

METROPOLITAN WATER DISTRICT HEADQUARTERS

1111-1115 W. Sunset Boulevard

CHC-2016-2438-HCM

ENV-2016-2439-CE

Agenda packet includes:

1. Final Staff Recommendation Report
2. Under Consideration Staff Recommendation Report
3. Nomination
4. Additional Materials from Applicant
5. Additional Materials from Owner
6. Letters from Members of the Public

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2016-2438-HCM
ENV-2016-2439-CE

HEARING DATE: September 15, 2016
TIME: 9:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 1111 W. Sunset Blvd.; 1115 W. Sunset Blvd.; 1040 W. Alpine St.; 1047 W. Bartlett St.; 610 N. Figueroa Ter.
Council District: 1
Community Plan Area: Central City North
Area Planning Commission: Central
Neighborhood Council: Historic Cultural
Legal Description: TR P M 1999-3180, Lots A and B; Beaudry Tract No. 2, Lots FR 3, FR 5-6, FR 8, FR 10, FR 12, FR 14, and FR 16-21; Beaudry Tract No. 2, Lots 7, 9, 11, 13, and 15

EXPIRATION DATE: **October 4, 2016**

PROJECT: Historic-Cultural Monument Application for the METROPOLITAN WATER DISTRICT HEADQUARTERS

REQUEST: Declare the property a Historic-Cultural Monument

OWNER(S): 1111 Sunset Boulevard LLC c/o Palisades Capital Ptrs. LLC
11766 Wilshire Blvd., Ste. 1150
Los Angeles, CA 90025

1111 Sunset LLC
1855 Industrial St., #106
Los Angeles, CA 90021

Metropolitan Water District of Southern California
7800 N. Figueroa Street
Los Angeles, CA 90041

APPLICANT: Yuval Bar-Zemer, Linear City LLC
1855 Industrial St., #106
Los Angeles, CA 90021

PREPARER: Pam O'Connor, Kaplan Chen Kaplan
2526 Eighteenth Street
Santa Monica, CA 90405

RECOMMENDATION That the Cultural Heritage Commission:

1. **Not declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

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**1111 W. Sunset Blvd.; 1115 W. Sunset Blvd.; 1040 W. Alpine St.; 1047 W. Bartlett St.;
610 N. Figueroa Ter.**

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VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

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Melissa Jones, Planning Assistant
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

- The Metropolitan Water District Headquarters does not meet any of the four criteria of the Cultural Heritage Ordinance and therefore is ineligible for designation as a Historic-Cultural Monument.

CRITERIA

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

SUMMARY

The Metropolitan Water District Headquarters campus is located at 1111 West Sunset Boulevard, roughly between White Knoll Drive and Beaudry Avenue. Consisting of three, long low-rise buildings, the original campus, landscape, and adjacent parking structure designed by the renowned architect William Pereira (1909-1985), were constructed between 1961 and 1963. Later, in 1971, an eight-story office tower building designed by William D. Coffey & Associates in the International style was erected at the far northwest end of the campus, near White Knoll Drive. Because the parking structure is still owned by the Metropolitan Water District, a separate government authority, it is removed from consideration as part of the Historic-Cultural Monument application.

The ability to deliver water with reliability has been integral to the history of Los Angeles and its growth into a major metropolitan city. Initially created in 1928 to build an aqueduct to bring water from the Colorado River to Southern California, the Metropolitan Water District went on to play an instrumental role in the 1960s era State Water Project and by the 1980s, it established itself as a global leader in water resources management, conservation, and reclamation. Today, the Metropolitan Water District supplies nearly 60 percent of the water used in Southern California. The significance of the Metropolitan Water District as an institutional backbone of the region's water supply and delivery systems is reflected in the development of a headquarters campus in downtown Los Angeles in the 1960s, which it occupied until 1997.

Architect William Leonard Pereira was born in Chicago in 1909 and later graduated with a degree in architecture from the University of Illinois. His first architectural position was in the Chicago office of Holabird and Root where he took part in planning and designing buildings for the 1933 Chicago World's Fair. Shortly thereafter, he formed a partnership with his brother, Hal Pereira, specializing in movie theater design and in 1938, William Pereira relocated to Los Angeles to serve as architect and art designer for Paramount Pictures. After World War II, Pereira began to teach design studios at the University of Southern California and in 1950, he partnered with his college classmate, Charles Luckman, with whom he designed buildings across Southern California and the country. In 1958, Pereira established his own practice and went on to contribute to the more than 400 projects

that he took part in throughout his career. Some of Pereira's well-known works in the Los Angeles area include the Theme Building at Los Angeles International Airport (1961, HCM #570); the master plan for the University of Southern California; the original Los Angeles County Museum of Art building; and the Otis College of Art and Design.

