

4<sup>th</sup> and Hill  
Los Angeles, California  
Historical Resource Report



Prepared by:



November 2015



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## EXECUTIVE SUMMARY

Equity Residential proposes to develop a 33-story mixed-use residential and commercial building at 338-356 South Hill Street and 311-321 West 4<sup>th</sup> Street in Downtown Los Angeles. The purpose of this report was to determine if the development project would directly or indirectly impact any historical resources. The study area established for the report includes the project site, known as 4<sup>th</sup> and Hill, and a one block area in each direction; 3<sup>rd</sup> Street to the north, 5<sup>th</sup> Street to the south, Olive Street to the west, and Broadway to the east.. Equity Residential retained GPA Consulting (GPA) to complete this analysis as part of the environmental review of the project in compliance with the California Environmental Quality Act (CEQA).

GPA concluded that there are no known or potential historical resources on the project site. The project site is occupied by surface parking lots and a walk-up food stand known at present as Ye Olde Taco House #1. The building was constructed in 1961 as a vending machine shelter. It is not currently designated as a landmark at the national, state, or local levels. The building was evaluated in this report using the National Register of Historic Places (National Register) and California Register of Historical Resources (California Register) criteria, as well as the Los Angeles Historic-Cultural Monument criteria. The primary contexts and themes from the SurveyLA Historic Context Outline used to evaluate the building were the Commercial Development context under the Commercial Identity and Restaurant themes and the Architecture and Engineering context under the L.A. Modernism theme.

After careful research and evaluation, GPA concluded that the building is ineligible for listing in the National or California Registers due to a lack of significance as well as a lack of integrity, nor is it eligible for designation as a Los Angeles Historic-Cultural Monument. Therefore, the building is not a historical resource subject to CEQA.

There are, however, ten historical resources in the study area. Angel's Flight is located across Hill Street from the subject property, mid-block between 3<sup>rd</sup> and 4<sup>th</sup> Streets. The Broadway Theater and Commercial District, listed in the National Register of Historic Places, is located east of the project site along Broadway. Five contributing resources to this district fall within the study area: Grand Central Market, Million Dollar Theater, Broadway Department Store, Wilson Building, and Metropolitan Building. South of 4<sup>th</sup> Street along Hill Street are four additional historical resources: the Pershing Square Building, Hotel Clark, Subway Terminal Building, and the Title Guarantee & Trust Building.

The threshold for determining significant impacts on historical resources in the State CEQA Guidelines is whether the proposed project would cause a substantial adverse change, which is defined as demolition, destruction, relocation, or alteration of the resource such that the significance of the historical resource is materially impaired.

The project would have no direct impacts on historical resources as it does not involve the demolition, destruction, relocation, or alteration of any resources. As previously stated, the project site is an existing surface parking lot and walk-up food stand and is not eligible for listing in the National or California Registers or as a Los Angeles Historic-Cultural Monument.

The indirect impacts the project could have on the historical resources in the vicinity were also analyzed in this report. It was concluded that the project would have a less than significant impact on the adjacent historical resource because the project complies with the Secretary of the Interior's Standards for the Treatment of Historic Properties. In addition, this report concluded that the proposed project design meets the Historic Downtown Los Angeles Design Guidelines.

# 1. INTRODUCTION

## 1.1 Purpose and Qualifications

The purpose of this report is to determine whether or not a proposed mixed-use residential and commercial development project (the "project") in the City Center/Historic Core neighborhoods of Downtown Los Angeles will impact any historical resources. The project site is comprised of all or part of six parcels located near the northeast corner of South Hill Street and West 4<sup>th</sup> Street in the City of Los Angeles (see Figure 1, below). Additionally, the project site includes the airspace above the Pershing Square subway station. The project site includes one building constructed on assessor's parcel number 5149-015-005, which is associated with the address 342 South Hill Street (Note: the building is marked above the entry door as "340 S," however the legal address for the assessor's parcel number it is located on is 342 South Hill Street). The building on the site is a walk-up food stand that was constructed in 1961 as a vending machine shelter and has an attached, covered seating area that was constructed in 2000. The seating area was constructed on assessor's parcel number 5149-015-004, which is associated with the address 348 South Hill Street. The proposed project involves the removal of the existing building on the property and the construction of a new mixed-use development.

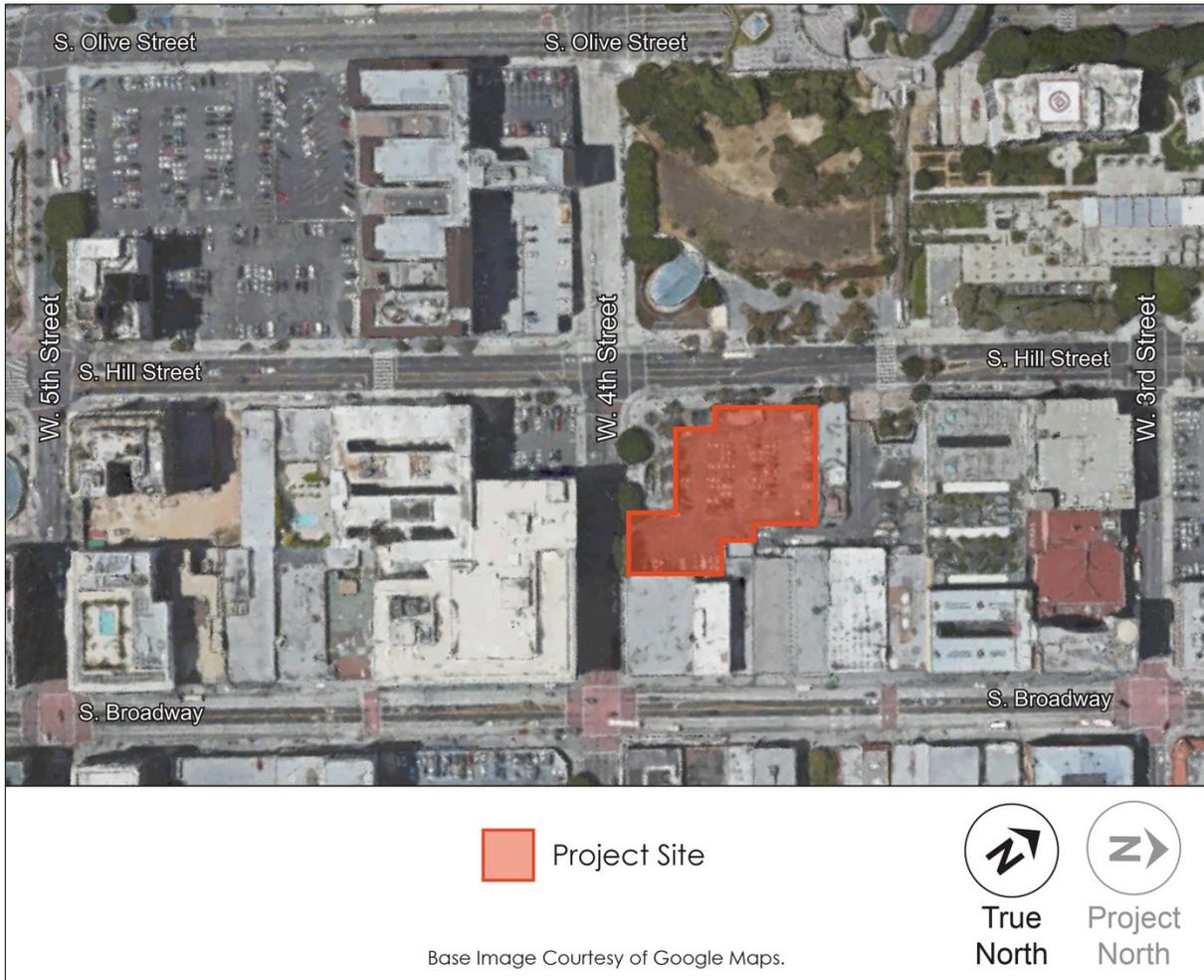


Figure 1: Project Site Location

GPA Consulting (GPA) was retained to identify known or potential historical resources on and in the vicinity of the project site, to assess any potential impacts the project may have on the identified historical resources, and to recommend mitigation measures, as appropriate in compliance with the California Environmental Quality Act (CEQA). Jenna Kachour, Associate Architectural Historian and Amanda Yoder, Architectural Historian II at GPA were responsible for the preparation of this report. They fulfill the qualifications for historic preservation professionals outlined in Title 36 of the Code of Federal Regulations, Part 61. Their résumés are attached in Appendix A.

## 1.2 Methodology

To identify known or potential historical resources and assess potential project impacts, the project team performed the following tasks:

1. GPA conducted a field inspection of the project site and vicinity to determine what areas might be impacted by the proposed project and to identify any known or potential historical resources within the study area. For the purposes of this report, the study area was identified as the project site and a one block area in each direction; 3<sup>rd</sup> Street to the north, 5<sup>th</sup> Street to the south, Olive Street to the west, and Broadway to the east (see Figure 2 below).



Figure 2: Study Area for Report

2. Identified the building at 342 South Hill Street as a potential historical resource because it is over 45 years of age. Also located on the project site is a covered seating area, which is attached to the building, surface parking lots, and a small parking kiosk.
3. Conducted an intensive field inspection of the project site to ascertain the physical integrity of the building thereon. Digital photographs and notes were taken during the inspection.
4. Concluded during the field inspection that there were not enough buildings in the surrounding area from the same period of time or with the same physical qualities and historical associations to form a potential historic district. Therefore, the subject building was evaluated as an individual potential historical resource under national and state criteria according to National Park Service, State Office of Historic Preservation, and Office of Historic Resources standards. For more information on the analysis of the area as a potential historic district see Section 3.2.
5. Researched the subject building to determine whether or not it is currently listed as a landmark at the national, state, or local levels and whether or not it has been previously identified or evaluated as a historical resource. This involved a records search at the South Central Coastal Information Center at California State University, Fullerton. The records search revealed the project site was included in 1983 Technical Report for the Draft EIS/EIR for the Metro Rail Project.<sup>1</sup> This report identifies the "Taco House" at "340 Hill St." as a "non-historic" "plywood stand".<sup>2</sup> The report also identifies the "Myrick and Markham Hotels" at "324-326-1/2 Hill St." as historic and notes that a California Inventory Form was previously completed for that resource<sup>3</sup>. The California Office of Historic Preservation Historical Resources Inventory identifies both 324 South Hill Street and 342 South Hill Street as "The Aldine, Myrick Hotel" (see Appendix B). Additional research, including a review of Sanborn maps, historic aerials, city address directories, and building permit records (see Appendix B), concluded that the listing for 342 South Hill Street on the Historical Resources Inventory was an error, and instead belonged to the property located at 324 South Hill Street. "The Aldine, Myrick Hotel" building at 324 South Hill Street has since been demolished and replaced with a building presently known as the "Horse Thief BBQ."
6. Reviewed the SurveyLA Historic Context Outline to determine the appropriate context(s), theme(s), and eligibility standards to evaluate the eligibility of the subject building as a historical resource.
7. Obtained and reviewed the building permits for the subject building. Dates of construction and subsequent alterations were determined by the building permit record, as well as additional sources, such as the field inspection and historic photographs.
8. Researched the project site and study area at local libraries and archives to establish the general history, including a review of the relevant databases, newspapers, books, and articles.

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<sup>1</sup> Westec Services, Inc. *Technical Report, Historical/Architectural Resources, Los Angeles Rail Rapid Transit Project "Metro Rail", Draft Environmental Impact Statement and Environmental Impact Report*. January 1983.

<sup>2</sup> Ibid. Page 16.

<sup>3</sup> Ibid. Page 16.

9. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state and local historic preservation designations, and assessment processes and programs.
10. Reviewed the Site Plan Review Submittal for the project prepared by TCA Architects (dated February 26, 2015) for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Historic Downtown Los Angeles Design Guidelines.

## 2. REGULATORY FRAMEWORK

Generally, a lead agency must consider a property a historical resource under CEQA if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historic resources or has been identified as historically significant in a historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.<sup>4</sup> The National Register, California Register, and local designation programs are discussed below.

### 2.1 National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."<sup>5</sup>

#### Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age (unless the property is of "exceptional importance") and possess significance in American history and culture, architecture, or archaeology. A property of potential significance must meet one or more of the following four established criteria:<sup>6</sup>

- A. Associated with events that have made a significant contribution to the broad patterns of our history; or
- B. Associated with the lives of persons significant in our past; or
- C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. Yield, or may be likely to yield, information important in prehistory or history.

#### Physical Integrity

According to *National Register Bulletin #15*, "to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also

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<sup>4</sup> Public Resources Code Section 5024.1 and 14 CCR Section 4850.

<sup>5</sup> Title 36 Code of Federal Regulations Part 60.2.

<sup>6</sup> Title 36 Code of Federal Regulations Part 60.4.



must have integrity." Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."<sup>7</sup> Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials, and they are defined by *National Register Bulletin #15* as follows:<sup>8</sup>

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property.
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.

