers. Cooper’s primary building in the Garment District is the Maxfield Building completed in 1926, and noted for its use of concrete formed to be ornamental. In contrast, Lee’s work remained more traditional due to his application of Period Revival details, at least through the 1920’s when Lee was in collaboration with the development firm of Casler and Lloyd in the garment district.

W. Douglas Lee received his Certificate to Practice Architecture, granted by the State Board of Architecture in 1921. (3), and started working on his own by early 1922. Again, Southwest Builder and Contractor notes that “Archt. W. Douglas Lee has established an office at 610 Gross Building and desires catalogs and samples of building materials and appliances.”(4)

Initially, Lee was engaged in public work. In 1922, Lee was awarded a contract to design an 8 unit school including auditorium by the Los Angeles Board of Education. (5) Lee was preparing plans for a single story warehouse on 17th St. between Main & Hill St. for C. Henry Frost. Lee also designed a brick store and apartment building on the southwest corner of 3rd St. & Vermont Ave. All of this work was relatively small scale but was sufficient to establish Lee’s professional practice.

In 1923, the Catalina Swimwear Building represents a larger commission that would set the stage for the initial phase of Lee’s career, during which Lee would establish the architectural identity of the Garment District.

Directly across San Pedro Street from the Catalina Swimwear building, W. Douglas Lee designed the Elias Katz Shoe Factory originally named the Renaissance Building, (6) now known as the Los Angeles Woman’s Center. In this case, Lee held a 99 year lease on the site, and would own the building upon

completion, leasing it to the Elias Katz Shoe Company for 25 years. (7) He was also the contractor on the project. Lee owned and developed several of his buildings, ultimately through the Realty Holding Corporation which Lee founded in 1928 in order to build and finance income properties in the Los Angeles area. (8)

Both the Catalina Swimwear Building and the Renaissance Building are similar to the extent that they are functional industrial buildings, but distinguished by a formal façade representing Neoclassic and Tudor Revival designs associated with the early 1920's. These two buildings are adjacent to the Westinghouse Electric Building (HCM#937), completed in 1922, that would serve as the Westinghouse headquarters until 1948. While not known to be a Lee design, the Westinghouse Building is consistent in scale and character with the adjacent structures at this intersection.

The Catalina Swimwear Building is an early, signature work that would lead to Lee's subsequent association in 1924 with the influential development team of Florence Casler and William K. Lloyd. Lee's hallmark design formula for these buildings, endorsed as a goal by Florence Casler, was the combination of a formal façade representing various Revival styles of the 1920's, applied to an otherwise functional and utilitarian manufacturing building.

Florence Casler is known for being one of the first female developers in Los Angeles and the only woman involved in the construction of high-rise buildings, and particularly in the Garment district. Following completion of the Catalina Swimwear Building, W. Douglas Lee was commissioned by Casler and Lloyd to create a series of seven specialized industrial buildings that are the centerpieces of the Garment District in the area of Pico Boulevard and Maple Avenue, a few blocks to the west of the cluster of earlier industrial/manufacturing buildings on San Pedro Street.

Lee's designs would establish the architectural/stylistic identity of the Garment district by featuring several Gothic and Renaissance Revival buildings. The team earned acclaim for developing major buildings reflecting, modern and efficient industrial design, detailed in various Revival styles of the period. The majority of the buildings were 12 stories, which is a function of the overriding height limit of 150 feet that governed the core of Los Angeles until 1950. In the case of the Garment District, construction of buildings to the height limit necessitated that they have a very effective vertical circulation and elevator component in order to be efficient for garment manufacturing to be viable in the central core of the city. Garment manufacturing in fact remained active in the central city into the 1950's when most of the manufacturers moved to suburban locations.

Foremost among the Casler and Lee buildings is the Garment Capitol Building (217 E. 8th Street), a 12 story building featuring Gothic Revival detailing (HCM# 930). The collaboration with Casler, working exclusively with Douglas Lee, created six additional buildings in the Garment District, including:

- Allied Craft Building 1925 407 E. Pico Blvd
- Textile Center Building 1926, 315 E. 8th Street
- (HCM #712) Graphic Arts Building, 417 E. Pico Blvd
- Furniture Exchange Building, 1206 Santee Street
- Printing Center 1928, 1220 Maple Avenue
- Merchants Exchange Building, 719 S. Los Angeles Street

Another prominent manufacturing building in the immediate vicinity, although not a garment building, is the Bendix Building, 1206 Maple Avenue. Constructed for the Bendix Corporation for their aviation business, it was completed in 1929. It was developed for Bendix by Lloyd and Casler, again using W. Douglas Lee as the architect. The Bendix Building follows the formula of a light manufacturing building with an ornamental façade, similar to Lee's other industrial/manufacturing buildings in the Garment District. Notably, it appears to be the last building developed by Lloyd and Casler, and marks the end of the Lee's successful affiliation with Casler and Lloyd as well as being the last building developed by Florence Casler.

Following his work with Lloyd and Casler, W. Douglas Lee's practice would change direction and include more diverse building types. Lee would be credited with the design of numerous major buildings, including apartments and hotels. The earliest residential work is the Guardian Arms Hotel, in Hollywood, completed in 1927. Consistent with his extensive utilization of Period Revival features, the Guardian Arms boasts ornate Classical detailing, an ornamental Mansard roof, and Tudor-arches. Compared to his later work, the Guardian Arms is a relatively modest Tudor Revival design for an apartment building that catered primarily to the working class clientele of the movie industry.

In contrast to the Guardian Arms, the most prestigious and well known of Lee's hotel work is the El Royale Apartments at 450 Rossmore Avenue, 1929. (HCM #309) It is one of a series of 'New York Style' sophisticated apartments near Wilshire Country club catering to an elite and powerful clientele. The owner, Barco Investment Company announced construction in August 1929. They hired W. Douglas Lee, known as the 'iconic architect' of the period. The El Royale would feature the Renaissance Revival styles that characterized Lee's other buildings. The clear competitor in to the El Royale in Lee's hotel portfolio is the Chateau Marmont, 8221 Sunset Boulevard, (HCM #151), the grand hotel catering to the Hollywood elite. W. Douglas Lee was the primary architect, working in conjunction with Arnold A. Weitzman.

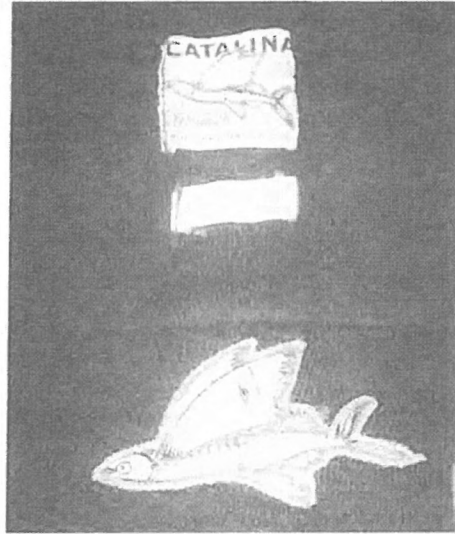
In his later career, W. Douglas Lee represented the forefront of the modern movement in Los Angeles. In 1959, working with his son, Douglas Everett Lee, they designed the Lee Tower building at 5455 Wilshire Boulevard. In this case, W. Douglas Lee was also the developer and builder, through the Lee Tower Corporation. Completed in 1961, The Lee Tower introduced the appearance of the modern skyscraper in Los Angeles (9).

The Lee Tower was the first skyscraper to surpass the 150 foot height limit following repeal of the height restriction by the Los Angeles City Council. The Lee Tower would far surpass the limit by rising to 280 feet, with 21 stories. Clearly of modern design, it is dramatically different from the Period Revival designs of Lee's earlier career. Constructed with a steel frame, it epitomizes the early phases of steel frame and glass curtain wall design that would typify much of the office tower design of the 1960s, altering the skyline of Los Angeles.

Catalina Swimwear Company

Although not intended to be the topic of this nomination, it is relevant to reference the significance of Catalina Swimwear, the long term occupant of the building from circa 1923, until the building was sold and in 1960, and they relocated to City of Commerce, CA in 1960.

The Catalina Swimwear Company was an influential manufacturer of women's swimwear from the 1920's to the 1960's. One of the oldest clothing manufacturers in California, the company was founded in 1907 by John C. Bentz. Named the Bentz Knitting Mills, the company was known for men's and women's underwear and sweaters. Bentz changed the name to Pacific Knitting Mills in 1912, at the time they began production of swimwear. He changed the name of the company again to Catalina Swimwear in 1928, matching the name of his best-selling swimsuit, the Catalina.



Early Catalina – Pacific Knitting Mills 'Catalina' Tank Suit with Iconic Flying Fish Logo

Bentz transitioned the business by capitalizing on the emerging trends in women's swimwear that began to appear in southern California. From a beginning of producing mostly simple one-piece suits for women, Catalina shifted to production of increasingly fashionable and revealing women's swimsuits. The fashion trends were coming out of France and European countries. In addition, as the 1920's moved in to the Prohibition era, the culture of Hollywood celebrities going off shore to places like Santa Catalina Island and the Town of Avalon of the coast of Los Angeles, led the island to be at the forefront of trends in the American swimwear industry. The construction of the Catalina Casino in Avalon, and its correlation with the film and movie industry, made Santa Catalina island a mecca for Hollywood actresses and the film industry, along with the beach and fashion culture that were closely integrated.