The three main buildings of the Metropolitan Water District Headquarters campus, referenced in the nomination as the Sunset Building, Alpine Building, and Beaudry Building to correspond with the streets with which they align, are rectangular in plan with flat roofs and were originally connected by a glass entrance gallery. The Sunset and Alpine Buildings are two and three stories respectively and have a similar design featuring bands of windows across all levels. Above and below the windows are bands of smooth stucco and the upper floors have slightly projecting balconies. The long sides of the buildings also have "outrigger" columns that project above the buildings at regular intervals along the elevations. The area between the Alpine Building and Sunset Building frame an outdoor courtyard. With the exception of the elevation facing Sunset Boulevard which has no windows on its upper two levels, the Beaudry Building has a similar design to the other two buildings.

Over the years, there have been several changes to the 1960s Metropolitan Water District Headquarters campus that include the removal of the central entry pavilion on the Alpine Street entrance; the addition of a sanctuary building in 1998 on the Sunset Boulevard side that took the place of an original walkway and pond features; and the removal of pre-cast concrete screens. The 1971 tower was substantially altered in a 2013 adaptive reuse project when the offices were converted to residential units.

DISCUSSION

The Metropolitan Water District Headquarters does not meet the criteria for designation under the Cultural Heritage Ordinance.

The applicant argues that the property is eligible under two criteria of the Ordinance: first, that the property "reflects the broad cultural, economic, or social history of the nation, state, or community" for its association with the Metropolitan Water District; and second, that the property is "a notable work of a master builder, designer, or architect whose individual genius influenced his or her age" as the work of master architect William Pereira. While the Metropolitan Water District is an important part of the history of the City of Los Angeles and William Pereira was a renowned master architect, the subject property no longer maintains sufficient integrity of design, setting, materials, workmanship, feeling, and association from the period of significance, 1963 to 1997.

As stated by the applicant in a letter to the Cultural Heritage Commission received by the City of Los Angeles on July 21, 2016, "the design of the MWD was unique to the agency and created a new standard in design, with attention to landscaping, water features, sunscreens, and internal courtyards with gardens..." Without doubt, these were significant character-defining features of the property; however very few of these, and other integral, original elements, remain intact. Below is a list of major alterations that were made to the site of Metropolitan Water District Headquarters campus:

- Removal of landscape features designed by pioneer landscape architect Robert Herrick Carter (1920-1989) that included fountains and pools along two elevations visible by passing motorists on Sunset Boulevard, glass walkway, grassy knoll at the east entrance, and retaining walls

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**1111 W. Sunset Blvd.; 1115 W. Sunset Blvd.; 1040 W. Alpine St.; 1047 W. Bartlett St.;
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- Addition of a sanctuary building in 1998 on the Sunset Boulevard side that took the place of an original walkway and pond features
- Several additions to the high-rise tower that included a water feature at the entrance; wide, overhanging cornice; and two-story penthouse
- Removal of historic fabric of the high-rise tower including original window system and all concrete balcony railings
- Removal of historic fabric of Beaudry Building, including all pierced, concrete screens at north and south elevations; concrete balcony railings; and features in board room and cafeteria
- Removal of historic fabric of Sunset and Alpine Buildings, including all pierced, concrete sunscreens at west and east elevations and within courtyard; concrete balcony railings; and water pools west of Sunset Building

These alterations compromise the integrity and original design of the property and have undermined its ability to convey its otherwise significant historic association with the Metropolitan Water District or to represent a notable work of William Pereira. Therefore, staff recommends that the former Metropolitan Water District Headquarters not be declared an Historic-Cultural Monument.