### Context

To be eligible for listing in the National Register, a property must also be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear."<sup>9</sup> A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

### Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district "derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties."<sup>10</sup>

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by

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<sup>7</sup> *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service, 2002), 44-45.

<sup>8</sup> *National Register Bulletin #15*, 44-45.

<sup>9</sup> *National Register Bulletin #15*, 7.

<sup>10</sup> *National Register Bulletin #15*, 5.

plan or physical development.<sup>11</sup> A district's significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.<sup>12</sup>

Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the criterion for listing in the National Register.<sup>13</sup>

## 2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.<sup>14</sup>

The California Register consists of properties that are listed automatically as well as those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.<sup>15</sup>

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<sup>11</sup> Title 36 Code of Federal Regulations Part 60.3(d).

<sup>12</sup> *National Register Bulletin #21: Defining Boundaries for National Register Properties* (Washington D.C.: National Park Service, 1997), 12.

<sup>9</sup> *National Register Bulletin #16a: How to Complete the National Register Registration Form* (Washington, D.C.: National Park Service, 1997), 16.

<sup>14</sup> Public Resources Code Section 5024.1 (a).

<sup>15</sup> Public Resources Code Section 5024.1 (d).



The criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Historical resources eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. Resources less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.<sup>16</sup>

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:<sup>17</sup>

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

### SOHP Survey Methodology

The evaluation instructions and classification system proscribed by the SOHP in its *Instructions for Recording Historical Resources* provide a three-digit evaluation code for use in classifying potential historical resources. In 2003, the codes were revised to address the California Register. The first digit indicates the general category of evaluation. The second digit is a letter code to indicate whether the resource is separately eligible (S), eligible as part of a district (D), or both

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<sup>16</sup> Public Resources Code Section 4852.

<sup>17</sup> Public Resources Code Section 5024.1.

(B). The third digit is a number, which is coded to describe some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

### **2.3 City of Los Angeles Cultural Heritage Ordinance**

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1962 and amended it in 2007 (Sections 22.171 et. seq. of the Administrative Code). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments. The Commission is comprised of five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture and architecture. The four criteria for Historic-Cultural Monument designation are stated below:

- The proposed Monument reflects the broad cultural, economic, or social history of the nation, state or community; or
- The proposed Monument is identified with historic personages or with important events in the main currents of national, state or local history; or
- The proposed Monument embodies the characteristics of an architectural type specimen inherently valuable for a study of a period, style or method of construction;
- The proposed Monument is the notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

Unlike the National and California Registers, the Ordinance makes no mention of concepts such as physical integrity or period of significance. Moreover, properties do not have to reach a minimum age requirement, such as 50 years, to be designated as Historic-Cultural Monuments.

### **2.4 City of Los Angeles Downtown Design Guide and Historic Downtown Design Guidelines**

The Downtown Design Guide was adopted by the Los Angeles City Council in April 2009 and is intended to provide guidance for creating a livable Downtown. It is used by the City's Planning, Transportation, and Public Works Departments in evaluating proposed projects. The Design Guide specifies that projects in the defined Historic Downtown area must comply with the

Historic Downtown Los Angeles Design Guidelines (published July 2002) as well as with the Design Guide.<sup>18</sup> The project site is located within the Historic Downtown and is therefore required to comply with both documents. Analysis of the project's compliance with the Design Guide is included in the Land Use and Planning Section of the Initial Study and Mitigated Negative Declaration, while this report discusses compliance with the Historic Downtown Los Angeles Design Guidelines.

### **3. ENVIRONMENTAL SETTING**

#### **3.1 Building History and Description**

The project site is located in the Central City Community Plan Area at the northeast corner of West 4<sup>th</sup> and South Hill Streets (see Figure 1, above). The topography of the project site itself is generally flat, however Bunker Hill rises up from Hill Street to the west. Hill Street is a busy commercial thoroughfare, while 4<sup>th</sup> Street is one-way travelling east. The surrounding parcels are mostly developed with commercial buildings with of varying ages, including many constructed during the late nineteenth and early twentieth centuries, but also a number of buildings from the 1990s. Portals for the Metro subway station are located at the northeast and northwest corners of the 4<sup>th</sup> and Hill Street intersection. Further south across 4<sup>th</sup> Street is the Subway Terminal Building and Hotel Clark. Angels Knoll Park and the Angels Flight funicular railway are located west of the project site. The Grand Central Market is located to the north and the former Broadway Department Store (now the Junipero Serra State Office Building) to the east; both are part of the National Register-listed Broadway Theater and Commercial District which continues south along Broadway to the east of the project site.

The building at 342 South Hill Street is located at the northwestern edge of the project site, close to the sidewalk (see Figure 3, below). There is an attached covered seating area located to the south. Surface parking lots are located to the east and southeast of the building, and cover the remainder of the project site. Also located on the project site, to the northeast of the building, is a small parking kiosk. Palm and Ficus trees are planted along portions of the Hill and 4<sup>th</sup> Street frontages.

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<sup>18</sup> City of Los Angeles, *Downtown Design Guide*, 2.



**Figure 3: Project Site**

As seen in Figure 4 below, the subject building was constructed in 1961 in a simplified Mid Century Modern A-Frame style. The attached covered seating area was constructed in 2000 (see Figure 5, below) as a utilitarian structure with no particular style. The business is labeled as "340 S" above the entry door and this address is shown on building permits associated the food stand; however the City's ZIMAS system and the County Assessor's records indicate 342 South Hill Street as the address associated with the parcel on which the building is located.

The original building permit<sup>19</sup> indicates the subject building was constructed as a vending machine shelter and was owned by Buy O Mat, designed by licensed engineer T. James, and built by contractor Rheem Calcor. City directories indicate that the building was occupied by "B-Bag Num 5" in 1963<sup>20</sup> and "Corina Restaurant" in 1964<sup>21</sup> through 1973<sup>22</sup>. It is currently occupied by Ye Olde Taco House #1, a walk up food stand with covered eating area.

The one-story building is relatively small, measuring approximately 15 by 22 feet, and has a rectangular plan and a flat roof with overhanging boxed eaves. The primary façade faces west, towards Hill Street. The building's exterior walls are clad in sheet metal and the roof is covered in rolled asphalt. There is an A-frame constructed of steel I-beams attached to the primary façade, extending from the base of the building to well above the roof line. An identical A-Frame is attached to the rear elevation.

<sup>19</sup> City of Los Angeles, Building Permit No. 1961LA85504, April 10, 1961.

<sup>20</sup> Pacific Telephone and Telegraph Company, Los Angeles Street Address Directory, July 1963.

<sup>21</sup> Pacific Telephone and Telegraph Company, Los Angeles Street Address Directory, April 1964.

<sup>22</sup> Pacific Telephone and Telegraph Company, Los Angeles Street Address Directory, July 1973.



Figure 4: Southeast view of the building at 342 South Hill Street. Source: GPA

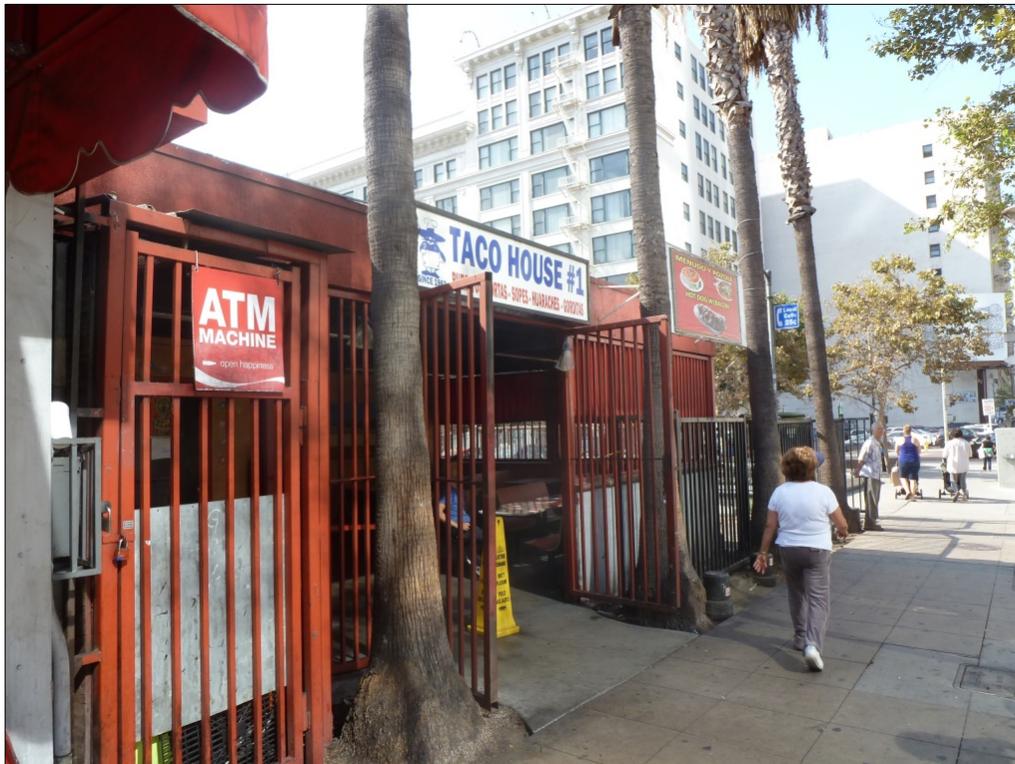


Figure 5: Southeast view of the covered seating area at 348 South Hill Street. Source: GPA



Figure 6: Northwest view of the covered seating area. Source: GPA



Figure 7: Southwest view of the building (right) and covered seating area (left). Source: GPA

The main entrance is located at the north end of the primary (east) elevation. It is sheltered by the overhanging eaves and a fabric awning that extends from the eaves along the length of the façade. The entry consists of a glazed, steel frame door with two full-length, fixed, steel frame windows abutting the doorway to the left. Windows on other elevations include two narrow, sliding, aluminum windows on the north (side) elevation and a narrow, double hung, aluminum window on the east (rear) elevation. These additional windows have metal security bars.

A covered outdoor seating area is attached to the south (side) elevation. The area is covered by a flat roof, and enclosed by low walls and metal security bars on the west and south sides, and by a full height wall on the east side. The walls are clad in stucco and the roof is covered in rolled asphalt. Double-doors constructed of metal security bars provide access to the seating area from the sidewalk on the west. There are two narrow, sliding, aluminum windows with security bars on the east elevation.

There are multiple signs on the building and seating area. The building has a double-face blade sign extending from the A-frame above the main entry of the west elevation, and a painted wall sign on the north elevation. The seating area has an illuminated cabinet sign and a billboard sign on the west elevation, an illuminated cabinet sign on the south elevation, and a painted wall sign on the east elevation.

### **3.2 Analysis of Potential Historic District**

As previously stated, the project site does not appear to be located within a potential historic district. The Central City Community Plan Area, in which the project site is located, has not been surveyed by SurveyLA, the citywide historical resources survey of Los Angeles. The site falls within the Central City Redevelopment Plan Area, which was surveyed in 1982 for historical resources. The project site was also included in a historical resources survey for the Metro Rail Project in 1983. Neither of the previous surveys of the area have identified any portion of South Hill Street as a potential historic district.

A National Register-listed historic district, the Broadway Theater and Commercial District, is located east of the project site. The remaining properties within the study area were analyzed during the field inspection for their potential as an historic district (see Figure 8, below).



**Figure 8: Analysis of Potential Historic District**

*National Register Bulletin #15* defines a historic district as "a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development."<sup>23</sup> The area along Hill Street between 3<sup>rd</sup> and 5<sup>th</sup> Streets does not meet this definition. The block between 3<sup>rd</sup> and 4<sup>th</sup> Streets is occupied by a multi-story postwar apartment building, Angels Knoll Park, and the Angels Flight funicular railway on the west side and a multi-story modern parking structure, Grand Central Market, the one-story La Cita Bar, Ye Olde Taco House #1, and a surface parking lot on the east side. The block between 4<sup>th</sup> and 5<sup>th</sup> Streets is occupied by a multi-story modern parking structure, Subway Terminal Building, Title Guarantee Building, and a surface parking lot on the west side, Hotel Clark, a four-story commercial building that has been altered, a former modern McDonald's restaurant, the Pershing Square Building, and two surface parking lots. The non-historic buildings along this stretch of Hill Street are summarized in the chart below (list numbers are keyed to Figure 8,

<sup>23</sup> *National Register Bulletin #15*, 5.

above).

Although there are a few prewar commercial buildings on these two blocks, they are outnumbered by small-scale prewar buildings that have been altered, postwar buildings that are very different in style and massing, and surface parking lots. There is no identifiable historic district along these two blocks that convey a visual sense of historically or functionally related properties. The blocks north of 3<sup>rd</sup> Street and south of 5<sup>th</sup> Street are even more fragmented as they are mainly occupied by surface parking lots or modern office and apartment buildings and parking structures.