The emerging changes in swimsuit fashion brought competition from the sports world from companies like Jantzen for athletic suits and Cole of California, as well as various European swimwear designers. However, during the 1930's, Bentz and Catalina Swimwear remained a leader in the movement in America as Bentz developed his swimsuit line to be sleeker, with more skin exposure.

In the 1930s and 40's, Catalina Swimwear created a strong relationship with the Hollywood movie culture and its association with fashion. Warner Brother costume designer Orry Kelly and color consultant Perc Westhorne designed swimwear for Catalina. Actresses, including Ginger Rogers, Joan Crawford, and Marilyn Monroe, were photographed in Catalina Swimwear.



Not Yet Marilyn • Norma Jean in Catalina



Elizabeth Taylor ~ Suddenly Last Summer, 1957

The swimwear industry was also associated with the advent of the “pin-up” girl posters, many of which featured women in Catalina swimsuits. This trend began with advertisements in Esquire Magazine in the mid-1930’s, and continued in the years prior to World War 2.



Early Pin-Up ~ Esquire Magazine, 1936

Catalina swimsuits were also heavily advertised in Life magazine in the 1940's, and at the time there were matching materials and designs for men and women. Advertisements also played off the California beach reputation, and the Hollywood affiliation with the slogan " Sweethearts in Swimsuits, Styled in California" for the Stars of Hollywood, and YOU" (10)

Catalina swimsuits would remain dominant through the 1950's, although the introduction of the modern bikini in 1946 by French engineer Louis Reard would introduce another change the swimwear fashions, especially in Europe. The gradual acceptance of the bikini by international models and actresses during the 1950's would lead to the fashion trend becoming more acceptable in America by the 1960's, and ultimately brought about the decline of companies like Catalina. In the 1960's, Catalina affiliated with Cole of California, another swimwear firm and former competitor, dating back to 1925.

Catalina Swimwear was also associated with the origins of the Miss America Beauty Pageant in 1921. Started by promoters in Atlantic City as a way to extend the summer season, the pageant was focused on the swimsuit competition until a talent section was added in 1938. In the early years, the swimwear competition was the main event, and by the 1940's all girls wore the same Catalina suits. This continued until 1949. There was no pageant in 1950, and then in 1951, one contestant, Yolanda Betbeze refused to pose for the swimsuit competition. Catalina withdrew its sponsorship at that time, and in 1952, Catalina's parent company Pacific Knitting Mills founded the Miss Universe Pageant.



The Swimsuit Competition. Here She Comes Miss America 1950

Footnotes

1. Southwest Builder and Contractor 9/9/1916, pg. 13)
2. Los Angeles Times, Taking Bids for Hostelry, Sixth Street Project to Start Soon, July 16, 1916
3. Southwest Builder and Contractor, 11/4/21.
4. Southwest Builder and Contractor 4/21/1922, pg. 10.
5. Building & Engineering News, 12/3/1922, pg. 13.)
6. Los Angeles Times, October 17, 1926
7. Los Angeles Times, Six Story Block to Rise, October 17, 1926)
8. Los Angeles Times, Display Ad, April 22, 1928.
9. Los Angeles Times, May 30, 1959. Tower Building Permit Issued. Pg. A8
10. Life Magazine, June 4, 1928, advertisement, p. 120

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Height-Limit Unit Planned, Fashion Center Building to Cost \$1,350,000, Los Angeles Times, January 22, 1928

Leased to Shoe Factory, Six Story Block to Rise, Los Angeles Times, October 17, 1926.

Life Magazine, May 24, 1954, Vol 36, No. 21, page 44

Life Magazine, June 7, 1948, p. 147

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Twenty One Story Structure Slated for Miracle Mile Corner, Los Angeles Times, Feb 23, 1958, pg. F1

Twelve Story Apartment Started, Rossmore and Rosewood, Los Angeles Times, August 26, 1928

Types of Loft and Residential Structures, Los Angeles Times, June 20, 1926.

WILLIAM DOUGLAS LEE

(1894-1965)

The Bendix Building is one building in a line of many treasures designed by Master Architect William Douglas Lee. A celebrated designer in Los Angeles, Lee garnered great attention during the 1920s when his idea to transform the city's aesthetic with famed builder Florence Casler took hold. Together Lee and Casler erected what Florence termed a "utopian commercial area" centered around Pico Boulevard and Maple Avenue. Between 1924 and 1929 they erected at least 7 major specialized industrial buildings. These include the Textile Center Building, the Allied Crafts Building, the



Graphic Arts Building, the Garment Capitol Building, the Furniture Exchange Building, the Printing Center, and the Merchants Exchange Building. Lee shared Florence's love of modern design enhanced with revival accenting and molding in terra cotta and stone, which lifted their buildings above the utilitarian norm. Even after their partnership Lee became responsible for designing some of the most iconic buildings in Los Angeles. These include Chateau Marmont and El Royale Apartments. His style remains relevant even in today's booming modern architectural world.



The Bendix Building
(Built 1929 - 1206 Maple Ave)



Allied Crafts Building
(Built 1926 - 407 E Pico Blvd)



The Printing Center
Now: Maple Tower
(Built 1928 - 1220 Maple Ave)



Catalina Swimwear Building
Now: Fifth & San Pedro
(Built 1923 - 443 S San Pedro St)



Textile Center Building
(Built 1926 - 315 East 8th St)



El Royale
(Built 1929 - 450 N Rossmore)



Chateau Marmont
(Built 1929 - 8221 Sunset Blvd)



Garment Capitol Building
Now: Garment Lofts
(Built 1926 - 217 E 8th St)

All Applications must be filled out by Applicant

Bldg. Form 1

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

3

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

	REMOVED FROM	REMOVED TO
TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY	Lot..... Block.....	Lot..... Block.....
	Tract.....	Tract.....
	Book..... Page..... F. B. Page.....	Book..... Page..... F. B. Page.....
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	From No. Street.....	From No. Street.....
	To No. <u>449 So San Pedro St</u> <u>Southwest Cor San Pedro - Winton</u>	To No. Street.....

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Left Bldg under construction
2. What purpose will Building be used for hereafter? Left Bldg
3. Owner's name Receiving Ford Corporation Phone.....
4. Owner's address Van Nuys Bldg
5. Architect's name M. Douglas Lee Phone 824-821
6. Contractor's name C. J. Pack Phone.....
7. Contractor's address H. W. Hellman Bldg
8. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Caspools, Elevators, Paints, Finishes, all Labor, etc.) \$ 7500
9. Class of present Building A No. of rooms at present.....
10. Number of stories in height 6 Size of present Building 95 x 160
11. State how many buildings are on this lot.....
12. State purpose buildings on lot are used for.....
(Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Remove 3 Flat slab. A strip of wall changed

I have carefully examined and read the above application and know the same is true and correct, and that all provisions of the Ordinances and Laws governing Building Construction will be complied with, whether herein specified or not.

OVER

(Sign here) W. Douglas Lee
(Owner or Authorized Agent) ajw

FOR DEPARTMENT USE ONLY		
PERMIT NO. <u>38140</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>S. B. Remmer</u> Plan Examiner	Application checked and found O. K. <u>W. Douglas Lee</u> City Engineer
RECEIVED AUG 20 1923 DEPARTMENT OF BUILDINGS		

Plans File with # 30746 FOR PLANS SEE No.

100

HEIGHT-LIMIT UNIT PLANNED

*Fashion Center Building to
Cost \$1,350,000*

*Skyscraper to Operate on
French Plan*

*Seven-Story Apartment Will
Rise Immediately*

Two structures, one a Fashion Center Building costing \$1,350,000 and the other a \$250,000 apartment-



W. DOUGLAS
LEE.

house for Eleventh and Hoover streets, were outstanding in announcements of new buildings made yesterday.

Work will begin in thirty days on construction of a five-story basement and sub-basement Class-A loft and office building on Los Angeles street, just south of Seventh and adjoining the

Transportation Building, which, when completed, will represent an investment of \$1,550,000. It was announced yesterday by W. Douglas Lee, architect and engineer, who is completing plans for the project.

The building is expected to be ready for occupancy by August 1 and will front 161 feet on Los Angeles street by 123 feet in depth. The new structure will be known as the Fashion Center Building. It is designed in the modern Gothic style with brick front and terra cotta trim, marble vestibule and lobby, three high-speed passenger elevators, two freight carriers, shipping plat forms for incoming and outgoing freight and special devices for quick handling. The interior will be finished in Philippine mahogany, marble and rubber tiled flooring.

Eight floors will be devoted exclusively to manufacturers. The structure has been specially planned to obtain the maximum amount of daylight and will contain every modern convenience required by the manufacturers of garments and allied lines, the equipment being selected to insure efficient operation at the lowest production costs.