BACKGROUND

On July 21, 2016, the Cultural Heritage Commission voted to take the property under consideration and on August 18, 2016 the Commission visited the property, accompanied by staff members from the Office of Historic Resources.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2016-2438-HCM
ENV-2016-2439-CE**

HEARING DATE: July 21, 2016
TIME: 10:00 AM
PLACE: City Hall, Room 1060
200 N. Spring Street
Los Angeles, CA 90012

Location: 1111 W. Sunset Blvd.; 1115 W. Sunset Blvd.; 1040 W. Alpine St.; 1047 W. Bartlett St.; 610 N. Figueroa Ter.
Council District: 1
Community Plan Area: Central City North
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1855 Industrial St., #106
Los Angeles, CA 90021

PREPARER: Pam O'Connor, Kaplan Chen Kaplan
2526 Eighteenth Street
Santa Monica, CA 90405

RECOMMENDATION That the Cultural Heritage Commission:

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

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SUMMARY

The Metropolitan Water District Headquarters campus is located at 1111 West Sunset Boulevard, roughly between White Knoll Drive and Beaudry Avenue. Consisting of three, long low-rise buildings, the original campus, landscape, and adjacent parking structure designed by the renowned architect William Pereira (1909-1985), were constructed between 1961 and 1963. Later, in 1971, an eight-story office tower building designed by William D. Coffey & Associates in the International style was erected at the far northwest end of the campus, near White Knoll Drive.

The ability to deliver water with reliability has been integral to the history of Los Angeles and its growth into a major metropolitan city. Initially created in 1928 to build an aqueduct to bring water from the Colorado River to Southern California, the Metropolitan Water District went on to play an instrumental role in the 1960s era State Water Project and by the 1980s, it established itself as a global leader in water resources management, conservation, and reclamation. Today, the Metropolitan Water District supplies nearly 60 percent of the water used in Southern California. The significance of the Metropolitan Water District as an institutional backbone of the region's water supply and delivery systems is reflected in the development of a headquarters campus in downtown Los Angeles in the 1960s, which it occupied until 1997.

Architect William Leonard Pereira was born in Chicago in 1909 and later graduated with a degree in architecture from the University of Illinois. His first architectural position was in the Chicago office of Holabird and Root where he took part in planning and designing buildings for the 1933 Chicago World's Fair. Shortly thereafter, he formed a partnership with his brother, Hal Pereira, specializing in movie theater design and in 1938, William Pereira relocated to Los Angeles to serve as architect and art designer for Paramount Pictures. After World War II, Pereira began to teach design studios at the University of Southern California and in 1950, he partnered with his college classmate, Charles Luckman, with whom he designed buildings across Southern California and the country. In 1958, Pereira established his own practice and went on to contribute to the more than 400 projects that he took part in throughout his career. Some of Pereira's well-known works in the Los Angeles area include the Theme Building at Los Angeles International Airport (1961, HCM #570); the master plan for the University of Southern California; the original Los Angeles County Museum of Art building; and the Otis College of Art and Design.

The three main buildings of the Metropolitan Water District Headquarters campus, referenced in the nomination as the Sunset Building, Alpine Building, and Beaudry Building to correspond with the streets with which they align, are rectangular in plan with flat roofs and were originally connected by a glass entrance gallery. The Sunset and Alpine Buildings are two and three stories respectively and have a similar design featuring bands of windows across all levels. Above and below the windows are bands of smooth stucco and the upper floors have slightly projecting balconies. The long sides of the buildings also have "outrigger" columns that project above the buildings at regular intervals along the elevations. The area between the Alpine Building and Sunset Building frame an outdoor courtyard. With the exception of the elevation facing Sunset Boulevard which has no windows on its upper two levels, the Beaudry Building has a similar design to the other two buildings.

Over the years, there have been several changes to the 1960s Metropolitan Water District Headquarters campus that include the removal of the central entry pavilion on the Alpine Street entrance; the addition of a sanctuary building in 1998 on the Sunset Boulevard side that took the place of an original walkway and pond features; and the removal of pre-cast concrete

screens. The 1971 tower was substantially altered in a 2013 adaptive reuse project when the offices were converted to residential units.