Non-Historical Resources in Study Area (Not including Non-Contributing Resources to the Broadway Theater and Commercial District)				
#	Address	APN	Year Built	Use/Notes
1	Various	5149-027-013, 5149-028-003, 5149-028-004, 5149-028-009, 5149-028-011, 5149-028-012, 5149-028-013	N/A	Seven separate legal parcels comprising one, large, surface parking lot
2	406 S. Olive Street	5149-027-901	N/A	Two-story parking garage
3	417 S. Hill Street	5149-027-020	N/A	Parking garage; shares parcel with Subway Terminal Building
4	N/A	5149-010-939	c. 1993	Pershing Square Metro Stop entrance
5	N/A	5149-010-939	N/A	Angel's Knoll Park
6	255 S. Hill Street	5149-010-264	1979	Angelus Plaza, senior affordable housing
7	320 W. 3 <sup>rd</sup> Street	5149-015-035	1995	Grand Central Square, multi-story parking structure
8	324 S. Hill Street	5149-015-011	N/A	Surface parking lot with gate structure
9	336 S. Hill Street	5149-015-009	1897	La Cita Bar; Assessor's date of 1897 is incorrect. Building appears to have been rebuilt at a later date and heavily altered over time.
10	N/A	N/A	N/A	Alley
11	5149-015-901, 5149-015-902, 5149-015-028, 5149-015-029	N/A	c. 1993	Pershing Square Metro Stop entrance
12	400 S. Hill Street	5149-025-004	N/A	Surface parking lot
13	Various	5149-026-007, 5149-026-009, 5149-026-011	N/A	Three separate legal parcels comprising one surface parking lot.
14	444 S. Hill Street	5149-026-010	1987	1980s commercial building

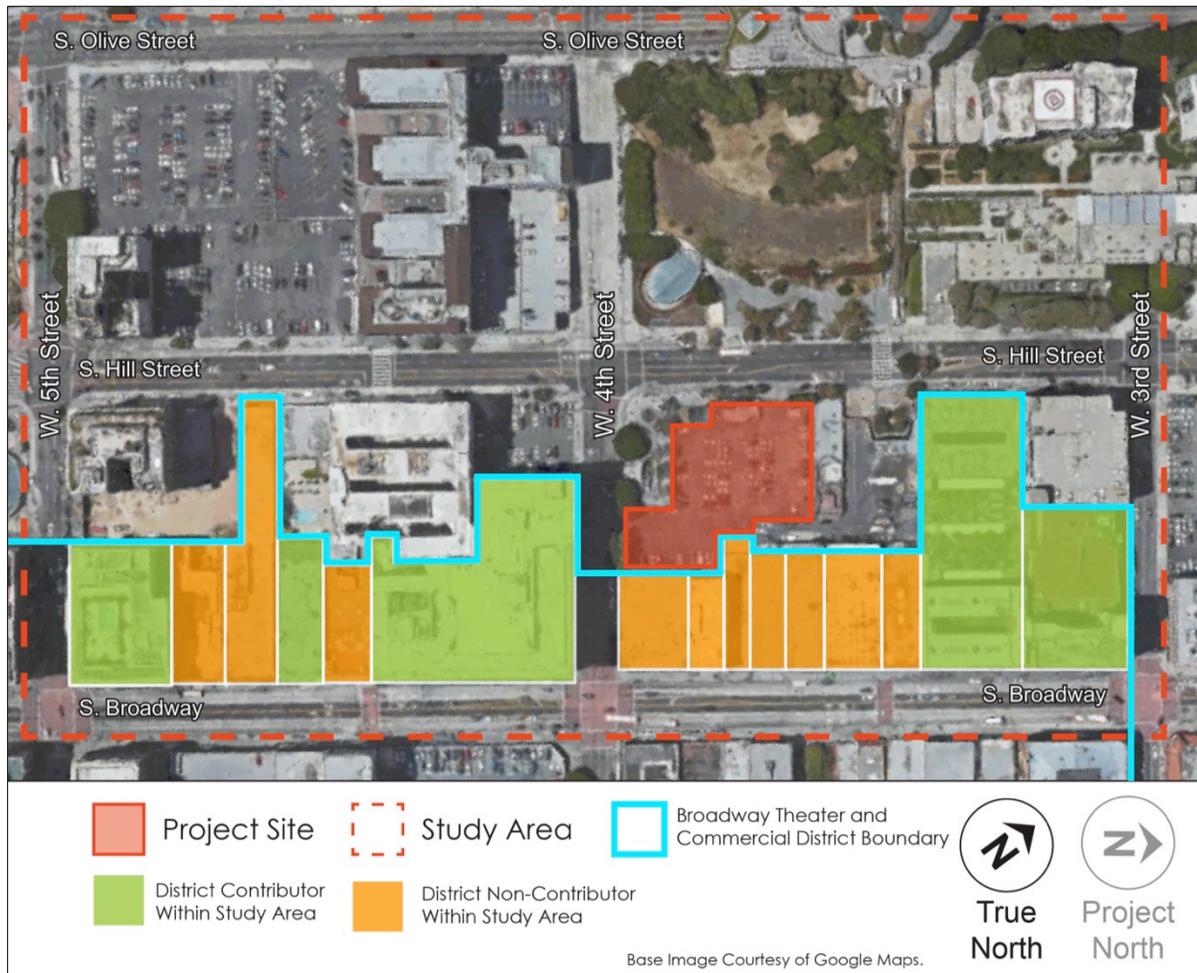
### 3.3 Historical Resources in the Study Area

There are ten historical resources and a portion of one historic district within the study area. The location of these ten resources is shown in Figure Figure 9, while Figure Figure 10 further details

the contributing and non-contributing parcels to the Broadway Theater and Commercial District within the study area. Each resource is pictured and described in detail below.



Figure 9: Historical Resources in the Study Area



**Figure 10: Contributors and Non-Contributors to Broadway Theater and Commercial District within Study Area**

*Broadway Theater and Commercial District- 242-947 South Broadway*



The Broadway Theater and Commercial District is one of the oldest historic districts in downtown Los Angeles. It is located along Broadway, spanning roughly between West 3<sup>rd</sup> Street and Olympic Boulevard. It is made up of commercial and entertainment buildings, dating primarily between 1894 and 1931. The district is significant both for representing an important era of commercial activity in Los Angeles, as well as for its high concentration of important examples of architectural styles. The buildings within the district exhibit a variety of architectural styles, including Beaux Arts, Art Deco, Moderne and more. The district was listed on the National Register in 1979, and its boundaries were expanded in 2002.<sup>24</sup> The east side of the project site abuts the boundary of the historic district; however, it abuts the rear elevations of five non-contributors (337, 341, 347, 353, and 355 South Broadway).

<sup>24</sup> Tom Sitton, "National Register of Historic Places Inventory Nomination Form: Broadway Theater and Commercial District," 1977, 20; Teresa Grimes, "National Register of Historic Places Registration Form: Broadway Theater and Commercial District Boundary Increase," 2000.

1. *Angels Flight – 351 South Hill Street*



The Angels Flight Railway is located at 351 South Hill Street, north of West 4<sup>th</sup> Street. It is across Hill Street from the project site. Angels Flight is a short, funicular railway constructed in 1900 to transport residents to and from the fashionable Victorian era neighborhood of Bunker Hill. Two narrow, orange train cars traveled up and down the steep grade between two ornate, colorful arches. It was in continuous operation until 1969.<sup>25</sup> At that time, it was dismantled and put in storage for nearly two decades. In 1996, the railway reopened a little less than a block away from its original location.<sup>26</sup> While restored, the railway is now closed indefinitely, following the accidental death of a tourist and a derailment in 2001 and 2013, respectively.<sup>27</sup> Angels Flight was designated as Los

Angeles HCM# 4 in 1962, prior to being dismantled. It was listed on the National Register of Historic Places in 2000.

2. *Grand Central Market - 317 South Broadway*



Grand Central Market is located at 317 South Broadway, spanning an entire block between Hill Street and Broadway. Its south elevation faces the project site, and it would be approximately 125 feet north of the proposed building. The original six-story building was constructed on Broadway in 1898, and expanded through to Hill Street in 1905.<sup>28</sup> Grand Central Market has occupied the ground floor of the building since 1917 and has been in continuous operation as a food market since that time, originally serving the affluent residents of

Bunker Hill.<sup>29</sup> The building is a contributor to the Broadway Theater and Commercial District.

3. *Million Dollar Theater – 307 South Broadway*



The Million Dollar Theater is located at 307 South Broadway, at the southwest corner of 3<sup>rd</sup> Street and Broadway. Its secondary elevation faces the project site, and it would be approximately 250 feet northeast of the proposed building. The Million Dollar Theater was constructed in 1918 for movie theater mogul, Sid Grauman. This was Grauman's first venue in Los Angeles, as well as being one of the largest and earliest movie theaters in the country. The ornate, Churrigueresque exterior of the building was designed by master Los Angeles architect Albert C. Martin with assistance from designer Joseph Mora. The theater interior was designed by another master architect, William Lee Woollett. The theater became a popular jazz

venue in the 1940s, including stars such as Billie Holiday and Artie Shaw. In the 1950s, the theater was one of the leading Latino entertainment venues before being converted into a church.

<sup>25</sup> David Gebhard and Robert Winter, *Architectural Guidebook to Los Angeles* (Layton, Utah: Gibbs-Smith, 2003), 248.

<sup>26</sup> "May 1969: Angels Flight Railway Dismantled as Part of Bunker Hill Redevelopment," KCET, accessed October 20, 2015, <http://www.kcet.org/about/50/timeline/1960s/may-1969---angels-flight-railway-dismantled-as-part-of-bunker-hill-redevelopment.html>.

<sup>27</sup> Gebhard and Winter, 248.

<sup>28</sup> Sitton, 16.

<sup>29</sup> "History," Grand Central Market, accessed October 19, 2015, <http://www.grandcentralmarket.com/history>.

Most recently, the building was rehabilitated and reopened as an event space in 2008.<sup>30</sup> The theater was listed on the National Register in 1978, and is a contributor to the Broadway Theater and Commercial District.

4. *Broadway Department Store (Junipero Serra State Office Building) – 401 South Broadway*



The former Broadway Department Store is located at 401 South Broadway, at the southwest corner of West 4<sup>th</sup> Street and South Broadway. Its north elevation faces the project site, and it would be across 4<sup>th</sup> Street from the new building. The former Broadway Department Store building was completed in 1913. It was designed in the Beaux Arts style by the renowned Los Angeles architectural firm of Parkinson & Bergstrom for the Broadway Department Store. Founder Arthur T. Letts leased space at the corner of 4<sup>th</sup> and Broadway when he initially opened his store in the late 1890s. His business was a success, allowing him to expand

into more spaces, including the Hotel Clark. In order to continue expanding, Letts commissioned Parkinson & Bergstrom to design this building specifically for the department store, which was one of many locations that would go on to open throughout California. In 1972, this location was closed and the building remained vacant for several decades until 1995, when it was purchased by the State of California. It was rehabilitated for use as the Junipero Serra Building, housing over 1,700 state employees.<sup>31</sup> The building is a contributor to the Broadway Theater and Commercial District.

5. *Wilson Building – 431 South Broadway*



The Wilson Building is located at 431 South Broadway, between 4<sup>th</sup> and 5<sup>th</sup> Streets. It would be approximately 350 feet from the new building; however, the Broadway Department Store is located between the Wilson Building and the project site. The Wilson Building is a three-story Beaux Arts commercial building featuring pilasters, an intricate cornice, and floral detailing. The building is a contributor to the Broadway Theater and Commercial District.

<sup>30</sup> "Million Dollar Theater," Los Angeles Conservancy, accessed October 19, 2015, <https://www.laconservancy.org/locations/million-dollar-theatre>.

<sup>31</sup> "Junipero Serra State Office Building," Los Angeles Conservancy, accessed October 19, 2015, <https://www.laconservancy.org/locations/junipero-serra-state-office-building>.

#### 6. Metropolitan Building – 315 West 5<sup>th</sup> Street



The Metropolitan Building is located at 315 West 5<sup>th</sup> Street, at the northwest corner of 5<sup>th</sup> Street and Broadway. Its north elevation faces the project site, and it would be a block south of the proposed building. The Metropolitan Building was completed in 1913. It was designed in the Beaux Arts style by the renowned Los Angeles architectural firm of Parkinson & Bergstrom as a commercial and office building. The Los Angeles Public Library was housed here until 1926.<sup>32</sup> The building is a contributor to the Broadway Theater and Commercial District. It was designated as Los Angeles HCM #1019 in 2014.

#### 7. Pershing Square Building – 448 South Hill Street



The Pershing Square Building is located at 448 South Hill Street, at the northeast corner of 5<sup>th</sup> Street and Hill Street. Its north elevation faces the project site, and it would be a block south of the proposed building. The Pershing Square Building was designed by the renowned Los Angeles architectural firm of Curlett & Beelman in the Beaux Arts style in 1923 for use as a commercial and office building.<sup>33</sup> The building was determined eligible for listing in the National Register in 1978 and subsequently listed on the California Register through the Section 106 process.