Four floors will be used as offices and display rooms for jobbers and manufacturers, club rooms and banquet rooms for visitors and the holding of functions while the roof will be turned into a garden. The two basements will serve as garages for several hundred cars of the tenants and their customers.

Announcement of the building signifies the first major undertaking of the Realty Holding Corporation since its formation a few weeks ago. The organization, which has underwritten the entire cost of the building, marks the adoption here of a construction and ownership financing plan similar to the Fred F. French Plan of New York, under which more than \$100,000,000 worth of buildings have gone up in the eastern city within the last few years.

The local plan will probably be known as the Lee Plan, in which the public may be given an opportunity to participate, it was announced by Paul H. Watson, secretary of the corporation. City major improvements will be undertaken and the concern's activities will embrace every phase of realty ownership, construction and management, he said.

Watson was authority for the statement that 40 per cent of the 221,000 square feet of floor area in the new building have already been



PAUL H.
WATSON

(Continued on Page 2, Column 4)

HEIGHT-LIMIT UNIT PLANNED

(Continued from First Page)

leased. The structure has been designed to accommodate the growing needs of the garment industry in Los Angeles, which has advanced from sixth place to second place to New York as a style center in the short space of five years.

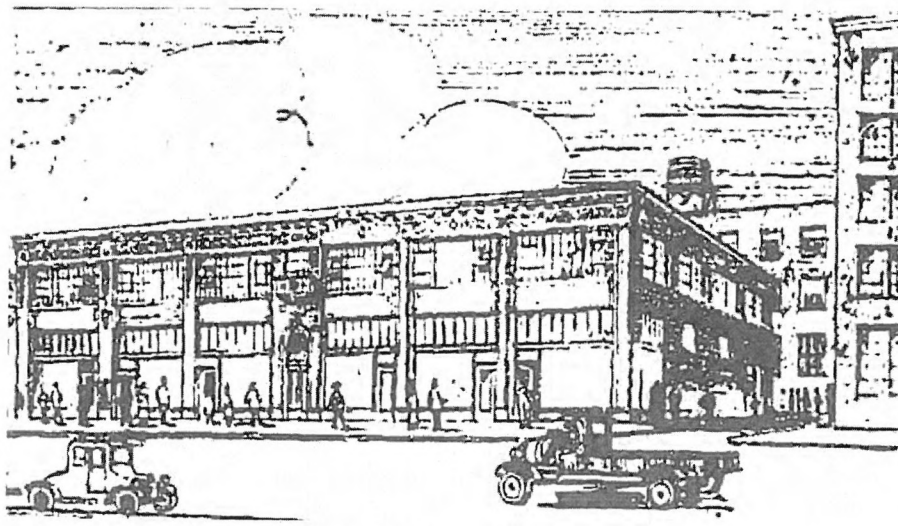
Officers and directors of the Realty Holding Corporation of California include W. Douglas Lee, architect and engineer, president; Jack Irvine of the Mortgage Guarantee Company, vice-president; Nathan T. Potter, president of the Thrift Corporation of America, treasurer; Paul H. Watson, formerly with the National City Company of New York, secretary; Commodore J. Stuart Blackton, capitalist, motion-picture magnate and a director of the Bank of Hollywood, director; John Camphouse, president of the Bank of Hollywood and the Bank of West Hollywood, director; H. G. Cary of the H. G. Cary Company, plumbing contractors, director; Grover O. Gearhart of the Hammond Lumber Company and president of the Foreign Trade Club of Los Angeles, director; Fred J. Hults, member of the Realty Board, director, and Andrew Seablom, local brick contractor, director.

SEVEN-STORY APARTMENT

Rising seven stories with steel frame, a Class-A \$250,000 apartment-house will be erected immediately at the northwest corner of Eleventh and Hoover streets, according to F. E. Temple, builder, and Hillier and Sheet, architects for the new structure. The name of the owner has been withheld. Construction pending final approval of plans.

The first floor of the apartment will be devoted to a lobby and lounge and a dining-room to accommodate 200 people. Bachelor and regular apartment units are included in the plans which call for Mediterranean architecture. Finishing will be of colored stucco. Tile roof and most modern equipment are provided.

Stores and Loft for Fourth



Designed by W. Douglas Lee

This store and loft structure is being built on the northwest corner of Fourth and Wall streets for Dr. I. Leon Meyers.

HOTEL TO BE CONSTRUCTED

Work on New Inglewood Project to be Started Tomorrow and Rushed to Completion

[LOCAL CORRESPONDENCE]

INGLEWOOD, Jan. 31.—Work will begin Monday by John A. Malloy, contractor, on a \$100,000 hotel building at the northwest corner of Commercial and Regent streets for the I. M. C. Finance Corporation of this city, of which Henry Ziffert is the president.

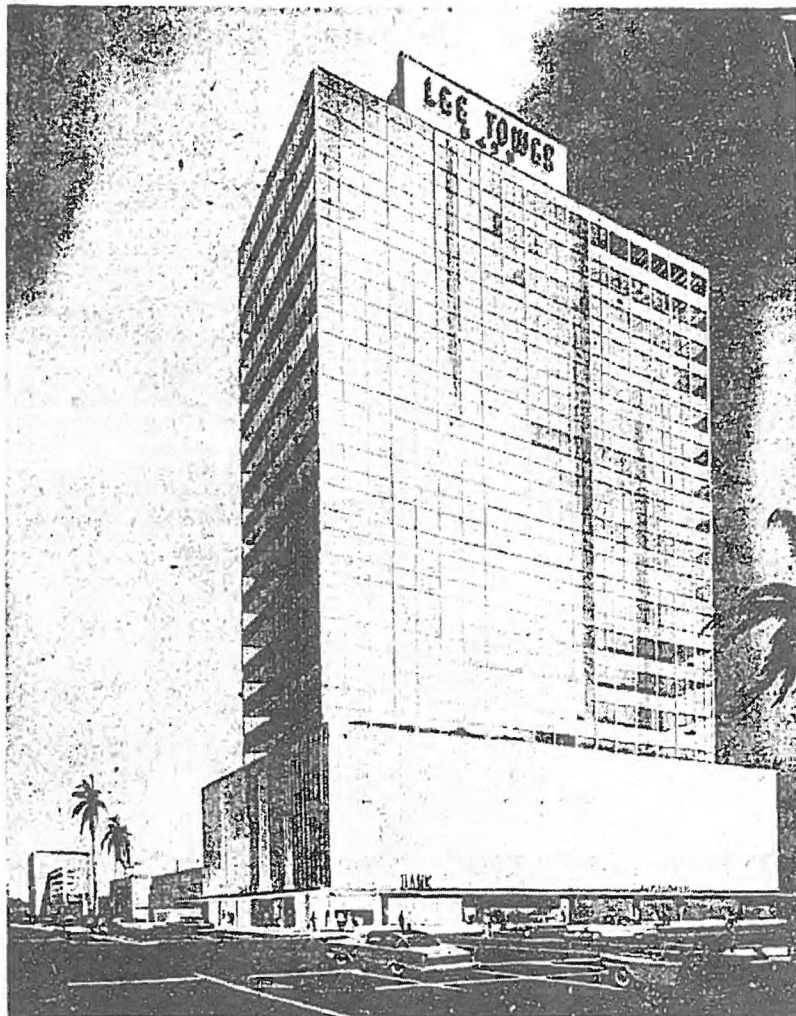
This company comprises the Inglewood Mercantile Company interests and is a \$250,000 closed corporation. Lyman O. Calkins, president of the mercantile company, is secretary of the corporation and Leb Calkins is the vice-president. Work will be rushed in order to have the entire building ready for occupancy by April 25.

A six-year lease on the hotel has been taken by Mr. and Mrs. F. Bergin of Pomona, for many years successful hotel proprietors in that city. There will be thirty-five outside rooms on the second floor. On the ground floor will be the entrance, lobby, cafe and barber shop, all fronting on Commercial street. A drug store will occupy the ground floor corner. Young's Market has another ground floor Commercial street frontage, while there will be two storerooms on Regent street.

The building will be two stories in height, of ornamental brick. The roof will be of tile. There is a 150-

foot frontage on Commercial street and a 110-foot frontage on Regent.

Another \$100,000 hotel, the Hillcrest Inn, is rapidly approaching completion at the southwest corner of Hillcrest Boulevard and East Queen streets, the owner being H. W. Longfellow.



FOR WILSHIRE SITE- Here's design of 21-story Lee Tower office building set to rise at northwest corner of Wilshire Blvd. and Cochran Ave., in the Miracle Mile section of the boulevard. The scheduled start of the \$10,000,000 project has been announced by W. Douglas Lee, president of the Lee Tower Corp.

21-STORY STRUCTURE SLATED FOR MIRACLE MILE CORNER

Plans for construction of a 21-story office structure to be known as the Lee Tower at the northwest corner of Wilshire Blvd. and Cochran Ave. in the Miracle Mile section of the boulevard were announced yesterday by W. Douglas Lee, president of the Lee Tower Corp., developer and builder of the project.