CRITERIA

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

FINDINGS

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

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



1. PROPERTY IDENTIFICATION

Proposed Monument Name:					
Other Associated Names:					
Street Address:			Zip:	Council District:	
Range of Addresses on Property:			Community Name:		
Assessor Parcel Number:	Tract:		Block:	Lot:	
Identification cont'd:					
Proposed Monument Property Type:	Building	Structure	Object	Site/Open Space	Natural Feature
Describe any additional resources located on the property to be included in the nomination, here:					

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built:	Factual	Estimated	Threatened?		
Architect/Designer:			Contractor:		
Original Use:			Present Use:		
Is the Proposed Monument on its Original Site?		Yes	No (explain in section 7)	Unknown (explain in section 7)	

3. STYLE & MATERIALS

Architectural Style:		Stories:	Plan Shape:
<i>FEATURE</i>	<i>PRIMARY</i>	<i>SECONDARY</i>	
CONSTRUCTION	Type:	Type:	
CLADDING	Material:	Material:	
ROOF	Type:	Type:	
	Material:	Material:	
WINDOWS	Type:	Type:	
	Material:	Material:	
ENTRY	Style:	Style:	
DOOR	Type:	Type:	



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

Listed in the National Register of Historic Places	
Listed in the California Register of Historical Resources	
Formally determined eligible for the National and/or California Registers	
Located in an Historic Preservation Overlay Zone (HPOZ)	Contributing feature Non-contributing feature
Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s):
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

Reflects the broad cultural, economic, or social history of the nation, state, or community
Is identified with historic personages or with important events in the main currents of national, state, or local history
Embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for study of a period, style, or method of construction
A notable work of a master builder, designer, or architect whose individual genius influenced his or her age



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

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

Property Owner

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

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

Nomination Preparer/Applicant’s Representative

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

HISTORIC-CULTURAL MONUMENT

NOMINATION FORM



9. SUBMITTAL

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

APPLICATION CHECKLIST

- | | |
|---|--|
| <ul style="list-style-type: none"> 1. <input checked="" type="checkbox"/> Nomination Form 2. <input checked="" type="checkbox"/> Written Statements A and B 3. <input checked="" type="checkbox"/> Bibliography 4. <input checked="" type="checkbox"/> Two Primary Photos of Exterior/Main Facade (8x10, the main photo of the proposed monument. Also email a digital copy of the main photo to: planning.ohr@lacity.org) | <ul style="list-style-type: none"> 5. <input checked="" type="checkbox"/> Copies of Primary/Secondary Documentation 6. <input checked="" type="checkbox"/> Copies of Building Permits for Major Alterations (include first construction permits) 7. <input checked="" type="checkbox"/> Additional, Contemporary Photos 8. <input checked="" type="checkbox"/> Historical Photos 9. <input checked="" type="checkbox"/> Zimas Parcel Report for all Nominated Parcels (including map) |
|---|--|

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.	
<input checked="" type="checkbox"/>	I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying.
<input checked="" type="checkbox"/>	I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation.
<input checked="" type="checkbox"/>	I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application.

Pam O'Connor	July 1, 2016	
Name:	Date:	Signature:

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

Office of Historic Resources
 Department of City Planning
 200 N. Spring Street, Room 620
 Los Angeles, CA 90012

 Phone: 213-978-1200
 Website: preservation.lacity.org

Proposed Monument Description

SECTION 7A: DESCRIPTION

The site where the Metropolitan Water District's Sunset Boulevard Headquarters Campus was located had been the site of a hospital but all structures were demolished to make way for the new campus. Starting with effectively a new site, the first steps focused on site planning and the first building permits were for elements of the landscape design including preparing the site for the buildings. A series of retaining walls, the most prominent along the major arterial street of Sunset Boulevard, were constructed.

William Pereira and Associates were the architects and the site and landscape designers from the beginning of development of the MWD campus. The engineers for the project were Brandow and Johnson of Los Angeles and the general contractor for the project was Diversified Builders from Paramount in southeast Los Angeles County. All three companies were involved in the project from the beginning with early site work as evidenced by building permits.

As described in newspaper articles of the time, the "facility will consist primarily of three long, low buildings joined by a central pavilion and be situated on a slight rise overlooking the four-level freeway interchange."¹ The three buildings were joined by a central glass pavilion and entry gallery.

A building permit (BP 88165) was issued in 1961 for construction of a total of 102,000 square feet in three low-rise buildings. The two longer buildings, referred to in this application as the Sunset Building and the Alpine Building, are aligned with Sunset Boulevard while the shorter building, Beaudry Building, has its longest side aligned with Beaudry Avenue. The Beaudry Building was connected to the Sunset and Alpine wings of the longer buildings by a narrow corridor. At a later point in time an entry pavilion, shown as a narrow "T" shape projection into the entry driveway courtyard, was constructed. The 1961 building permit shows the location of the buildings as well as the entry courtyard open space and surface parking on the Alpine Street side of the campus.