#### 8. Hotel Clark – 426 South Hill Street



The Hotel Clark is located at 426 South Hill Street, in between 4<sup>th</sup> and 5<sup>th</sup> Streets. A portion of its north elevation faces the project site; the remainder of its north elevation is obscured by the Broadway Department Store. It would be approximately 180 feet south of the proposed building. The building was designed by architect Harrison Albright in 1912 and had 555 available rooms when it opened.<sup>34</sup> The eleven-story building was constructed for Eli P. Clark, a Los Angeles Railroad pioneer.<sup>35</sup> In 1983, it was determined eligible for listing in the National Register and subsequently listed on the California Register through the Section 106 process.

<sup>32</sup> "Metropolitan Building," HistoricPlacesLA: Los Angeles Historic Resources Inventory, accessed October 19, 2015, <http://historicplacesla.org/reports/4ba24fc8-854c-4935-a4d8-3eacb44e7c29>.

<sup>33</sup> Los Angeles Department of Building and Safety Building Permit No. 62404, December 29, 1923.

<sup>34</sup> Linda McCann, Dace Taube, Claude Zachary, and Curtis C. Roseman, *Historic Hotels of Los Angeles and Hollywood* (Charleston, SC: Arcadia Publishing, 2008), 69.

<sup>35</sup> James Miller Guinn, *A History of California and an Extended History of Los Angeles and Environs: Volume III* (Los Angeles: Historic Record Company, 1915), 690.

### 9. Subway Terminal Building – 417 South Hill Street



The Subway Terminal Building is located at 417 South Hill Street, spanning an entire block between Hill and Olive Streets. Its secondary north elevation faces the project site. It would be approximately 100 feet south of the proposed building. The building was constructed between 1924 and 1926. It was designed in the Renaissance Revival style by the architectural firm of Schultze & Weaver. Originally, five separate subway tracks entered below the building below the ground level, arriving from destinations such as the cities of Santa Monica and San Fernando.<sup>36</sup> The building was designated as Los Angeles HCM #177 in 1977; it was listed on the National Register in 2006.

### 10. Title Guarantee & Trust Building – 411 West 5<sup>th</sup> Street



The Title Guarantee & Trust Building is located at 411 West 5<sup>th</sup> Street, on the northwest corner of 5<sup>th</sup> Street and Hill Street. Its north elevation faces the project site. It would be a block south of the proposed building. The building was designed for the Title Guarantee & Trust Company in 1930, by the renowned Los Angeles architectural firm of Parkinson & Parkinson.<sup>37</sup> It is an excellent example of Art Deco architecture, and features a series of murals by notable Los Angeles artist, Hugo Ballin. The murals illustrate different phases of Los Angeles' history, including the arrival of the railroad in 1876, sabre tooth cats at the La Brea Tar Pits, and the Owens Valley Aqueduct.<sup>38</sup> The Title Guarantee & Trust Building was designated as Los Angeles HCM #278 in 1984. It was listed on the National Register the same year.

<sup>36</sup> Gebhard and Winter, 247.

<sup>37</sup> Los Angeles Department of Building and Safety Building Permit No. LA21050, September 6, 1930.

<sup>38</sup> "Title Guarantee & Trust Building," Los Angeles Conservancy, accessed October 19, 2015, <https://www.laconservancy.org/locations/title-guarantee-trust-building>.

## 4. EVALUATION OF ELIGIBILITY

### 4.1 National Register of Historic Places

#### Criterion A

To be eligible for the National Register under Criterion A, a resource must have a direct association with events that have made a significant contribution to the broad patterns of our history. The context considered in this evaluation was the Commercial Development of Los Angeles and the themes of Commercial Identity and Restaurants.

Research did not reveal the subject property to be the site of any historical events. In terms of broad patterns of history, restaurants may be significant to the social or cultural history of Los Angeles, as they are often important gathering places for the communities in which they are located. However, the subject building has not been the location of a long-standing, well-known business and there is no evidence to suggest it was particularly significant for its association with the downtown area. The building was constructed as a vending machine shelter. As such, it may have operated as an automat, or a restaurant where food is distributed by vending machines. However, the building appears only to have been used briefly for this purpose, before being used as a walk-up food stand. Although some walk-up food stands have been designated<sup>39</sup> or recommended<sup>40</sup> for local listing in Los Angeles, these properties were highly recognizable de facto landmarks in their respective communities, and embodied a particular style or iconic signage. Such is not the case for the subject property.

In conclusion, the building is not significant under Criterion A.

#### Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past.

Several businesses have been associated with the building over time. The Buy-O-Mat Corporation of America commissioned the building as a vending machine shelter in 1961. Very little information was found about Buy-O-Mat, except that it was based in Los Angeles, was acquired by Redondo Beach-based United States Automatic Merchandising Company ("USAMCO") in April 1961,<sup>41</sup> and opened its first "completely automatic restaurant" at 8<sup>th</sup> and Spring Streets May 22, 1961.<sup>42</sup> A *Los Angeles Times* article identifies Larry Devore as the president of Buy-O-Mat, however no information was found to indicate that he could be considered a person significant in our past. City directories also link the building with "B-Bag No 5" in 1963 and "Corina Restaurant" in 1964-1973. No further information was found about either of these companies or the individuals associated with them.

In conclusion, the building is not eligible under Criterion B.

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<sup>39</sup> The Munch Box (Los Angeles Historic Cultural Monument No. 750) is a 1956 walk-up hamburger stand and neighborhood gathering place in Chatsworth that was designated in 2003.

<sup>40</sup> Henry's Tacos is a 1961 walk-up taco stand in North Hollywood, popular with local residents and studio employees, which was nominated for Historic Cultural Monument status in 2011 and received a favorable staff recommendation, but was not officially listed.

<sup>41</sup> *Los Angeles Times*, *The Peculiar Case of USAMCO: Investor Cites Stock Representations*, June 15, 1962.

<sup>42</sup> *Los Angeles Times*, *First Automatic Café in Debut*, May 22, 1961.

## Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

The subject building was constructed in 1961 as vending machine shelter and subsequently used as a walk-up food stand. It is of a simple, utilitarian design and relatively unornamented, except for two A-frame structures affixed to the front and rear elevation. The A-frame is a stylistic element that was sometimes used in the Expressionistic subtype of Mid-Century Modern architecture, most often in residential designs. The Mid-Century Modern style emerged after World War II as an adaptation of the International style and remained popular until around 1969.

Character-defining features of the Mid-Century Modern style include: cantilevered overhangs, flat or low-pitched roofs, cubic forms, white-washed stucco, bands of windows, spandrel glass, stacked brick veneer, stacked stone veneer, integrated planters, angled or deeply recessed vestibules, terrazzo paving, projecting vertical elements, metal awnings or canopies (zigzag, corrugated metal, or sheet metal), small geometric tiles set in geometric patterns, slightly projecting vertical mullions, jalousie (louvered) windows, textile block screens or metal sheathing.<sup>43</sup> Other characteristics of the style include an emphasis on horizontality and a relative lack of ornamentation. The Expressionistic subtype of Mid-Century Modern style incorporates sculptural forms intersecting with geometric volumes, curved wall surfaces, and dramatic roof forms such as butterfly, A-frame, hyperbolic paraboloid, or folded plate or barrel vault.<sup>44</sup>

The subject building possesses only a few references to the Mid-Century Modern style, namely the flat roof and A-frame elements. However, it does not possess characteristics to make it a good representation of the Mid-Century Modern style or the Expressionistic subtype. Moreover, the subject building has been altered from its original form with a new storefront and windows, and an attached covered seating area constructed in 2000.

The building was evaluated for its potential to represent the work of a master. The original building permit indicates that it was designed by licensed engineer "T. James" (likely Terry James) and built by contractor Rheem-Calcor. *Los Angeles Times* classified ads from 1961 list Terry James as a contact in the Building Division of Rheem-Calcor, an "expanding steel building manufacturer" located in Huntington Park.<sup>45</sup> It is possible that the "T. James" indicated on the original building permit is Terry James. However, no additional information was found regarding the work of Terry James to indicate that he could be considered a master engineer. Steel buildings manufactured and constructed by Rheem-Calcor consisted primarily of schools and commercial buildings. The company was formed when Rheem Manufacturing Co. acquired Calcor Corp.'s Steel Building Division in 1961.<sup>46</sup> No information was found to indicate that Rheem-Calcor could be considered a master builder.

The possession of high artistic values refers to a building's articulation of a particular concept of design so fully that it expresses an aesthetic ideal.<sup>47</sup> A building eligible under this aspect of

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<sup>43</sup> Mary Brown, "Mid-century Modern," Style Guide from *San Francisco Modern Architecture and Landscape Design, 1935-1970*, San Francisco Planning Department: September 30, 2010, 181.

<sup>44</sup> City of Los Angeles, SurveyLA Historic Context Summary Table: Architecture and Engineering, 1850-1980, published online May 6, 2014.

<sup>45</sup> *Los Angeles Times*, *Classified Ad 14*, October 18, 1961, Page B12.

<sup>46</sup> *Los Angeles Times*, *Steel Building Firm Acquired*, February 12, 1961, Page P10.

<sup>47</sup> National Park Service, *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: U.S. Department of the Interior), 20.

Criterion C would need to possess ornamentation and detail to lend it high artistic value, which the subject property does not. Nor does the property represent a significant and distinguishable entity whose components lack individual distinction, which generally applies to historic districts. Therefore, these last two aspects of Criterion C do not apply.

In conclusion, the building is not significant under Criterion C.

#### Criterion D

Criterion D was not considered in this report, as it generally applies to archeological resources. There is no reason to believe that the building has yielded, or will yield information important to the prehistory or history of the local area, California, or nation.

#### Integrity

In order for properties to be eligible for listing on the National Register, they must retain integrity in addition to possessing significance. The seven aspects of integrity are location, setting, design, materials, workmanship, feeling, and association. The building has not been moved, so it retains integrity of location. The original building permit indicates the building was added to a parcel consisting of a surface parking lot and small parking kiosk. Sanborn maps from a few years prior to the building's construction show the remainder of the block was improved with commercial structures. The same is generally true today, with a few buildings to the south demolished and replaced to with a Metro subway station portal, and a few buildings to the north partially or fully demolished and rebuilt. Therefore, the building's integrity of setting has been minimally impacted. The building has undergone alterations, including a new storefront and windows, and an attached covered seating area constructed in 2000. Given the small size and simplicity of the building to begin with, these changes have significantly altered its original appearance, such that it no longer reflects a 1960s vending machine shelter. The building therefore no longer retains integrity of design, materials, or workmanship. The building no longer retains integrity of feeling, as it is no longer recognizable as a 1960s vending machine shelter due to its alterations and addition. The building was not found to be significant under Criteria A or B, so there is no relevant association to evaluate.

#### Summary of Eligibility

In conclusion, the building at 342 South Hill Street is ineligible for listing on the National Register due to a lack of significance under the four established criteria as well as a lack of integrity.

### **4.2 California Register of Historical Resources**

The California Register criteria for eligibility mirror those of the National Register. Therefore, the building at 342 South Hill Street is ineligible for listing on the California Register for the same reasons outlined above.

### **4.3 Los Angeles Historic-Cultural Monument**

Similarly, the Los Angeles Historic-Cultural Monument criteria were modeled on those of the National and California Registers. Therefore, the subject building is ineligible for designation as a Los Angeles Historic-Cultural Monument for the same reasons outlined under the National Register evaluation.

## 5. PROJECT IMPACTS

### 5.1 Determining the Significance of Impacts on Historical Resources

The State CEQA Guidelines set the standard for determining the significance of impacts to historical resources in Title 14 California Code of Regulations Section 15064.5(b), which states:

A project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

Title 14 California Code of Regulations Section 15064.5(b)(1) further clarifies “substantial adverse change” as follows:

Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.

Title 14 California Code of Regulations Section 15064.5(b)(1) in turn explains that a historical resource is “materially impaired” when a project:

Demolishes or materially alters in an adverse manner those physical characteristics that convey its significance and that justify its inclusion in or eligibility for inclusion in the California Register, local register, or its identification in a historic resources survey.

According to *National Register Bulletin 15*, to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it must also have integrity. Integrity is defined as the ability of a property to convey its significance. As such, the test for determining whether or not a proposed project will have a significant impact on an identified historical resource is whether or not it will materially impair the physical integrity of the historical resource such that it would no longer be eligible for listing in the National or California Registers or other landmark programs such as the list of Los Angeles Historic-Cultural Monuments.

The following factors are set forth in the City of Los Angeles' “L.A. CEQA Thresholds Guide,” which states that a project would normally have a significant impact on historical resources if it would result in a substantial adverse change in the significance of a historical resource. A substantial adverse change in significance occurs if the project involves:

- Demolition of a significant resource;
- Relocation that does not maintain the integrity and (historical/architectural) significance of a significant resource;
- Conversion, rehabilitation, or alteration of a significant resource which does not conform to the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings; or
- Construction that reduces the integrity or significance of important resources on the site or in the vicinity.