In accordance with the amended Los Angeles building-height regulation which permits buildings to reach above the former 150-foot limitation, the planned structure, announced as representing an investment of \$10,000,000, will rise to a height of some 280 feet on a 22,000-square-foot site at 5455 Wilshire Blvd. with 130 feet of frontage on the boulevard and depth of 170 feet

The project, described as an ultramodern glass and steel skyscraper, is set for start of construction within 60 days.

Lee, for years a well-known Southern California architect, said the structure will contain 360,000 square feet of floor space, including a 150,000-square-foot garage area extending from the basement to the sixth floor and to accommodate 500 cars.

Also disclosed was that the corporation acquired the site in two parcels, the first being the corner area of 70x170

feet which was obtained two years ago, and recently acquired the 60x170-foot lot on the west. Lawrence Block Co., Inc., Beverly Hills, handled both sales.

Facilities

D. Everett Lee, architect, who with his father, W. Douglas Lee, will personally supervise construction of the proposed building, said the structure will "incorporate every facility of science and art and blend with the most modern mechanical installa-

Turn to Page 2, Column 3

WILSHIRE BUILDING

Continued from First Page

tions to afford the utmost in service, comfort and efficiency."

Henry G. Beaumont Co., of Beverly Hills, will handle the leasing and management with leasing details under direction of Jerry B. Miller, it was announced. Henry G. Beaumont is a past national president of the Institute of Real Estate Management.

Other Features

Among features announced for the building is an exclusive luncheon club at the top of the structure that will afford a wide panoramic view of the Los Angeles area, ocean and mountains. It will be called the Skyview Club to be operated by a leading restaurateur, it was stated.

Also planned is a roof-top recreation area for tenants.

Other items stated are year-round air conditioning, electronically controlled automatic elevators, television master antennae with multiple coaxial cable connections. A two-duct multizone system will control the air conditioning.

D. Everett Lee explained that the structure's exterior walls will be curtain-wall-type composed of insulated panels and neutral-tinted heat-absorbing glass to reduce glare and provide light diffusion and unobstructed daylight.

Latest-type fluorescent lighting fixtures will be incorporated into the flush acoustical ceilings. Partitions or dividing walls will be treated and insulated to

reduce noises. Flexibility of office arrangements is provided for in the plans.

Pointed out by the announcement was that W. Douglas Lee was also the architect of well-known Los Angeles structures, among them the El Royale Apartments, Merchants Exchange Building, Textile Center Building and Bendix Building.

SKYSCRAPER OPENS ON MIRACLE MILE

Los Angeles Times (1923-Current File); Mar 24, 1961;

ProQuest Historical Newspapers: Los Angeles Times (1881-1989)

pg. B1

SKYSCRAPER OPENS ON MIRACLE MILE

The 22-story Lee Tower vance which "has helped to skyscraper at 5455 Wilshire make this area one of the Blvd. was hailed as a beacon world's finest business and for the future development shopping centers."

of Southern California by W. Douglas Lee, builder Rep. Gordon L. McDonough of the Lee Tower with his (R-Cal.) at opening ceremo- son, D. Everett Lee, was pre- nies held Thursday on the sented a resolution from the top floor of the \$10 million Board of Supervisors citing structure. his contributions to the econ-

McDonough was the omy of Los Angeles County speaker at a luncheon attend- through the design and con- ed by 100 business, building struction of many buildings. and civic leaders gathered to Another congratulatory mark the formal opening of resolution adopted by the the building. City Council was presented

The Congressman recalled to A. W. Ross, founder and the growth of the Miracle developer of the Miracle Mile and declared that the Mile, by Councilman Harold Lee Tower is another ad- Henry.

NEW FACTORY PLANNED

Los Angeles Times (1923-Current File); Feb 4, 1923;

ProQuest Historical Newspapers: Los Angeles Times (1881-1989)

pg. V15

NEW FACTORY PLANNED

Plans are being prepared for the erection of a one-story factory building at 812 San Pedro street for the Quality Electric Company. W. Douglas Lee is the architect.

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Announcing

Formation of REALTY HOLDING CORPORATION OF CALIFORNIA

OFFICERS and DIRECTORS

W. DOUGLAS LEE, President,
Architect and Construction Engineer.
JACK IRVINE, Vice-President,
Mortgage Guaranty Company.
NATHAN T. PORTER, Secretary-Treasurer
President National Thrift Corporation of America.
COM. J. STUART BLACKTON, Director
*Pioneer Motion Picture Producer,
 Director, The Bank of Hollywood,
 Member Board of Governors, California Funding
 Company.*
FRED J. HULTS, Director,
Realtor.
G. C. GEARHART, Director,
Hammond Lumber Company.
ANDREW SEABLOM, Director,
General Brick Contractor.

Realty Holding Corporation of California was organized to build and finance income structures in Los Angeles and vicinity. The corporation functions under one head as architect, builder, real estate manager, underwriter and owner.

CAPITALIZATION

Preferred Stock 7% Cumulative (Par \$100)	Authorized	To Be Issued
Common Stock (No par value)	10,000 shares	2,500 shares
	10,000 shares	5,000 shares

The corporation's first project, the Fashion Center Building, is now under construction at 719 South Los Angeles St. This Class A building is valued in excess of \$1,300,000. The Fashion Center Building is located in the center of the textile and garment district of the city, and will be the largest building of its kind west of Chicago.

Estimation net annual income before income taxes and depreciation applicable to preferred shares is \$102,270. Preferred dividend requirements, \$17,500.

Realty Holding Corporation stock is offered on the basis of one share of preferred and one share of common at \$100.

Write or phone for illustrated booklet, "Income Structured as an Investment."



RICHFIELD STROMBERG BANCITALY

At present market prices, we believe Richfield Oil, Stromberg Carburetor, listed on the New York Stock Exchange, and Bancitaly listed on the New York Curb, are good buys and should reflect higher prices in the immediate future.

Our established New York Banking connections enable us to accept your orders for execution for these and other listed securities on an exceptional liberal margin.

Up-to-date statistical information and instant quotation service on request without obligation.

Telegraph or Telephone Your Orders

J.H. Roth & Co.
 Stocks - Bonds
 651 So. Spring St., Los Angeles
 TRINITY-0301

Tower Building Permit Issued

Los Angeles Times (1923-Current File); May 30, 1959;

ProQuest Historical Newspapers: Los Angeles Times (1881-1989)

pg. A8

Tower Building Permit Issued

A 22-story building costing \$6 million will be erected at Wilshire Blvd. and Cochran Ave. under a permit issued by the Building and Safety Department yesterday to W. Douglas Lee Co.

The Lee Tower Building will have parking for 453 automobiles on the first six floors as well as in the basement, with offices on the remaining floors. A heliport will be built on the roof.

The department said it is reviewing plans for several other proposed buildings of similar height and the city is entering into a new era of skyscraper construction following the repeal of the old height limit which held structures to 13 stories.

ANNOUNCE LOFT STRUCTURE

Completion and Opening of Modern Apartment Also Part of Week's Activities

Building in Los Angeles continues to advance. A height-limit structure is planned for the northwest corner of Eighth and Santee streets. It will cost approximately \$800,000. The site is 55x125. The building was designed by Architect W. Douglas Lee of this city. It will be owned by Lloyd & Casler, Inc., which concern announced that actual construction work will begin in a few days.

There will be a lobby and stores on the first floor. A battery of elevators will service the offices and lofts above. The structure will be built of reinforced concrete, trimmed externally in face brick and terra cotta.

The owner will erect the structure under the supervision of the architect. The owners declared that plans would be filed with the building department to obtain the permit tomorrow or Tuesday.

Haddon Hall, an exclusive apartment-hotel at Eighth and Fedora streets, was formally opened yesterday. It is owned by Oberndorf Brothers, Inc. The owners declared that \$500,000 has been invested in the project.

A Tudor Gothic style of design was followed by S. Charles Lee, the architect who planned the structure. Entrance to the building is made through a garden-court. A fountain is one of the features of this approach.

Furniture for the apartments has been selected from local products, the owners said. The interior decoration includes panels typifying the Gothic period.

WALNUT PARK GROWS

Increased population of Walnut Park is indicated through a report of the Walnut Park Mutual Water Company, made to Victor Girard, who built the community a few years ago. In May thirty-five new meters were put in, supplying as many new houses; in June there were 130 meter changes, while 1489 feet of water mains were laid last month, it is reported. The town was started in a 500-acre walnut grove and is now largely built up.

CONTRACT AWARDED

SAN FERNANDO, June 18.—Contract for the work of building dormitories and bath rooms on the San Fernando Lemon Association property at Pico and Court streets has been awarded to Hugart and Dooley of the Mission district. The plans for the buildings were prepared by Alex Shaw. The improvements under construction consist of three buildings, two twenty-four by ninety-four feet and the other sixteen by twenty-four.

MONTH'S PERMITS

TOTAL \$7,943,973

Building permits numbering 716, aggregating \$1,896,468 were issued by the building department from the 12th to 18th inst., making a total of 1072 permits valued at \$7,943,973 for June and bringing the total for the year to 18,132 permits valued at \$59,240,386.

According to the local chapter of the Associated General Contractors the permits issued this month to date surpass the similar interval last month during which time 2040 permits aggregating \$6,991,431 were authorized.