The three buildings are rectangular in plan with flat roofs. The Sunset and Alpine Buildings are two and three stories respectively and have a similar design featuring bands of windows across all levels to provide natural light into the offices. Above and below the windows are bands of smooth stucco. The upper floors have slightly projecting balconies. The long sides of the buildings also have "outrigger" columns that project well above the building located at regular intervals along the elevations. A separate building permit was taken out to "add precast concrete screen panels" nine months after the initial permit. These pre-

¹"Water District Moving to New Quarters Soon," *Los Angeles Times*, November 22, 1962.

cast concrete panels were attached to the outrigger columns; the panels have been removed in recent years.

The elevations of the Alpine Building and Sunset Building where they face each other, in the interior of the site, have elevations with windows similar to their street facing elevations. The area between these buildings frame an exterior courtyard, internal to the site. This courtyard continues to be defined by the historic buildings of the campus.

The Beaudry Building has similar bands of windows on three elevations. The elevation facing Sunset Boulevard has no windows on its upper two levels; rather that elevation, facing the major street, has a solid wall that served to hold the signage identifying the building as the MWD Headquarters. This building contained the board room and facilities where there was a lesser need for windows (as compared to the buildings that primarily held offices). The Beaudry Avenue side of the building has a similar design as the Sunset and Alpine Buildings with the band of windows, outrigger columns, slightly projecting balconies and originally had the cast concrete screens.

The Alpine Street side of the site contains surface parking lots on either side of the driveway courtyard entrance that is oriented to the entry pergola. Originally there was a central entry pavilion that was later removed. There were a series of water features, several pools and fountain and walkway on the Sunset Boulevard side of the campus in this area between the Beaudry Building and the Sunset Building, now containing the Sanctuary Building.

A decade later high-rise office tower building was constructed at the far northwest end of the campus near White Knoll Drive. The 1971 building permit was for "addition of a new office building" to be eight stories. The architect was listed as the "owner" of the campus which was the Metropolitan Water District. Stan Slavoff was listed as the engineer. According to an article in the *Los Angeles Times* the architect for the building was William D. Coffey & Associates with William J. Shirley as general contractor.² The eight-story building is of International style design with glass exterior sheathing and projecting ledge balconies.

The taller building reflects the design aesthetic of the complex and is complementary to the overall massing and siting. The building was sited at the far side of the low-rise buildings which allowed for vistas from the campus to downtown Los Angeles to remain and provided views to downtown from the high-rise building. In plan view, the Sunset Building and Alpine Building are linear bars that project eastward from the hi-rise building. In addition, this siting of the high-rise office building allowed for the original design of the low-rise campus to dominate the site and retain the original campus design while accommodating

²"Water District Annex Under Construction," *Los Angeles Times*, January 21, 1973.

the Metropolitan Water District's need for additional offices for the growing institution.

The high-rise building has a flat roof with a deep overhang. Tapered columns are located on the Alpine Drive and Sunset Boulevard sides of the building as a reference to the outrigger columns of the 1963 Sunset and Beaudry Buildings' design. This high-rise building was rehabilitated and adapted from offices to residential units in 2013. At that time balcony ledges, similar to those on the original buildings, were added as was a penthouse story.

Over the decades many building permits were taken out by the agency for interior office changes to accommodate the evolving programmatic requirements of the agency. These are typical of those that occur in most large office buildings over several decades.

One major change to the site was the addition of a Sanctuary building in 1998 by its then owner, the Holy Hill Community Church. The Sanctuary was constructed in the open space area on the Sunset Boulevard side of the Beaudry Building and the Sunset Building. That area contained ponds and walkway that lead to the connecting corridor and the entry pavilion.

The Sanctuary Building is additive; it replaced entry pavilion that connected the buildings but most of the Sanctuary Building filled a portion of the open space on the Sunset Building side of the site. No portion of any of the original historic buildings was demolished to accommodate the Sanctuary although the building was constructed over some water features and walkway. The Sanctuary Building is not integral to the historic buildings and can be removed.