## 5.2 Secretary of the Interior's Standards

Projects that may affect historical resources are considered to be mitigated to a level of less than significant if they conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards).<sup>48</sup> Projects with no other potential impacts qualify for a Class 31 exemption under CEQA if they meet the Standards.<sup>49</sup> The Standards were issued by the National Park Service. They were not intended to be prescriptive, but to "...promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources."<sup>50</sup> The Standards are accompanied by Guidelines for four types of treatments for historical resources: Preservation, Rehabilitation, Restoration, and Reconstruction.

The definition of rehabilitation assumes that at least some repair or alteration of the historical resource will be needed in order to provide for an efficient contemporary use; however these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the resource's historic character.

The Secretary of the Interior's Standards for Rehabilitation apply to all historical resource types and are as follows:

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

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<sup>48</sup> 14 CCR Section 15126.4(b).

<sup>49</sup> 14 CCR Section 155331.

<sup>50</sup> [http://www.nps.gov/history/hps/hli/landscape\\_guidelines/factors.htm](http://www.nps.gov/history/hps/hli/landscape_guidelines/factors.htm), accessed January 28, 2008.

old and will be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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

They are not intended to be prescriptive, but instead provide general guidance. They are intended to be flexible and adaptable to specific project conditions to balance continuity and change, while retaining materials and features to the maximum extent feasible. Their interpretation requires exercising professional judgment and balancing the various opportunities and constraints of any given project. Not every Standard necessarily applies to every aspect of a project, nor is it necessary to comply with every Standard to achieve compliance. For a project to comply with the Standards, it must achieve a balance of continuity and change.

### **5.3 Project Description**

The proposed project involves the construction of a new mixed-use commercial and residential building on a nearly one-acre parcel at the northeast corner of West 4<sup>th</sup> Street and South Hill Street. The 33-story building would have 428 residential units, along with approximately 300,000 square feet of commercial and retail space. A portion of the building would sit directly above the Pershing Square subway station. The proposed building would also create 433 parking spaces in three subterranean levels and eight podium levels. The above ground portion of the parking structure would be obscured from view by residential units that wrap the building on the street-facing elevations. Along 4<sup>th</sup> Street, the building would be eight-stories in height to address the historic building south of the project site. Stepping back from 4<sup>th</sup> Street, the building would rise to 33 stories or 405 feet. The building would be clad primarily with glass.

### **5.4 Potential Project Impacts**

The project would have no direct impacts on historical resources. No historical resources would be demolished, destroyed, or relocated as a result of the project. Therefore, this report only analyzes the indirect impacts the project may have on the ten historical resources in the study area. There is a portion of one historic district in the study area, the Broadway Theater and Commercial District. Five of the ten historical resources within the study area are contributing resources to this district, which, as the name suggests, is centered on Broadway. All historical resources in the study area are on parcels across a street or alley from the project site, and/or are separated by multiple parcels in between.

The indirect impacts the project could have had on nearby historical resources have been mitigated to a less than significant level through the application of the Secretary of the Interior's Standards (Standards). Related new construction is primarily addressed in Standards #9 and #10, which provide guidelines for materials, size, scale, and massing. The project site is also subject to the Historic Downtown Los Angeles Design Guidelines, which are based on the Standards. The following is an analysis of the schematic design of the project (Site Plan Review Submittal dated February 26, 2015) as it relates to historical resources in the study area. As demonstrated below, the project complies with the Standards and would have no indirect impacts on nearby historical resources.

#### Compliance to Standard #9

The Standard states: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, or spatial relationships that characterize the property. The

new work shall be differentiated from the old and will be compatible with the historic materials, massing, size, scale and proportion, and architectural features to protect the historic integrity of the property and its environment.”

The parcels abutting the project site do not contain any historical resources. Adjacent parcels contain Angels Flight and the Broadway Department Store, which are physically separated from the proposed building by Hill Street and 4<sup>th</sup> Street, respectively. The Grand Central Market and Million Dollar Theater are located on the same block as the project site, but are situated to the north and are physically separated by multiple parcels and an alley. The Hotel Clark and the Subway Terminal Building are located south of the project site, across the intersection of Hill and Fourth Streets and are further south on Hill Street. The Metropolitan, Pershing Square, and Title Guarantee & Trust Buildings are located even further south on Hill Street at 5<sup>th</sup> Street, one block south of the project site. The nearest historical resource is the Broadway Department Store, which is located across 4<sup>th</sup> Street and is oriented to the intersection of 4<sup>th</sup> Street and Broadway, a parallel street to the east of Hill Street.

Given the physical and visual separation from nearby historical resources, the proposed new building will not affect their historic integrity or setting. The proposed building is horizontally organized into two masses with different heights: a wide base eight stories in height, and a narrower tower that extends 33 stories in height. The eight-story base is comparable to the historical resources in the study area, which range from three to thirteen stories in height, and very similar to the Broadway Department Store building, which ranges from eight to ten stories in height. The 33-story portion of the new building is placed towards the Spring Street frontage at mid-block, creating as much physical and visual separation from the adjacent historical resources as possible. When viewed from the nearby Broadway Theater and Commercial District, the tower of the new building will be visually similar to the existing high-rises on Bunker Hill to the west.

The primary exterior material of the proposed building will be a window wall system with spandrel glass. Metal will be applied as vertical fins and perforated screens on the eight-story base, and as posts and caps on the glass railings of the building’s outdoor spaces. The metal fins are used to create a vertical datum in a similar manner as the terracotta and cast stone pilasters found on the historical resources nearby. In particular, these vertical elements recall the strong vertical elements of the nearby Art Deco style Title Guarantee & Trust Building. The materials and architectural features of the proposed building are contemporary in nature and are clearly differentiated from the historic buildings in the study area. While the new building’s materials and architecture cannot necessarily be characterized as compatible with the existing historical resources, this is less important given the particulars of the new building’s location relative to these resources. Using complementary materials is more important for situations where the old and new construction will be in very close proximity or there is an established architectural style and palette of materials, such as additions to a historic property or within a historic district. Although the new building will not strictly comply with this particular aspect of Standard #9, it will not reduce the integrity or significance of nearby historical resources, which is the City’s CEQA threshold for an adverse impact.

In conclusion, the project complies with Standard #9 because the proposed building does not physically alter the ten historical resources on nearby parcels. The proposed building is differentiated from the old by its contemporary materials and design; however, it is compatible in massing and scale with historical resources in the vicinity.

### Compliance to Standard #10

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

The project complies with Standard #10. The proposed building is sufficiently separated from the historical resources in the vicinity by other parcels, roadways, and alleys. There are no historical resources on abutting parcels. If the proposed buildings were removed in the future, the adjacent historical resources would not be materially affected. The essential form and integrity of the historical resources and their environment would be unimpaired.

### Compliance with Historic Downtown Los Angeles Design Guidelines

The Historic Downtown Los Angeles Design Guidelines are based on the Standards. Infill construction is addressed in the New Construction Guidelines chapter (pages 130-135). The project's consistency with these applicable guidelines is discussed below.

- *Consult with design professionals who have expertise in design within historic districts.*

The project designer, TCA Architects, has experience in working with historical resources, including at least four adaptive reuse projects in the City of Los Angeles. These include 1100 Wilshire, Lincoln Place, Mercury, and Metro 417. The conceptual design plans for this project were reviewed for potential impacts to historical resources by individuals at GPA Consulting who meet the Secretary of the Interior's Professional Qualification Standards for Architectural History.

- *Consider the value of an existing building, even if it is not historic, and its potential for rehabilitation before making any decision to demolish and rebuild.*

There are no existing buildings on the project site; therefore this guideline is not applicable.

- *Document existing signs and murals on building walls where they will be lost or covered due to new construction.*

The proposed building facades will not physically touch the facades of any adjacent buildings; therefore no existing signs or murals on building walls will be lost or covered by new construction.

- *Construct new buildings, of compatible design with the surrounding neighborhood, on parking lot sites. Corner sites, because of their importance in defining the urban grid, should be the first priority for infill construction.*

The project site is both a parking lot and a corner site. It is identified on page 134 of the Historic Downtown Los Angeles Design Guidelines as an "Infill Construction Opportunity." The proposed building design is compatible in massing and scale with the surrounding historic buildings. A contemporary design and materials are proposed, which will differentiate from, but not impair, historical resources in the vicinity due to the physical and visual separation between the project site and historical resources (see Compliance to Standard #9, above).

- *Pursue creative and innovative contemporary designs for new buildings in the Historic Downtown, especially on Broadway where bold design will complement the exuberance of the street's historic theaters.*

The proposed building design is contemporary in nature, yet makes creative references to the historic context with architectural features and massing. For example, metal fins are used to create a vertical datum in a similar manner as the terracotta and cast stone pilasters found on historic buildings nearby. Also, the organization of the building mass includes a substantial ground level and an eight-story base, creating a visual reference to the surrounding historic buildings which have one-and-a-half or double height storefronts with two to twelve stories above. An innovation on this typical building arrangement is proposed for the upper floors, which would be a narrower tower form clad entirely in glass to create a lighter appearance where the new building rises above the street wall datum.

- *Build consistently with the street wall, particularly at corner sites.*

The proposed building footprint will be built up to the sidewalk's edge with no setback. This is consistent with the established street wall along Hill and 4<sup>th</sup> Streets.

- *Design new buildings to respond to the existing building context within a block, and provide continuity to the overall streetscape. Frequently, a new building will be inserted on a site between two existing buildings of disparate scale and design.*

The proposed building design responds to the massing of surrounding buildings on Hill and 4<sup>th</sup> Street. The building footprint will come up to the sidewalk, and not deviate from the established street wall along these two street frontages. The proposed eight-story base is comparable to the general height of existing historic buildings nearby. The tower that rises above the base references the high-rise structures on Bunker Hill to the immediate west. As the project site is currently a surface parking lot with a small-scale walk-up food stand, the proposed building will help to re-establish the street wall where it currently does not exist. The result will be improved continuity of the overall streetscape.

- *Use compatible types of masonry such as terra cotta when constructing new structures in the Historic Downtown.*

Masonry is not a primary material proposed for the new building. Instead, its contemporary design will be rendered in glass with some metal elements. There will be some minimal concrete surfaces on the secondary elevations. Although the new building will not use the same materials palette as historic buildings in the vicinity, this will not be detrimental to these resources because the new construction is not abutting a historic building or within a historic district.

- *Employ durable, locally produced permanent, natural, and recycled materials in new construction.*

Durable materials will be employed for the building exterior, including an aluminum-glass window wall system with decorative aluminum fins and some decorative stained concrete walls. These materials – metal, glass, and concrete – are enduring materials that will maintain a high-quality appearance for years to come.

- *Employ modern terrazzo as decorative paving in new construction projects.*

The building's outdoor spaces at the ground floor are expected to be very high pedestrian traffic areas, due to the location of the Metro subway portals. As the glossy, smooth finish of terrazzo paving may present a slip hazard in such conditions, the project design team has instead specified a Lithocrete type contemporary decorative concrete paving to be installed on the sidewalk and Metro plaza.

- *Set back upper floors, especially when a taller building is permitted by code, so that dominant roof and cornice lines remain consistent along the street wall.*

The first eight stories of the proposed building have a footprint that occupies the entire lot, consistent with established street wall along Hill and 4<sup>th</sup> Streets. A narrower tower that extends up to a total of 33 stories in height is placed towards the Hill Street frontage, creating as much physical and visual separation from the surrounding historical resources as possible. This also situates the tower element closer to Bunker Hill, where similar high-rise buildings are located. The exterior is clad entirely in glass, to create a lighter visual appearance where the tower rises above the established street wall. This combination of massing setbacks and horizontal articulation allow the code-permitted taller building to be visually consistent with the dominant roof and cornice lines along Hill and 4<sup>th</sup> Streets.

- *Explore options for multi-use buildings, combining residential, commercial, and other compatible uses where appropriate.*

The proposed building will be mixed-use, incorporating commercial uses on the ground floor with residential uses above. The Metro subway portal is also integrated with the site plan, bringing public transportation in to the mix of uses on the property.

- *Provide multi-tenant retail space and other public uses at the street level. These should be accessible directly from the sidewalk, rather than through common interior lobbies.*

Retail spaces and the Metro subway portal are proposed at the ground level, and will be directly accessible from the sidewalk via street-level entries.

- *When developing vacant sites, consider incorporating through-block public arcades or "paseos," like those of the Broadway-Spring Arcade or the Grand Central Market. Arcades encourage pedestrian movement across the downtown area and provide opportunities for burgeoning retail businesses in an open market-like venue.*

As the project site is not a through-lot, the creation of a through-block public passage is not physically possible at this location. However, the Grand Central Market is located on the same block as the subject site, and provides through-block access for pedestrians in this area.