From January 1 to June 18, last year 21,840 permits valued at \$78,402,771 were authorized.

TWELVE-STORY APARTMENT STARTED

Rossmore and Rosewood Structure to Cost \$1,250,000



Castles of Homes Projected by Barco

CALLING for an expenditure of \$1,250,000 for building and ground, construction of a twelve-story Class-A apartment house has been launched at the southeast corner of Rossmore and Rosewood avenues for the Barco Investment Company.

An unfurnished apartment-house luxuriously designed to become a castle of homes for the most discriminating tenants, is the announced aim of the investment company. The super-sized rooms are arranged in homelike manner by architect W. Douglas Lee. The project will face the Wilshire Country Club with its acres of rolling green golf course, directly across the street to the west, with a panoramic view of Hollywood and the Hollywood Mountains to the north and surrounded by residential estates.

There will be 270 rooms divided into suites of three to ten rooms. The eleventh and twelfth floors will house 120 seven-room deluxe duplex apartments with bedrooms upstairs and living-rooms downstairs, all richly decorated and surrounded by a beautiful roof garden.

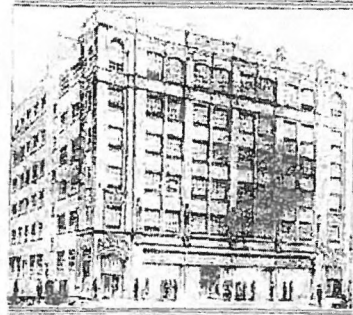
All the apartments will have colored tile floor, reception halls leading to living-rooms with richly hand-decorated oil painted walls, artistic fire places, large attractive dining-rooms, super-sized, light, airy bedrooms with more than ample closet space, mirrored dressing-rooms and saunas, tile baths with glass door enclosed showers, tiled kitchens with special ventilating system to remove all cooking odors, electric refrigeration and special incinerator system.

Architecture will be of modern Spanish type. There will be a basement and sub-basement as garage. The apartment will be given no name and will be known only as 450 North Rossmore, patterned after the idea 125 being followed in New York by exclusive apartments. Tenants will be selected with utmost care, it is declared. Joseph C. Chapman will be superintendent for the owners.

Stucco Church Contract Let

Contract for a frame and stucco church at Twenty-fifth street and Normandie avenue has been awarded to R. S. Martin of San Gabriel for \$41,330 by the United Presbyterian Church. It was announced last week. The edifice will occupy a 120 44 by 124 feet, will have maple and corkum floor, hardwood and pine trim, wrought iron work and hand-made tile roof. Plans for the church were prepared by Architect Scott Quimby of Alhambra. Work on the structure will begin at once and it is proposed to have it completed the latter part of this year.

Leased to Shoe Factory



San Pedro Street Project

The modern building is planned by Architect W. D. Lee for the San Pedro street business project, between Fourth and Fifth, near West Washington, by W. Douglas Lee, architect and builder. Mr. Lee has advanced a security bond for \$100,000 to the city, permitting \$100,000 construction. The city's Board of Public Works has approved the plan.

SIX-STORY BLOCK TO RISE

Local Architect Leases Site and Plans Modern Factory for Shoe Concern

Plans for a six-story \$100,000 building, estimated to rise on the west side of San Pedro street, between Fourth and Fifth, near West Washington, by W. Douglas Lee, architect and builder. Mr. Lee has advanced a security bond for \$100,000 to the city, permitting \$100,000 construction, and will own the structure when completed, according to reports leased from city with yesterday.

The lease was acquired by Mr. Lee from the Central Properties Corporation, owners of the land. Negotiations were handled by E. J. Driscoll of the J. W. Lewis Company, broker.

In 1912, Mr. Lee declared that he had leased the building lot to the Pacific Shoe Manufacturing Company. Construction started last week, according to Mr. Lee, and will be in progress during construction this season.

FUND DRIVE SUCCESS IS ANNOUNCED

Business Men and Owners Back Washington Boulevard Project, Adams Says

Business men here have set their minds to the maintenance of the Greater Washington Boulevard Association in view of a substantial fund of \$100,000 to "maintain the boulevard" according to H. E. Adams, recently appointed director of public relations for the organization.

Adams, under Mr. Adams and the committee, John S. Zittel, report that the business men and property owners along the boulevard are the result of the business men in nearly every block in the movement, and have business or service firms that support, both morally and financially.

One of the first organizations to support the drive was the Chamber of Commerce. Other like organizations, business groups and clubs are about to follow the example of the Venetian body, Adams declares.

"We are getting more and more convinced that it is in the best interest of the city and the boulevard to have this drive," Adams declared. "The same is true of the business men and property owners. We shall begin to receive applications for membership in the boulevard association in the near future. The committee is organized in order to Washington Boulevard from people who will help. And the boulevard association will be the result of the drive. We have our first membership list in and what we want now is people."

TRACT HITS HIGH MARK IN SELLING

Point Terrace Hit Record Week in Volume of Deals Consummated

Real estate transactions and volume the last week were at an all-time high in the history of Point Terrace. E. E. Ketchum, general manager of the property in charge of sales, reports in a report issued to various business organizations.

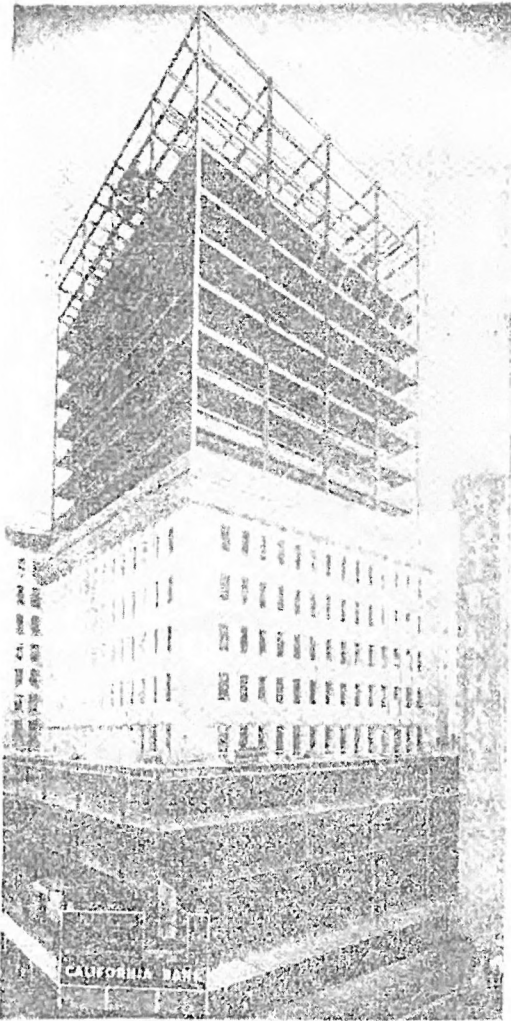
The new houses planned for Point Terrace, in addition to the houses already reported, will be built by J. Marshall Kelly and W. E. Hutchinson, San Francisco.

"We have been extremely satisfied in regard to the sale of the tract," he reports. "Our new construction program is progressing. About 250 new houses are planned and expected to be ready for the market. The complete program of 400 houses in the tract will be completed in the near future. We are having a record of 100,000 worth of houses."

Eight Houses Under Way in San Fernando

SAN FERNANDO, Cal., (AP)—Eight buildings, costing \$200,000, are now under way at San Fernando in San Fernando, according to a building permit issued by the city hall. All are of either Spanish or Italian style.

Five of the houses are being built by the R. C. Jones, 111 S. Santa Anita, P. O. Santa Anita, and E. L. Driscoll, and the other three by the Jones. The other three are to be built.



TWO BIG ONES—Pictured are two Los Angeles skyscraper projects that have followed the abolition of city's 13-story height limit. Above is completed steel frame of California Bank's new headquarters building at southeast corner of Spring and 6th St., in downtown Los Angeles, with some of its central section having cement covering to be faced with limestone and typifying entire beautiful outer dress of the structure. The \$13 million, 15-story building will have, because of unusual height of some of its stories, the appearance of 21 to 22-story structure. It also has four basements. Building's height above the street level is 267 feet.

At right is design of \$10 million, 22-story Lee Tower for which ground has been broken at northwest corner of Wilshire Blvd. and Cochran Ave. in Miracle Mile section. Structure will rise 280 feet above street and will be tallest office building for which work has been started in Los Angeles, it was announced by W. Douglas Lee, president of Lee Tower Corp. He and his son, D. Everett Lee, are architects for the steel, concrete and glass structure, announced about a year ago in this section of The Times. It's exceeded in height in L.A. only by the City Hall. General contractor for it is W. Douglas Lee Co., Inc. Leasing and management will be handled by Henry G. Beaumont Co., Beverly Hills, with the leasing under direction of Jerry B. Miller of the Beaumont Co. The first six floors and the basement, excepting portion of ground floor, will have parking for upwards of 450 cars. Features will also include landing space on the roof for helicopters.