The landscape design and organization of the site with its retaining walls, three original 1963 buildings and the office tower from 1971, all remain in the same locations on the site. The main change to the site was the 1997 addition of a Sanctuary Building that resulted in removal of walkway and pond features. This reversible addition did not change the relationship of any of the buildings on site. The entry courtyard and open space on the Alpine Street side were not altered by the addition of the Sanctuary except for removal of the small entry pavilion. All the buildings along the Alpine Street side related to the major open space area of the campus on this side as all of the 1961 low-rise buildings and 1971 high-rise building remain in their original location. The parcel containing the high-rise office building was separated from the main parcel and sold off by the church but this did not impact the physical relationship of the high rise building to the rest of the campus headquarters..

Statement of Significance

SECTION 7B.STATEMENT OF SIGNIFICANCE

History and Significance of Water and the Metropolitan Water District of Southern California

The ability to deliver water with reliability has been integral to the history of Los Angeles and the region. There are two major institutions that have been the backbone of the water supply, its delivery systems and reliability of delivery that allowed the Los Angeles region to grow into a major metropolitan: the Metropolitan Water District of Southern California (MWD) and the City of Los Angeles' Department of Water and Power (DWP).

The relationship between these two major public water agencies, the Metropolitan Water District of Southern California and the City of Los Angeles' Department of Water and Power began in the early 20th Century. The challenge for the City of Los Angeles' ability to grow into a major metropolis, much less to grow at all, was to develop a reliable source of water. The two agencies collaborated on both water engineering projects to assure water delivery and on service reliability. Both the MWD and DWP grew to into major institutions and in the 1960s each agency developed major headquarters that served that agency's growing office needs and that symbolized the significance of each agency to the region.

The Metropolitan Water District, the regional water agency, matured into an organization that required its own institutional campus to support its growing number of functions--from engineering and planning to administration and governance—to be developed along Sunset Boulevard just west of downtown Los Angeles in the 1960s.

The history of the Metropolitan Water District is entwined with that of the City of Los Angeles' Department of Water and Power and goes back to the early 20th century history of Los Angeles. The City of Los Angeles under the leadership of William Mulholland built the Los Angeles Aqueduct in 1913 to deliver water from the Owens Valley. It was “built to serve the needs of a city with a population of two million people and to last forty to fifty years...the growth of the Los Angeles region since the importation of Owens Valley went beyond expectations, and what officials had assumed would be enough water to supply the needs of the city for some forty to fifty years suddenly seemed to be barely enough to supply the existing population. By the early 1920s, a lingering drought had reduced the overall flow of water in the Los Angeles Aqueduct to nearly half capacity.”¹ The

¹Colorado River Aqueduct, HAER No.CA-226.P. 16.

City grew and by 1960 had outgrown the water supply provided by the Los Angeles Aqueduct. The City of Los Angeles has continued to supplement its water supply and continues today often relying on the MWD for up to 50 per cent of its water.

Many accounts credit Mulholland as responsible for initiating interest in the Colorado River as a source of additional water supply. The collaborative relationship between the DWP and MWD began in the 1920s and in 1924 Mulholland along with about 250 delegates from 38 Southern California cities and communities met to form the Colorado River Aqueduct Association.²

To use the Colorado River, a compact between the states had to be agreed upon and it took several attempts to achieve federal legislation that also included construction of Boulder Dam to provide the electrical power needed to move the water. The passage of the Boulder Canyon Project Act in 1928 enabled the newly constituted Metropolitan Water District of Southern California to be organized and to build the Colorado River Aqueduct. The Colorado River Aqueduct overall was the world's most technologically-advanced water conveyance system, and its construction was a major engineering achievement.

In 1927 in California the State Legislature passed the "Metropolitan Water District Act" that allowed for metropolitan water districts to have functions including "developing, storing and distributing water for domestic purposes." Later legislation expanded the purpose of the MWD to allow it to generate electricity. The MWD was also enabled to "incur bonded debt and to acquire, construct, operate and manage works and property, providing for the taxation of property."³

In November 1928 elections were held in 13 cities including the City of Los Angeles asking voters if their city should join the new district. Ten cities decided to join the City of Los Angeles including Anaheim, Beverly Hills, Burbank, Colton, Glendale, Pasadena, San Bernardino, San Marino, Santa Monica and Santa Ana. Representatives from the cities met in December of 1928 to formally organize the Metropolitan Water district of Southern California. The MWD's daily operations in the first few years was as "a direct outgrowth of the Los Angeles Department of Water and Power, and functioned under its aegis until May 1, 1930, when funds and equipment became available for Metropolitan to exist on its own." In 1931 when the first construction bonds were to be authorized, two cities, Colton and San Bernardino withdrew and four more cities joined: Compton, Fullerton, Long Beach and Torrance. Thus they comprised the "original thirteen" cities of the MWD.⁴

² O'Connor, Dennis E., The Governance of the Metropolitan Water District of Southern California: An Overview of the Issues, p. 29.