- *Provide easy-to-locate building entrances on all street-facing facades. Where a building extends through an entire block or is located at a corner, connect its entrances with a suitably scaled public lobby. Highlight entrances with signage and lighting to distinguish them from storefronts.*

The primary residential entrance is proposed for the Hill Street façade, and leads to the main resident lobby. This entrance is marked by double doors and a projecting canopy with address signage. Entrances to the retail space and a secondary residential entry are proposed for the 4<sup>th</sup> Street facade, and will be accessed via a large pedestrian plaza that occupies the corner of Hill and 4<sup>th</sup> Streets and incorporates the Metro subway portal. The retail entry will be highlighted with tenant signage to distinguish it as a storefront. The secondary residential entry will lead to a small residential lobby that provides access to the bicycle storage room along 4<sup>th</sup> Street, and a corridor that connect this entry to the main resident lobby along Hill Street.

- *Design infill parking structures with retail use at the street level, when practical. Facades of parking structures that face public streets should be designed to the same standards as any other new construction, with particular attention to fenestration.*

The proposed mixed-use building will include parking in three subterranean levels (levels B1-B3), and in the first eight floors of the building (levels 1-8). Retail space and public lobbies occupy the ground floor at the street level, with parking located towards the rear of the building footprint. On floors two through four, perforated metal screens camouflage the parking on these levels. Floors five through eight have residential units lining the building frontage to hide the parking located beyond. Both street-facing facades are designed to the same standards as any other new construction, including the parking levels. Fenestration on the parking levels is highly articulated and aligned in vertical bands that complement the rhythm of the surrounding buildings and is integrated with the other levels of the proposed building.

- *New infill parking structures should have minimal curb cuts on major thoroughfares; encourage parking structure entries at side streets.*

The existing surface parking on the project site has two curb cuts: one along Hill Street, near the northwest corner of the site, and one along 4<sup>th</sup> Street, near the southeast corner of the site. The proposed building will maintain the number and location of curb cuts associated with this site to provide access to the parking garage from Hill and 4<sup>th</sup> Streets.

- *Consider locating entrances to and exits from parking structures in alleys or the numbered side streets because these access points are inappropriate along primary pedestrian routes, for both visual and safety reasons.*

As described above, one of the two existing curb cuts that lead to the parking garage is accessed from a numbered side street (4<sup>th</sup> Street). In addition, there is a third parking garage entry accessed from the alley. This will not be relied upon as a primary means of access to the garage, however, as the alley is heavily used by delivery trucks servicing the nearby Grand Central Market.

- *Consider the differences of the four major north south streets in the study area (Hill, Broadway, Spring and Main) when designing infill construction.*

As described in "Appendix Three: Street Character of the Area" of the *Historic Downtown Los Angeles Design Guidelines*, "Hill Street links the new skyscrapers to the west and the Historic Downtown to the east." This is especially evident at the intersection of Hill and 4<sup>th</sup> Streets, where the Historic Core, Jewelry District, Financial District, and Bunker Hill converge. As a result, "there are a few high rise commercial buildings from the late twentieth century on Hill Street that are generally not found elsewhere in the [Historic Downtown Los Angeles Design Guidelines] study area." Hill Street is also characterized by a fairly continuous street wall that results from buildings constructed at the property line and consistent building heights. Buildings on Hill Street are also larger in scale than the other major streets, as they tend to be wider and with taller storefronts.

With this context in mind, the proposed building will be built out to the sidewalk, with a wide eight-story base and tall storefronts at the ground level. The upper floors will be constructed as a narrower tower that rises above the base. As a result of these design choices, the infill construction will maintain the established street wall pattern, and visually reference the tall storefronts and high rise commercial buildings unique to Hill Street and adjacent Bunker Hill. The two-tier horizontal organization and the contemporary design and materials will also complement the role of Hill Street as a connection between downtown's historic buildings and more recent construction.

## 5.5 Conclusion

As the project complies with the Secretary of the Interior's Standards and meets the City's Historic Downtown Los Angeles Design Guidelines, it would have a less than significant impact on the identified historical resources in the study area. Furthermore, the project would not negatively affect the physical integrity of any nearby historical resources. All of the identified historical resources in the vicinity of the project site would remain listed or eligible for listing under the relevant landmark program. The ability of these historical resources to convey their significance would not be materially impaired by the project. As such, no mitigation is required or recommended.

## 5. SOURCES

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Sitton, Tom. "National Register of Historic Places Inventory Nomination Form: Spring Street Financial District." 1977.

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## Appendix A – Résumés



**JENNA KACHOUR** is an Associate Preservation Planner at GPA. She has over seven years of diversified planning experience in private consulting, public agency, and non-profit settings. She has been professionally involved in the field of historic preservation since 2010. In her prior role as Preservation Director for Pasadena Heritage, Jenna was responsible for reviewing alterations for a portfolio of more than 80 historic preservation easements; advocating for the protection of historic resources by engaging stakeholders, coordinating with city staff, and addressing decision makers at public hearings; and preparing National Register and Local Landmark applications. Since joining GPA, Jenna has prepared compliance documents for Section 106 and CEQA purposes, conducted historic resource surveys, and prepared Mills Act applications.

#### **Educational Background:**

- Master of Planning, University of Southern California, 2007
- Certificate, Historic Preservation, University of Southern California, 2007
- B.S., Public Policy, Management and Planning, University of Southern California, 2007

#### **Professional Experience:**

- GPA Consulting, Associate Preservation Planner, 2013-Present
- Pasadena Heritage, Preservation Director, 2010-2013
- Deborah Murphy Urban Design + Planning, Planner, 2009-2010
- City of Los Angeles Office of Historic Resources, Intern, 2009
- Brown/Meshul, Inc. Land Use Consultants, Assistant Project Manager, 2006-2009
- Los Angeles County Metropolitan Transportation Authority, Intern, 2006

#### **Qualifications:**

- Meets the Secretary of the Interior's Professional Qualifications Standards for architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

#### **Selected Projects:**

- Sunset Junction, Los Angeles, CEQA Historical Resource Evaluation Report, 2015
- Main Street Bridge Replacement, Sutter Creek, CEQA/NEPA Historical Resource Report, 2015
- Avenue 66 Grade Separation, Riverside County, CEQA/NEPA Historical Resource Report, 2015
- Nelles Correctional Facility Specific Plan, Whittier, CEQA Historical Resource Report, 2014
- 6<sup>th</sup> Street Bicycle Lane, Long Beach, CEQA/NEPA Historical Resource Report, 2014
- Daisy Avenue Bicycle Lane, Long Beach, CEQA/NEPA Historical Resource Report, 2014
- Sunset and Everett, Los Angeles, CEQA Historical Resource Evaluation Report, 2014
- Mills Act Program Recommendations Report, Long Beach, 2014
- Mills Act Inspections, Long Beach, 2014
- Mills Act Applications, Laguna Beach, 2014
- Main Street Bridge, Sutter Creek, Historical Resource Evaluation Report, Section 106 Review, 2014
- Avenue 66 Grade Separation, Riverside County, Historical Resource Evaluation Report and FOE, Section 106 Review, 2013
- Silver Lake/Echo Park/Elysian Valley Historic Resource Survey, SurveyLA, 2013-14
- High Desert Corridor, Los Angeles County, Historical Resource Evaluation Report, Section 106 Review, 2013
- 2155 Webster Street, San Francisco, CEQA Historical Resource Report, 2013



**AMANDA YODER** is an Architectural Historian II at GPA. She has been professionally involved in the field of historic preservation since 2011. At GPA, Amanda carries out fieldwork, research, and documentation for a variety of different projects. Recent projects have included preparing Mills Act applications for several properties in the City of Laguna Beach, conducting fieldwork, research, and preparing state inventory forms for the High Desert Corridor, and assisting with research and evaluations for several CEQA and Section 106 reports. Amanda has participated in historic resource surveys in Long Beach, Riverside, Huntington Beach, Whittier, and Los Angeles, including the Groups 4, 5, and 6 areas for SurveyLA. She is currently assisting with the preparation of design guidelines for historic districts in Long Beach.

#### **Educational Background:**

- B.F.A, Historic Preservation, Savannah College of Art and Design, 2011

#### **Professional Experience:**

- GPA Consulting, Architectural Historian II, 2012-Present
- Architectural Resources Group, Intern, 2012
- City of Los Angeles, Office of Historic Resources, Intern, 2011-2012

#### **Qualifications:**

- Meets the Secretary of the Interior's Professional Qualifications Standards for architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

#### **Selected Projects:**

- Villa Carlotta, Los Angeles, Character-Defining Features Analysis and Historical Resource Report, 2014-2015
- Nelles Correctional Facility Specific Plan, Whittier, CEQA Historical Resource Report, 2014-2015
- Mira Loma Detention Center Women's Facility, Los Angeles County, CEQA Historical Resource Report, 2014-2015
- Commonwealth Nursery, Los Angeles, CEQA Historical Resource Report, 2014-2015
- Coca Cola Building, Los Angeles, CEQA Historical Resource Report, 2014
- City Market of Los Angeles, CEQA Historical Resource Report, 2012-2015
- Hollywood and Cherokee, Los Angeles, CEQA Historical Resource Report, 2014
- Silver Lake/Echo Park/Elysian Valley Historic Resource Survey, SurveyLA, 2013-2014
- Whittier Historic Context Statement and Non-Residential Historic Resource Survey, 2013-2014
- LABioMed, Torrance, CEQA Historical Resource Evaluation Report, 2013-2014
- Willys Knight Building, Los Angeles, CEQA Historical Resource Report, 2013
- Evanston Inn, Pasadena, Window Survey, 2013
- High Desert Corridor, Los Angeles County, Historical Resource Evaluation Report, Section 106 Review, 2013
- Claremont Graduate University Master Plan, CEQA Historical Resource Report, 2013
- 824 22nd Street, Santa Monica, CEQA Historical Resource Evaluation Report, 2013



**APPENDIX B**

**California Office of Historic Preservation Historical Resources Inventory**

**Historical/Architectural Resources Technical Report for the  
Metro Rail Draft Environmental Impact Statement/Environmental Impact Report**

**City of Los Angeles Building Permits**

**Sanborn Maps**

**Historic Aerials**

**Historic Photographs**



## California Office of Historic Preservation Historical Resources Inventory

Print-out from Office of Historic Preservation database (dated 08/15/2011) on the following page includes:

Listing for 324 South Hill Street (site of the former "The Aldine, Myrick Hotel" building, demolished in 1987)

Erroneous listing for 342 South Hill Street (legal address of the "Taco House" building located on the Subject Property)

Both listings are highlighted in pink.



**Excerpt from Historical/Architectural Resources Technical Report for the  
Metro Rail Draft Environmental Impact Statement/Environmental Impact Report**

Excerpts included on following pages include:

Cover Page

Page 16 "Table A: Inventory of Properties"

Page 50 "Table B; Tabulation of Historic/Architectural Resources Eligible"

RTD Proposed Station Location Map with Surveyed Resources

References to 324-326 South Hill Street (site of the former "The Aldine, Myrick Hotel" building) and 340 South Hill Street (address used by the "Taco House" building located on the Subject Property) are highlighted in pink.



### City of Los Angeles Building Permits

Building permit copies included on the following pages include:

340 South Hill Street

(Address used by building on Subject Property, 342 South Hill Street)