Industrial Clinic Variance Granted

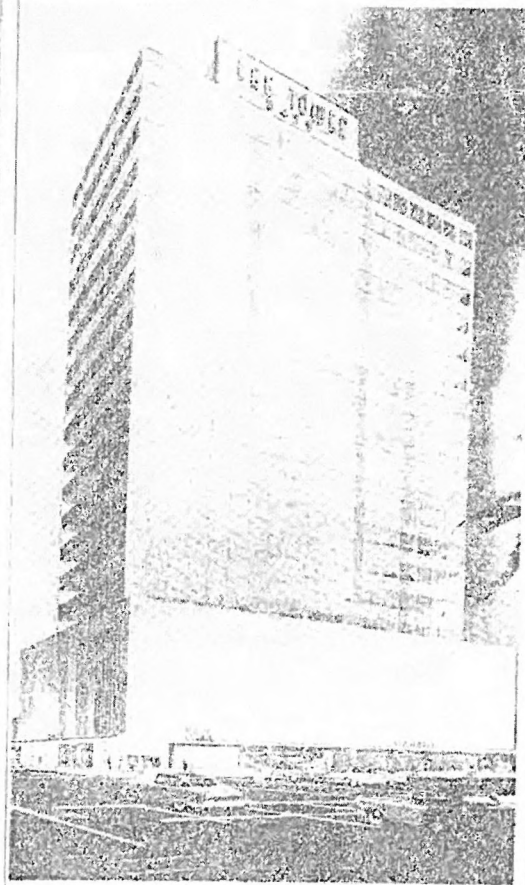
FULLERTON, April 11.—The clinic is proposed by Plans have been filed with the City Planning Commission for a 100,000-sq.-ft. building at the Santa Thorpe Corp. of Los Angeles, which was

Los Angeles Times Real Estate

NEW HOMES • INDUSTRY

18 PAGES • PART VI

SUNDAY MORNING, APRIL 12, 1959



Noted Hollywood Landmark, Garden of Allah Hotel, Sold

The Garden of Allah Hotel, Hollywood landmark at 8132 Sunset Blvd., has been purchased by Lytton Savings & Loan Assn. it was announced yesterday.

In a joint statement with principal owners, Mrs. Beatrice Roseman and Morris Starkovitz, Bert Lytton, president of the savings and loan company, announced a purchase price of \$750,000 for the property which is located on the south side of Sunset Blvd., extending from Crescent Heights Blvd. to

approximately two and one-half acres. Existing structures include the main two-story building consisting of lobby, dining facilities, offices and guest rooms, a number of separate villas with an apartments, swimming pool and parking areas.

Lytton said the present structures will be razed to make way for a new commercial and business center. While details of plans for the new commercial development have not been completed, Lytton revealed that a portion of the proposed new



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Lytton said the present
structures will be razed to
make way for a new com-
mercial and business center.
While details of plans for the
new commercial develop-
ment have not been complet-
ed, Lytton revealed that a
portion of the proposed new

CATALINA SWIMWEAR BUILDING, 443 S. San Pedro Street, Los Angeles, CA

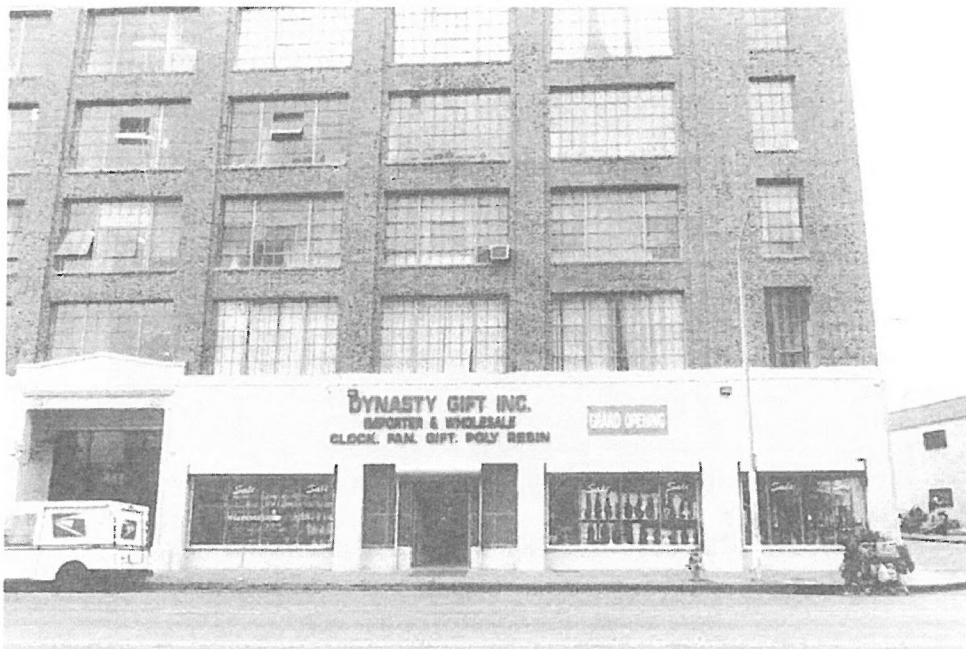


Catalina Swimwear Building, Primary façade (east) and secondary (north) elevation. The building is highlighted and characterized by Neoclassic detailing on the sixth floor. The first story of the façade is furred out, obscuring the original terra cotta pilasters which survive behind the stucco.

CATALINA SWIMWEAR BUILDING, 443 S. San Pedro Street, Los Angeles, CA



Upper story, modest neoclassic detailing adds stylistic identity to a manufacturing building, typical of the early work of W. Douglas Lee.



Former storefront openings conform to window placement on upper façade.
Original pediment remains over recessed central entrance.

CATALINA SWIMWEAR BUILDING, 443 S. San Pedro Street, Los Angeles, CA



Upper façade and recessed entrance.



Steel sash on upper façade are original, and in fair condition.
Note awning operation of center sash

CATALINA SWIMWEAR BUILDING, 443 S. San Pedro Street, Los Angeles, CA

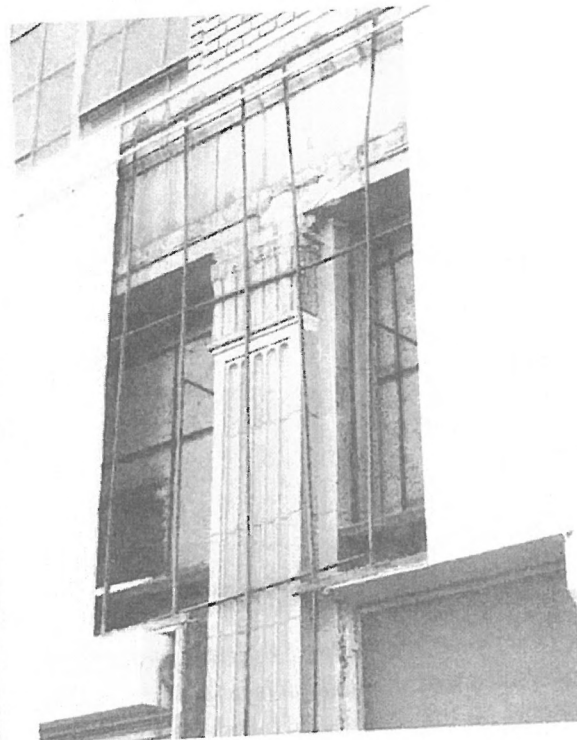
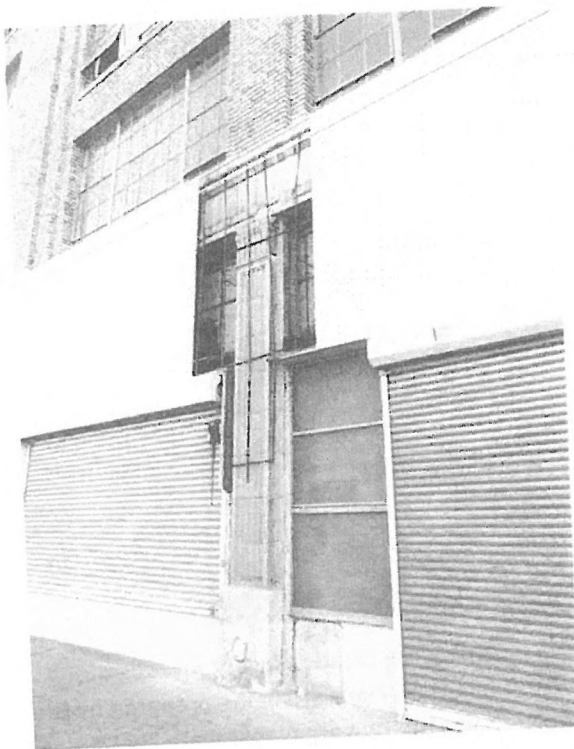
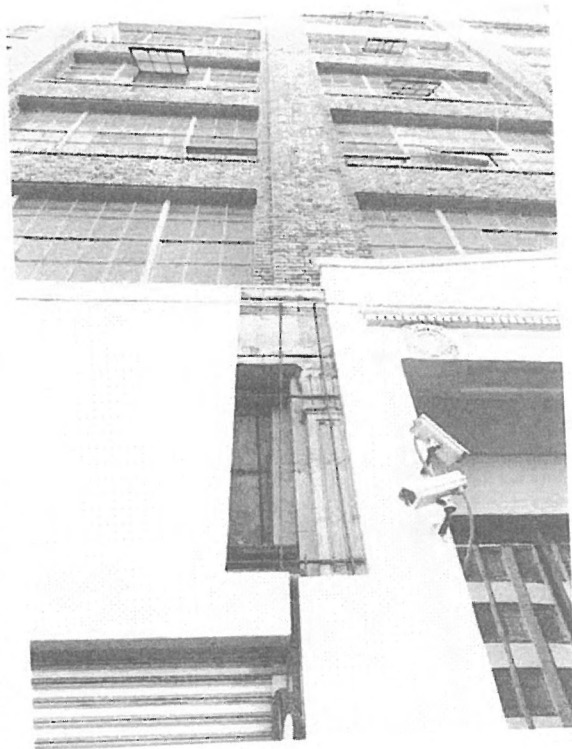


Original 1923 Entrance, and storefront modified in 1960 by furring out over original material.