³ Ibid., p.29.

⁴ Ibid., p. 30.

In 1930, Frank E. Weymouth, MWD's first Chief Engineer, laid out the MWD's mission to: meet current and future water needs; replenish and restore ground water levels; and protect underground supplies from saltwater intrusion."In 1931 the MWD Board of Directors adopted a more comprehensive vision for MWD:"Those portions of the Coastal Plain to which the aqueduct system can economically deliver water are regarded as the ultimate area that should be included within the Metropolitan Water District. Water will be made available to all areas within the District in accordance with their requirements, domestic use being the dominant use."⁵

In the 1940s the MWD evolved and grew when the aqueduct was completed and water delivered to member agencies and a number of agencies annexed into the district, including from outside the coastal plain. As a result the MWD's policy was revised in 1952 with what became known as the Laguna Declaration. This declaration committed the MWD to meeting all supplemental water supply needs for Southern California and declared that the agency would be the only supplier of supplemental water for the region. In following years more of the region annexed into MWD, the agency became a member of the state water project, and its role broadened beyond supplying water to doing integrated resource planning. As of 1992 the MWD's official Mission Statement notes "the mission of the MWD of Southern California is to provide its service area with adequate and reliable supplies of high quality water to meet present and future needs in an environmentally and economically responsible way."⁶

Historian Steven P. Erie observed "fierce battles have been fought publicly—in the MWD boardroom, in state and federal legislation, regulatory agencies, the courts, and at the ballot box. Metropolitan's public history is an epic featuring both cooperation and conflict. In the early years, this extraordinary regional partnership financed and built the Colorado River Aqueduct, annexed most of Southern California into its service territory, and provided vital support for the 1960 era State Water Project."⁷

Historian Steven P. Erie observes "Southern California was far from a regional behemoth when the Met [MWD] was created. First delivering Colorado River water in 1941, the water district had a population of only 2 million residents, with a service area encompassing 625 square miles (two thirds of which lay within Los Angeles' city limits). Demonstrating that water is indeed the region's lifeblood, MWD's customers and service territory have since multiplied over eightfold, respectively. By 2005, Metropolitan would serve 18 million residents in over 300 cities and communities, representing more than 85 percent of the population of six Southland Counties.... MET [MWD] now serves more than one out of every 20 Americans as a customer."⁸

⁵Ibid., p. 30.

⁶Ibid., p. 30.

⁷Erie, Steven P., *Beyond Chinatown*, p. 5.

⁸Ibid., pp. 9-10.

Erie also points out that MWD is “one of the nation’s largest special districts— independent, limited-purpose local governments set up to provide services unavailable from general-purpose city and county governments.”⁹

History and Significance of the Metropolitan Water District Sunset Boulevard Headquarters Campus

The Metropolitan Water District campus and buildings, developed for this major Southern California institution, symbolize the establishment and maturation of Los Angeles and Southern California as a major US city and metropolitan area, no longer considered a distant western outpost. With a reliable water supply the City and region was able to grow into a major population center supported by investment in civic infrastructure.

At the beginning of World War II the population of the City of Los Angeles was 1,504,277 and the population of Los Angeles County was 2,785,643. By 1960 the population of the City of Los Angeles had grown to 3,694,820 and the County had grown to 6,039,834. This growth was the result of reliable access to water that supported the ability to build new housing, businesses and manufacturing facilities. The Metropolitan Water District had grown to support these needs and at mid-century MWD anticipating another population boom for Southern California needed its own campus to support its engineering, planning, administration and governance functions that had grown in size and sophistication. The *Los Angeles Times* noted that the new headquarters facility was “to house expanded operations of the MWD.”¹⁰

At mid-century, the Metropolitan Water District had “never..had a headquarters building of its own...[as] since shortly after its formation...the district has been quartered in leased offices in a building housing the Million Dollar Theater” at 306 W. 3rd Street (at Broadway) in downtown Los Angeles.¹¹ That building also housed the Municipal Water Department of the City of Los Angeles, predecessor to the Los Angeles Department of Water and Power (DPW) as well as housing offices of William Mulholland.