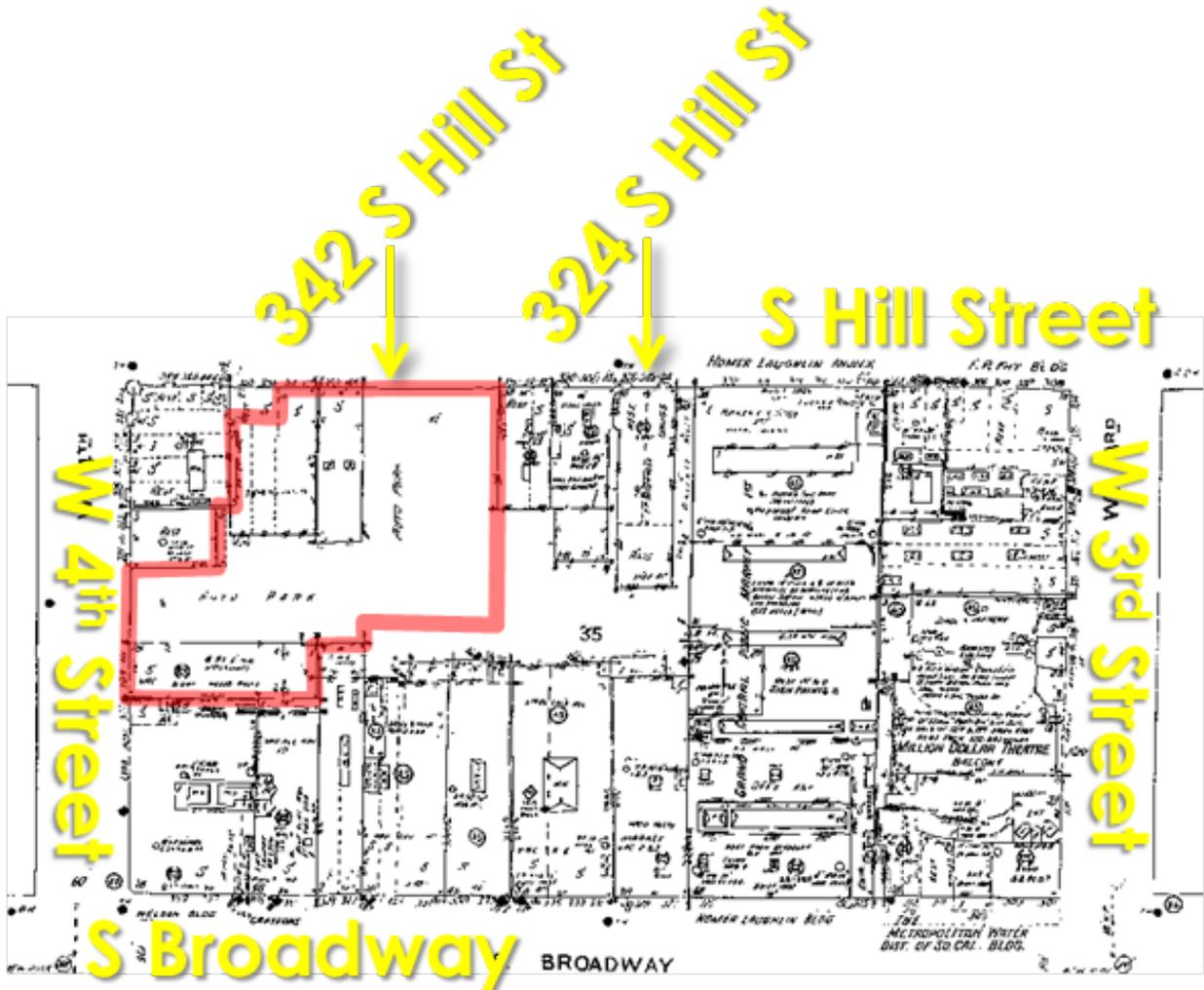
Date	Permit	Work
04/10/1961	1961LA85504	Proposed Type IV Vending Machine Shelter (15'x22')
04/13/1961	1961LA85836	Vending Machine Shelter (15'x22'); Revise design, Remove integral floor
04/27/1961	1961LA86893	Vending Machine Shelter (15'x22'); Revised footings
09/05/2000	2000LA03416	Add patio and storage (22'6"x29'9") to existing restaurant (15'10"x22'6")

324 South Hill Street

(Former "The Aldine, Myrick Hotel" building)

Date	Permit	Work
12/28/1987	1987LA84875	Demolish 4-story brick retail/hotel building (40'x130'), basement to remain

## Sanborn Maps



1953 Sanborn Map. Source: ProQuest, LLC.

Subject Property is outlined in red.

324 South Hill Street is the site of the former "The Aldine, Myrick Hotel" building constructed in 1897 (shown here before it was demolished in 1987).

342 South Hill Street is the legal address of the "Taco House" building located on Subject Property (not shown here as it was not constructed until 1961).

Sanborn Maps



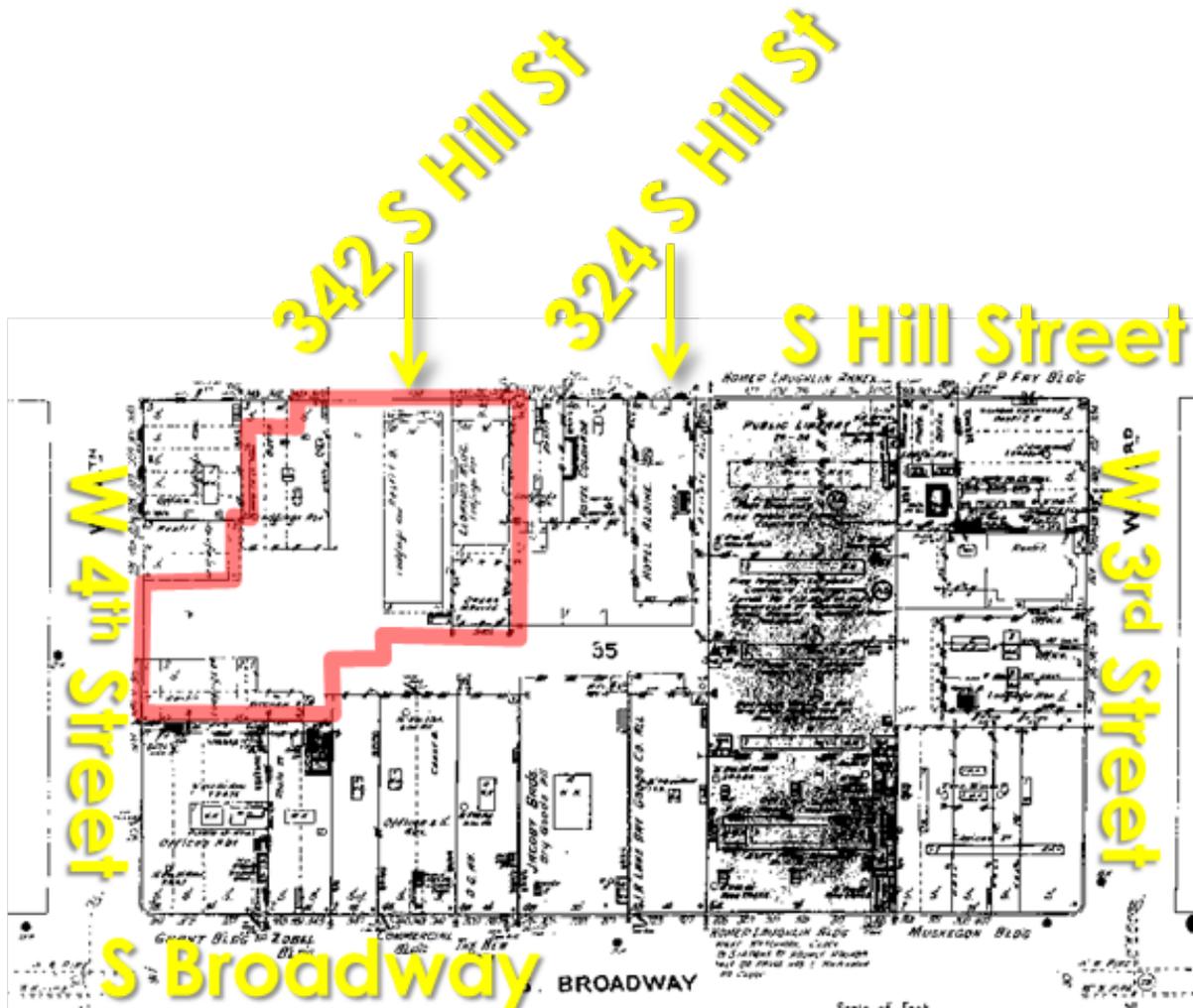
1950 Sanborn Map. Source: ProQuest, LLC.

Subject Property is outlined in red.

324 South Hill Street is the site of the former "The Aldine, Myrick Hotel" building constructed in 1897 (shown here before it was demolished in 1987).

342 South Hill Street is the legal address of the "Taco House" building located on the Subject Property (not shown here as it was not constructed until 1961).

## Sanborn Maps



1906 Sanborn Map. Source: ProQuest, LLC.

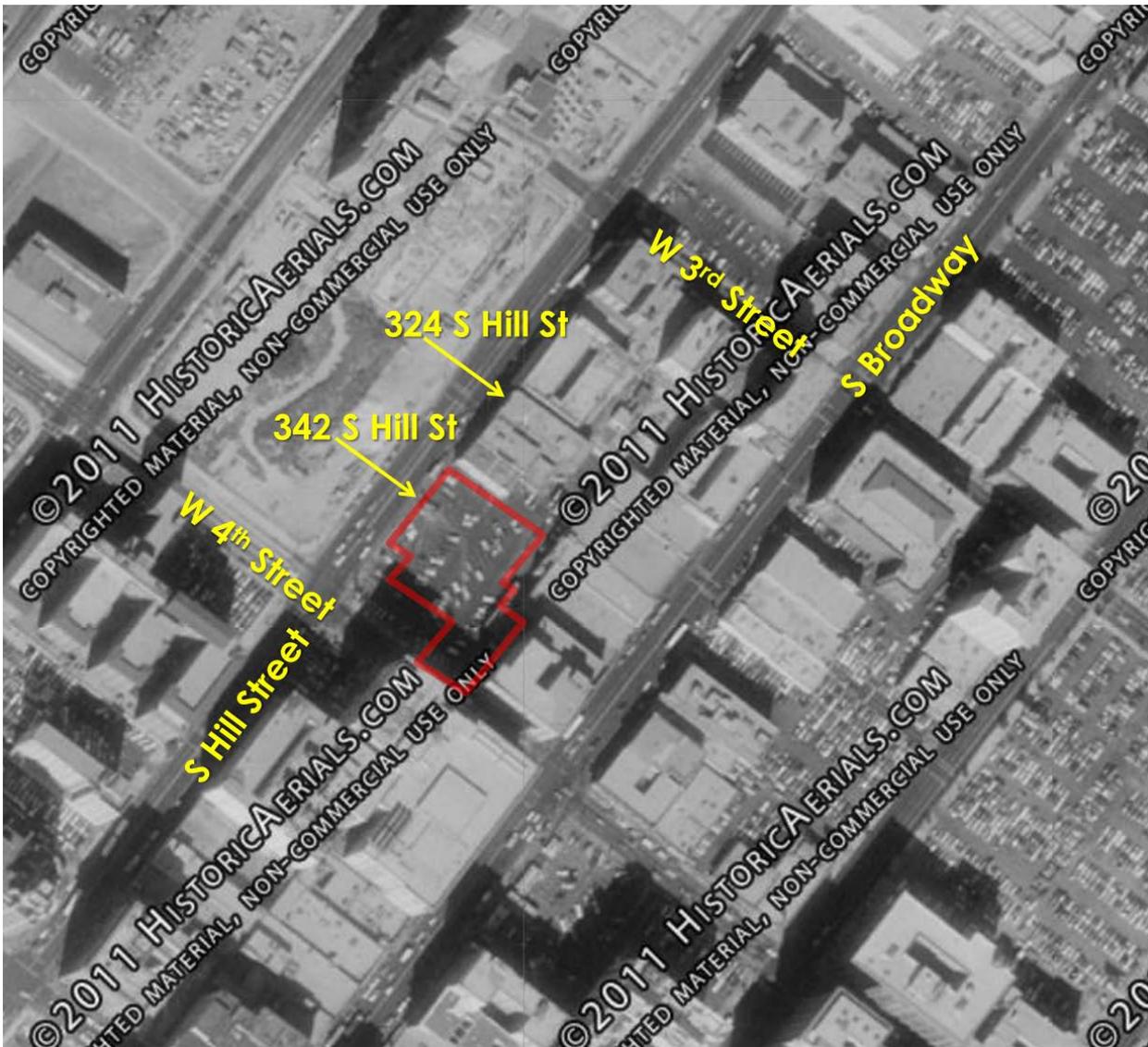
Subject Property is outlined in red.

324 South Hill Street is the site of the former "The Aldine, Myrick Hotel" building constructed in 1897 (shown here before it was demolished in 1987).

342 South Hill Street is the legal address of the "Taco House" building located on the Subject Property (building shown here was later demolished; existing building was later constructed in 1961).