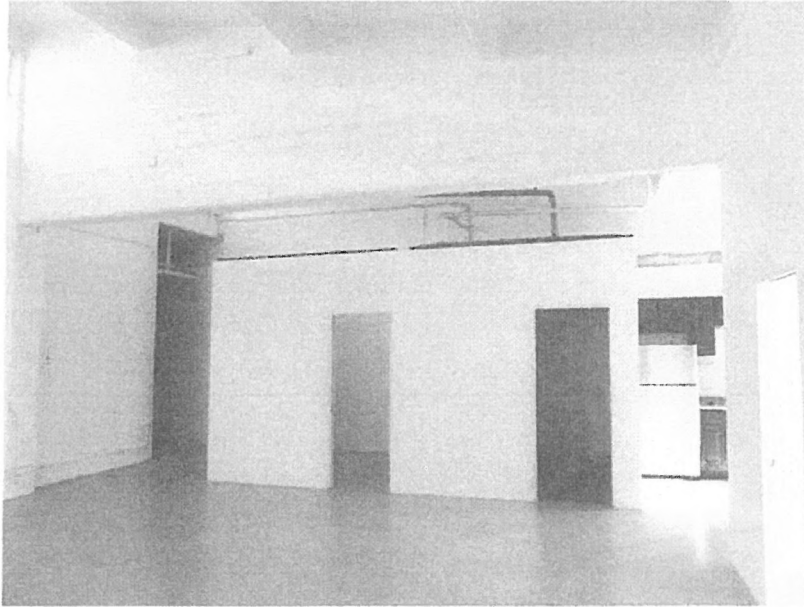
The new owner is planning a rehabilitation of the building including the façade. Recent investigations have revealed that the original façade exists under the current material. Plans are being prepared by the architect for the project and façade restoration. This photo shows the two areas that were exposed.

CATALINA SWIMWEAR BUILDING, 443 S. San Pedro Street, Los Angeles, CA

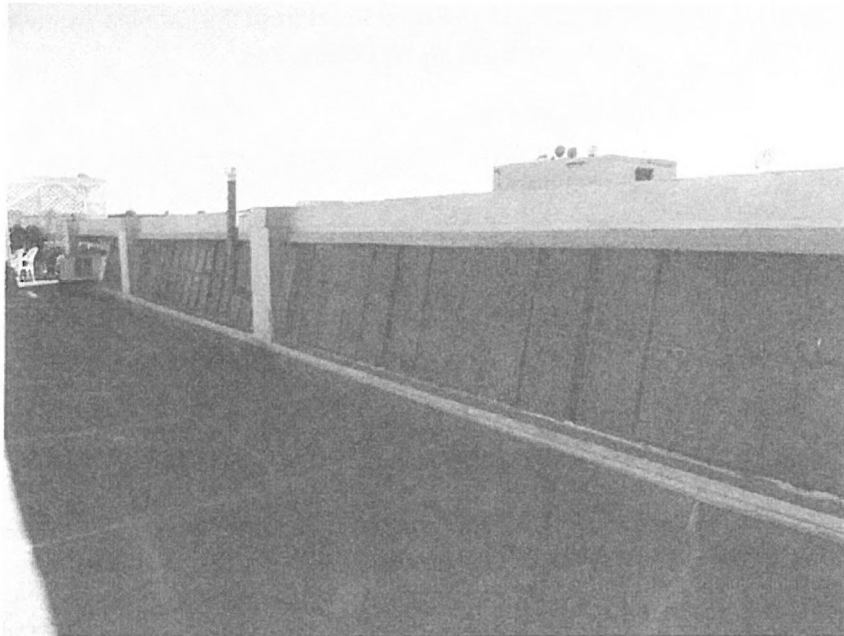


Close up views of the historic material discovered under the current façade.

CATALINA SWIMWEAR BUILDING, 443 S. San Pedro Street, Los Angeles, CA



Interior conditions on the 6th Floor. Ceiling beams are exposed.



Monitor roofs have original steel sash.

CATALINA SWIMWEAR BUILDING, 443 S. San Pedro Street, Los Angeles, CA



The Renaissance Building, immediately across San Pedro Street from the Catalina Swimwear Building, was also designed by W. Douglas Lee.



View to north from Catalina Swimwear Building showing proximity to historic core.



City of Los Angeles Department of City Planning

9/22/2016 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

342 E WINSTON ST
435 S SAN PEDRO ST
439 S SAN PEDRO ST
441 S SAN PEDRO ST
443 S SAN PEDRO ST
445 S SAN PEDRO ST
447 S SAN PEDRO ST
449 S SAN PEDRO ST
451 S SAN PEDRO ST

ZIP CODES

90013

RECENT ACTIVITY

CHC-2016-3620-HCM
ENV-2016-3621-CE
ZA-2002-603-ZAD-EXT

CASE NUMBERS

CPC-2010-213-CA
CPC-2008-4502-GPA
CPC-2008-4502-GPA
CPC-2005-361-CA
CPC-2005-1124-CA
CPC-2005-1122-CA
CPC-1986-606-GPC
ORD-164307-SA1170
ORD-137036
ORD-135901
ORD-129944
ZA-2002-603-ZAD
ZA-1987-1070-CUZ
ZA-15461
ENV-2013-3392-CE
ENV-2010-214-ND
ENV-2008-4505-ND
ENV-2008-4505-ND
ENV-2005-362-CE
ENV-2005-1125-CE
ENV-2005-1123-CE
ENV-2002-604-CE
AF-89-163019-LT

Address/Legal Information

PIN Number 127-5A213 105
Lot/Parcel Area (Calculated) 19,218.8 (sq ft)
Thomas Brothers Grid PAGE 634 - GRID G5
Assessor Parcel No. (APN) 5148011018
Tract CALO TRACT
Map Reference M B 116-80
Block None
Lot LT A
Arb (Lot Cut Reference) None
Map Sheet 127-5A213

Jurisdictional Information

Community Plan Area Central City
Area Planning Commission Central
Neighborhood Council Downtown Los Angeles
Council District CD 14 - Jose Huizar
Census Tract # 2062.00
LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None
Zoning [Q]R5-2D
Zoning Information (ZI) ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2385 Greater Downtown Housing Incentive Area
General Plan Land Use High Medium Residential
General Plan Footnote(s) Yes
Hillside Area (Zoning Code) No
Baseline Hillside Ordinance No
Baseline Mansionization Ordinance No
Specific Plan Area None
Special Land Use / Zoning None
Design Review Board No
Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations None
Other Historic Survey Information None
Mills Act Contract None
POD - Pedestrian Oriented Districts None
CDO - Community Design Overlay None
NSO - Neighborhood Stabilization Overlay No
Sign District No
Streetscape No
Adaptive Reuse Incentive Area Adaptive Reuse Incentive Areas
Ellis Act Property No
Rent Stabilization Ordinance (RSO) No
CRA - Community Redevelopment Agency City Center Redevelopment Project
Central City Parking Yes

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

Downtown Parking	Yes
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5148011018
Ownership (Assessor)	
Owner1	TAILOR LOFTS LLC
Address	4940 CAMPUS DR STE C NEWPORT BEACH CA 92660
Ownership (Bureau of Engineering, Land Records)	
Owner	TAILOR LOFTS LLC
Address	4940 CAMPUS DR STE C NEWPORT BEACH CA 92660
APN Area (Co. Public Works)*	0.443 (ac)
Use Code	Not Available
Assessed Land Val.	\$388,335
Assessed Improvement Val.	\$1,179,927
Last Owner Change	02/19/16
Last Sale Amount	\$20,050,200
Tax Rate Area	3263
Deed Ref No. (City Clerk)	552618-9 439058-9 3-27 2368101 2295852 180117 1468569 1-178
Building 1	
Year Built	1923
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	92,538.0 (sq ft)
Building 2	
Year Built	1946
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	2,582.0 (sq ft)
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None

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

High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.41652752
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	LOS ANGELES DOWNTOWN INDUSTRIAL DISTRICT
Promise Zone	No
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None

Public Safety

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	147
Fire Information	
Bureau	Central
Batallion	1
District / Fire Station	9
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2010-213-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	PLAN AMENDMENT, PLAN MAP AMENDMENT
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	PLAN AMENDMENT, PLAN MAP AMENDMENT
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED
Case Number:	ZA-2002-603-ZAD
Required Action(s):	ZAD-ZA DETERMINATION (PER LAMC 12.27)
Project Descriptions(s):	TO PERMIT CONVERSION OF PART OF THE SECOND AND THIRD FLOOR TO 8 ARTISTS IN RESIDENCE UNITS.
Case Number:	ZA-1987-1070-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	THIS IS A CONDITIONAL USE PERMIT TO ALLOW EXISTING BUILDING INM ZONE TO BE USED FOR 25 ARTIST WORKING AND LIVING QUARTERS.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2010-214-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	ENV-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	PLAN AMENDMENT, PLAN MAP AMENDMENT
Case Number:	ENV-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	PLAN AMENDMENT, PLAN MAP AMENDMENT
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

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

Project Descriptions(s): CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.

Case Number: ENV-2005-1125-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES

Case Number: ENV-2005-1123-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA

Case Number: ENV-2002-604-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): TO PERMIT CONVERSION OF PART OF THE SECOND AND THIRD FLOOR TO 8 ARTISTS IN RESIDENCE UNITS.

DATA NOT AVAILABLE

ORD-164307-SA1170

ORD-137036

ORD-135901

ORD-129944

ZA-15461

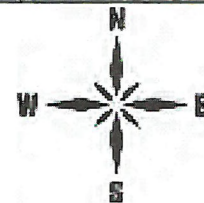
AF-89-163019-LT



Address: 443 S SAN PEDRO ST
 APN: 5148011018
 PIN #: 127-5A213 105

Tract: CALO TRACT
 Block: None
 Lot: LT A
 Arb: None

Zoning: [Q]R5-2D
 General Plan: High Medium Residential



CHAPTER 9

DEPARTMENT OF CITY PLANNING

Article

1 Cultural Heritage Commission

ARTICLE 1

CULTURAL HERITAGE COMMISSION

Section

- 22.171 Purpose of the Commission.
- 22.171.1 Composition of the Commission and Term of Office.
- 22.171.2 Members' Compensation.
- 22.171.3 Organization of the Commission.
- 22.171.4 Appointment and Duties of the Commission Secretary.
- 22.171.5 Quorum and Actions of the Commission.
- 22.171.6 Duties of the Commission.
- 22.171.7 Definition of Monument.
- 22.171.8 Inspection and Investigation.
- 22.171.9 List of Monuments.
- 22.171.10 Procedures for Designation of Monuments.
- 22.171.11 Preservation of Monuments.
- 22.171.12 Temporary Stay of Demolition, Substantial Alteration or Removal Pending Determination to Designate a Monument.
- 22.171.13 Notice of Designation and Subsequent Actions.
- 22.171.14 Commission Review.

22.171.15 Time for Objection by the Commission.

22.171.16 No Right to Acquire Property.

22.171.17 Rules and Regulations of the Commission.

22.171.18 Cooperation with the Commission.

Sec. 22.171. Purpose of the Commission.

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

SECTION HISTORY

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

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

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

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

SECTION HISTORY

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

Sec. 22.171.2. Members' Compensation.

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

SECTION HISTORY

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

Sec. 22.171.3. Organization of the Commission.

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

SECTION HISTORY

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

Sec. 22.171.4. Appointment and Duties of Commission Secretary.

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

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

SECTION HISTORY

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

Sec. 22.171.5. Quorum and Actions of the Commission.

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

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

SECTION HISTORY

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

Sec. 22.171.6. Duties of the Commission.

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

SECTION HISTORY

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

Sec. 22.171.7. Definition of Monument.

For purposes of this article, a Historic-Cultural Monument (Monument) is any site (including significant trees or other plant life located on the site), building or structure of particular historic or cultural significance to the City of Los Angeles, including historic structures or sites in which the broad cultural, economic or social history of the nation, State or community is reflected or exemplified; or which is identified with historic personages or with important events in the main currents of national, State or local history; or which embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

SECTION HISTORY

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

Sec. 22.171.8. Inspection and Investigation.

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

SECTION HISTORY

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

Sec. 22.171.9. List of Monuments.

The Department shall compile and maintain a current list of all sites, buildings and structures, which have been designated as Historic-Cultural Monuments (List of Monuments or List).

SECTION HISTORY

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

Sec. 22.171.10. Procedures for Designation of Monuments.

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

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

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

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

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

2. **Procedure for Council-Initiated Designations.** Upon receipt of any proposed designation initiated by the Council, the Commission shall, pursuant to Section 22.171.8 of this article, inspect and investigate the proposed Council-initiated designation. The Director shall thereafter prepare a report and recommendation on the proposed designation. After receipt of the Director's report and recommendation, the Commission shall hold a public hearing regarding the proposed designation and determine whether the site, building or structure conforms with the definition of a Monument set forth in Section 22.171.7 of this article. After the Commission submits a report and recommendation, the Council may consider the matter. If the Commission recommends approval of a Council-initiated designation, the Council may adopt the designation by a majority vote. If the Commission recommends disapproval of a Council-initiated designation, the Council may adopt the proposed designation by a two-thirds vote. The Council shall act within the time specified in Subsection (f) of this section.

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

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

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

For the purpose of this article, the owner of the site, building or structure shall be deemed to be the person appearing as the owner of the property on the last Equalized Assessment roll of the County of Los Angeles and appearing as the owner of the property on the records of the City Clerk. If the records of the City Clerk and the County Assessor indicate the ownership in different persons, those persons appearing on each of those lists shall be notified.

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

2. Commission Action to Take Under Consideration Proposed Designation by Application. The owner of record of a property and the owner's representative, if any,

shall be notified forthwith in writing of: the Commission's decision after the Commission determines to take a proposed designation under consideration; and the Temporary Stay pursuant to Section 22.171.12 of this article. The Notice shall be sent via Certified Mail, Return Receipt Requested.

3. Commission Action on Proposed Designation by Initiation or Application.

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

4. Council Action on Proposed Designation by Initiation or Application.

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

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

1. **Action on Application.** The Commission shall determine at a public meeting held within 30 days of the filing of a complete, verified application, as determined by the Director, whether to take a proposed designation of a Monument under consideration. This time limit to take a proposed designation under consideration may be extended by mutual consent of the applicant and the Commission. After providing all notice required under this article, the Commission shall hold a public hearing on the proposed designation. The Commission shall, pursuant to Section 22.171.10 of this article, make a report and recommendation on the application within 75 days of the meeting where the proposed designation was taken under consideration. If the Commission fails to act on an application within the time allowed by this section, the Commission shall be deemed to have denied the application.

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

(f) Time for Council to Act. The Council may approve or disapprove in whole or in part an application or initiation for a proposed designation of a Monument. The

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

SECTION HISTORY

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

Sec. 22.171.11. Preservation of Monuments.

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

SECTION HISTORY

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

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

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

The Council shall act on the proposed designation within the time limits contained in Section 22.171.10(f) of this article. If, after the expiration of the final period of time to act, the Council has not taken an action on the application or initiation to designate a

Monument, then the demolition, alteration or removal of the site, building or structure may proceed.

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

SECTION HISTORY

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

Sec. 22.171.13. Notice of Designation and Subsequent Actions.

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

SECTION HISTORY

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

Sec. 22.171.14. Commission Review.

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

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

1. The substantial alteration, including additional buildings on a site containing multiple buildings with a unified use, complies with the Standards for Rehabilitation approved by the United States Secretary of the Interior; and

2. Whether the substantial alteration protects and preserves the historic and architectural qualities and the physical characteristics that make the site, building, or structure a designated Monument; and

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

(b) **Standards for Issuance of a Permit for the Demolition or Relocation of a Site, Building or Structure Designated a Monument.** The Commission shall base its determination on the approval of a permit for the demolition or removal of any Monument on the following:

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

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

SECTION HISTORY

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

Sec. 22.171.15. Time for Objection By the Commission.

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

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

At the end of the first 30 days of the Stay, staff of the Department shall report any progress regarding preservation of the Monument to the Commission, which may, upon review of the progress report, withdraw and cancel its objection to the proposed demolition, substantial alteration or relocation. If the Commission determines, upon the basis of the progress report to withdraw and cancel its objection, it shall promptly notify the appropriate Department or Board concerned of its action. Upon receipt of notification of withdrawal of the objection, the permit may be issued and the Monument may be demolished, altered or relocated. If the Commission does not withdraw and cancel its objection, the Stay shall remain in effect.

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

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

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

SECTION HISTORY

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

Sec. 22.171.16. No Right to Acquire Property.

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

SECTION HISTORY

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

Sec. 22.171.17. Rules and Regulations of the Commission.

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

SECTION HISTORY

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

Sec. 22.171.18. Cooperation with the Commission.

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

SECTION HISTORY

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

CHC-2016-3620-HCM
DECLARATION MAILING LIST
MAILING DATE: 01/18/2017

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

Applicant
Kent Hawkins, Tailor Lofts, LLC
4940 Campus Dr. #C
Newport Beach, CA 92660

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