Historic Aerials



1980 Historic Aerial. Source: historicaerials.com

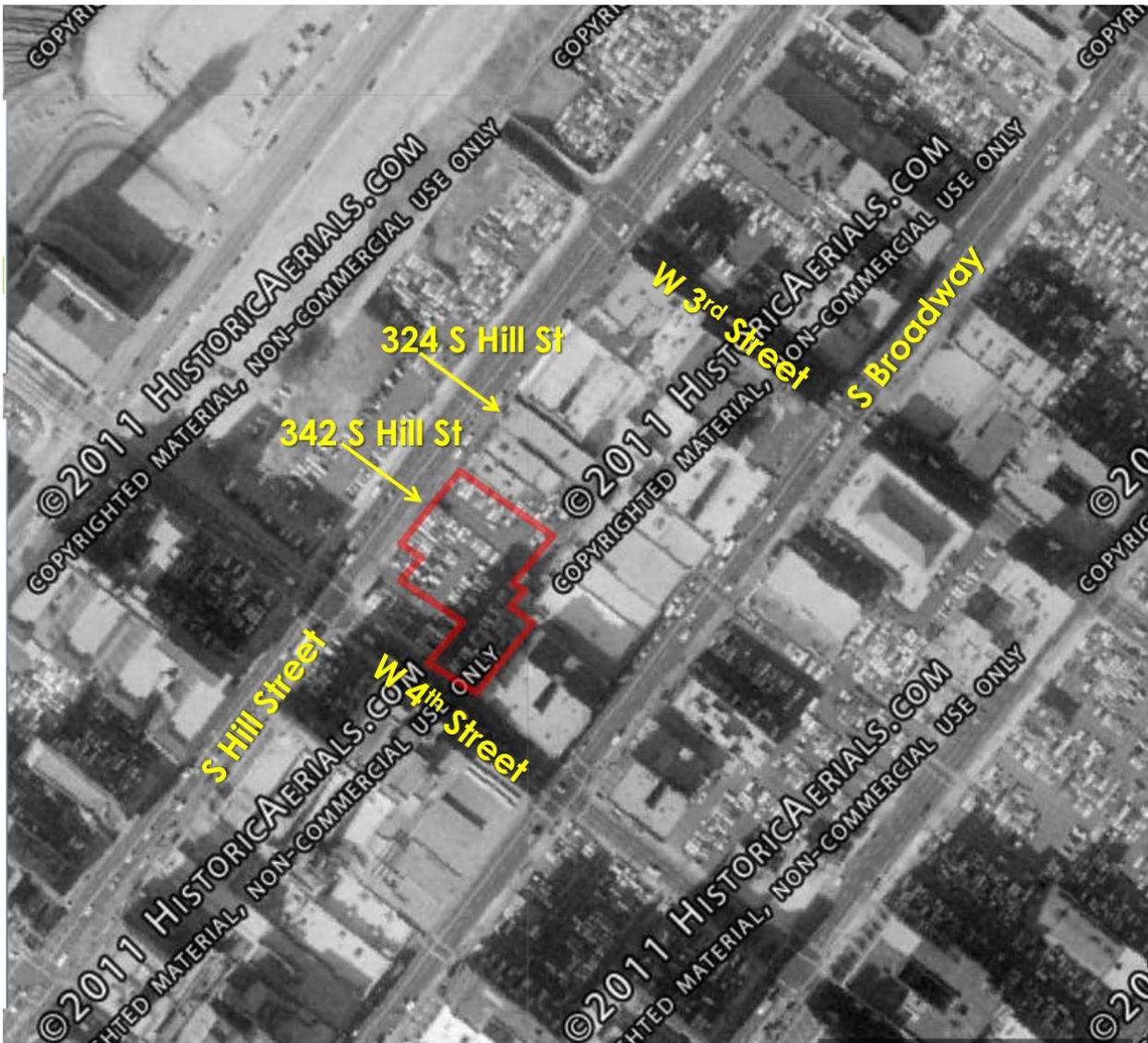
Subject Property is outlined in red.

324 South Hill Street is the site of the former “The Aldine, Myrick Hotel” building constructed in 1897 (shown here before it was demolished in 1987).

342 South Hill Street is the legal address of the “Taco House” building located on the Subject Property (shown here prior to its 2000 addition).



Historic Aerials



1972 Historic Aerial. Source: historicaerials.com

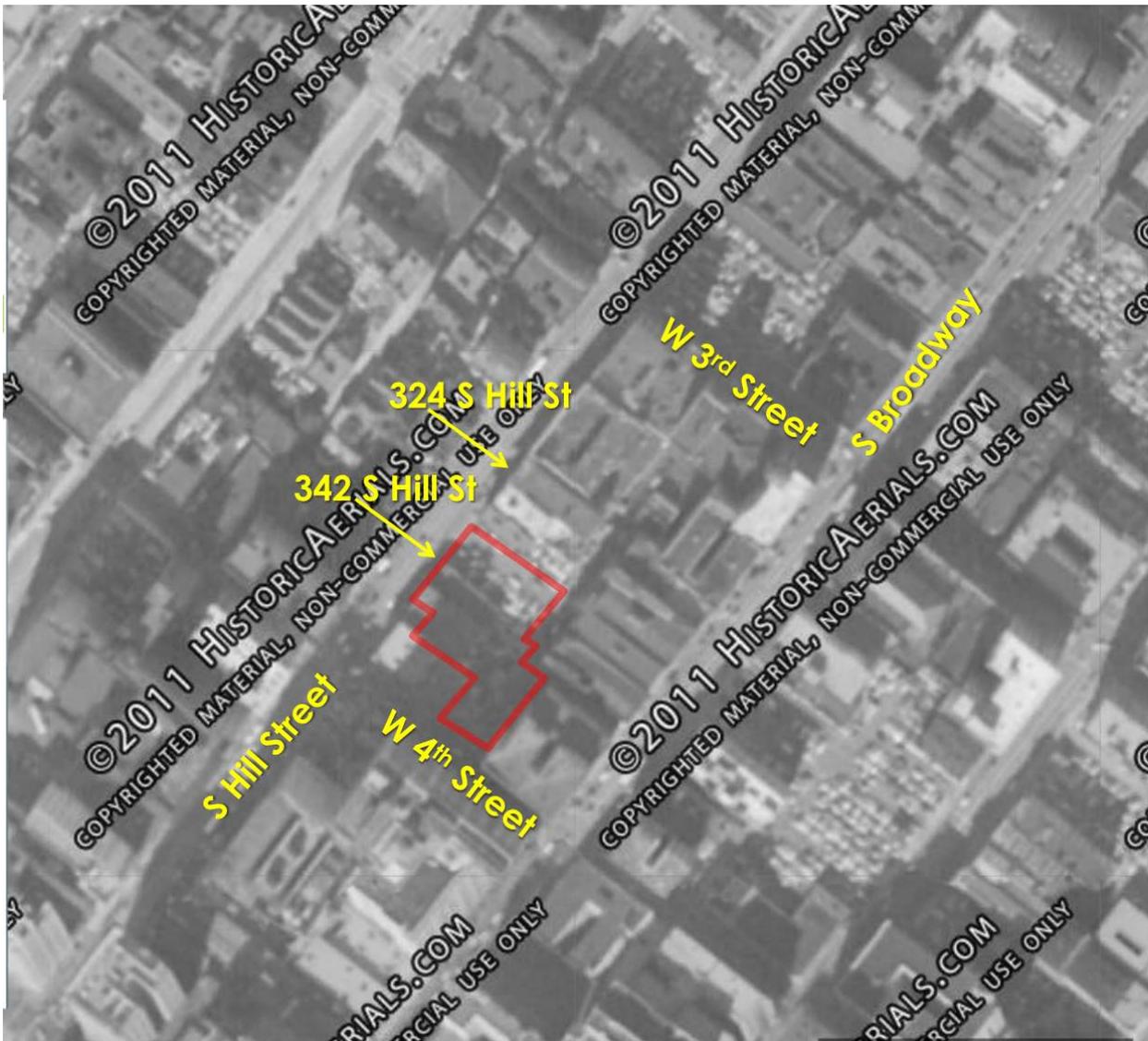
Subject Property is outlined in red.

324 South Hill Street is the site of the former “The Aldine, Myrick Hotel” building constructed in 1897 (shown here before it was demolished in 1987).

342 South Hill Street is the legal address of the “Taco House” building located on the Subject Property (shown here prior to its 2000 addition).



Historic Aerials



1952 Historic Aerial. Source: historicaerials.com

Subject Property is outlined in red.

324 South Hill Street is the site of the former “The Aldine, Myrick Hotel” building constructed in 1897 (shown here before it was demolished in 1987).

342 South Hill Street is the legal address of the “Taco House” building located on the Subject Property (not shown here as it was not constructed until 1961).



Historic Aerials



1948 Historic Aerial. Source: [historicaerials.com](http://historicaerials.com)

Subject Property is outlined in red.

324 South Hill Street is the site of the former “The Aldine, Myrick Hotel” building constructed in 1897 (shown here before it was demolished in 1987).

342 South Hill Street is the legal address of the “Taco House” building located on the Subject Property (not shown here as it was not constructed until 1961).



## Historic Photographs



1971 Historic Photograph. Source: Los Angeles Public Library Photo Collection.

324 South Hill Street is the site of the former “The Aldine, Myrick Hotel” building constructed in 1897 (shown here before it was demolished in 1987).

342 South Hill Street is the legal address of the “Taco House” building located on the Subject Property (difficult to see here due to distance, but was constructed by the time of this photo).



Historic Photographs



1956 Historic Photograph. Source: Los Angeles Public Library Photo Collection.

324 South Hill Street is the site of the former “The Aldine, Myrick Hotel” building constructed in 1897 (shown here before it was demolished in 1987).

342 South Hill Street is the legal address of the “Taco House” building located on the Subject Property (site would be located just outside of the frame of this image; building was not constructed until 1961).



## Historic Photographs



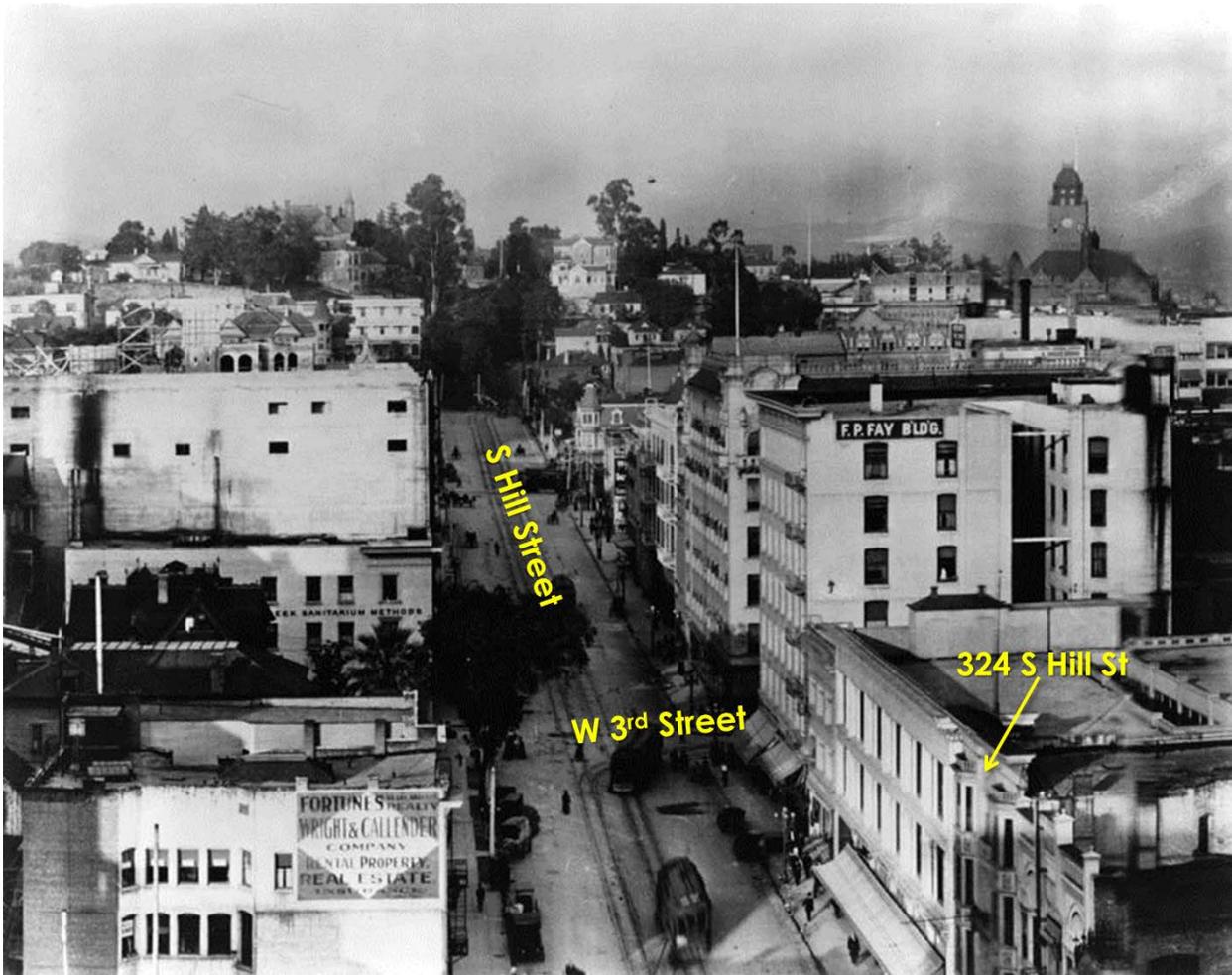
1930 Historic Photograph. Source: Los Angeles Public Library Photo Collection.

324 South Hill Street is the site of the former “The Aldine, Myrick Hotel” building constructed in 1897 (shown here before it was demolished in 1987).

342 South Hill Street is the legal address of the “Taco House” building located on the Subject Property (site shown here; building was not constructed until 1961).



## Historic Photographs



1907 Historic Photograph. Source: Los Angeles Public Library Photo Collection.

324 South Hill Street is the site of the former “The Aldine, Myrick Hotel” building constructed in 1897 (shown here before it was demolished in 1987).

342 South Hill Street is the legal address of the “Taco House” building located on the Subject Property (site would be located outside of the frame of this image; building was not constructed until 1961).



## Historic Photographs



1905 Historic Photograph. Source: Los Angeles Public Library Photo Collection.

324 South Hill Street is the site of the former “The Aldine, Myrick Hotel” building constructed in 1897 (shown here before it was demolished in 1987).

342 South Hill Street is the legal address of the “Taco House” building located on the Subject Property (site would be located outside of the frame of this image; building was not constructed until 1961).