In the late 1950s the MWD’s Directors, representing Southern California’s six counties, anticipating population growth and recognizing the agency had evolved into a major public institution, decided to invest in a dedicated headquarters campus that the agency would own. In 1959 the MWD purchased a seven acre parcel of land at Sunset Boulevard and Beaudry Avenue in the Victor Heights neighborhood for \$1.2 million. The hillside site formerly was Beaudry Park and

⁹Ibid., p. 15.

¹⁰“MWD to Construct New Headquarters in LA: Multimillion Dollar Facility Will Be Erected on Seven-Acre Sunset Blvd. Site,” *Los Angeles Times*, April 26, 1961.

¹¹“Water District Moving to New Quarters Soon,” *Los Angeles Times*, November 22, 1962.

then was developed as Sister's Hospital and later known as St. Vincent's Hospital.

In 1963 the MWD sited its new headquarters campus on this parcel, on a rise, along the major arterial of Sunset Boulevard, almost on axis with the new Los Angeles Department of Water and Power building. Transportation infrastructure improvements included freeway expansion and civil engineering innovations such as the "four-level interchange" (1953), the first stack interchange, located on the northwest side of downtown Los Angeles. The area around the "Four-level interchange" became the location of major public institutions such as the Los Angeles Music Center Buildings (Dorothy Chandler Pavilion, Mark Taper Forum, Ahmanson Theater by Welton Becket & Associates, 1964-69) located to the southeast of the "four-level" with the sister water agencies, the Los Angeles Department of Water and Power Headquarters (1963 A. C. Martin) located southeast and the Metropolitan Water District of Southern California Headquarters (William Pereira, 1961-62) located just northwest of the "four-level."

The *Los Angeles Times* highlighted these developments stating the "the west end of the Civic Center, long overlooked in the rush to develop other sections of the central city, is emerging as one of Southern California's true architectural showplaces" and noted that the MWD campus and buildings "diagonally across the four-level freeway interchange, although not in the Civic Center proper, is linked by the building's public service nature...[and] will complement each other in opposite quadrants of the freeway interchange."¹²

The architectural firm of William Pereira & Associates of Los Angeles was elected to design the new headquarters campus including the three office buildings, landscape design and adjacent parking structures.¹³ A \$2,7 million dollar construction contract was given to Diversified Builders, Inc.¹⁴

The landscape design of the campus began in 1961 with construction of retaining walls around portions of the oval hilltop site. An entrance drive and courtyard was situated on the east side, the Alpine Street side, of the campus and open space and surface parking areas were included on that side.

The \$5.2 million dollars headquarters was to consist of "three long three-story buildings linked by a central glass pavilion" with 100,000 square feet of floor space for 200 administrative and engineering employees. Administrative and engineering offices were contained in the long twin buildings; the third building incorporated the board of directors room and an auditorium and cafeteria. A glass entrance gallery connected the three main buildings. Building facades were

¹²"New Architectural Beauty to Flower at Civic Center," *Los Angeles Times*, July 23, 1962.

¹³ "Headquarters Building Open," *Los Angeles Times*, June 30, 1963.

¹⁴ "MWD to Construct New Headquarters in LA: Multimillion Dollar Facility Will Be Erected on Seven-Acre Sunset Blvd. Site," *Los Angeles Times*, April 26, 1961.

comprised of “large perforated screens of cast stone, exposed ‘out-rigger’ columns and wide expanses of glass are combined in the facade.”¹⁵ There was parking for 200 cars on the Alpine Street side of the campus. The campus was organized to allow for expansion and in 1971 a high-rise building was added to the campus at the northwestern end of the oval parcel.

The Metropolitan Water District Headquarters campus was dedicated in June of 1963 and served the agency until 1997 when MWD moved to a building adjacent to Los Angeles Union Station. The Sunset Boulevard campus, including all the buildings and grounds, was sold to a Korean based church, known as Holy Hill Community Church. That organization adapted the facility into a church. All the original buildings were retained. The high rise building also remained. The major change to the campus under this ownership was the addition of a multi-story Sanctuary that was placed on the Sunset Boulevard side between the short side (east side) of the Sunset Building and the Beaudry Building. No buildings were demolished however, a set of concrete walkways with water filled pools were removed to accommodate the Sanctuary. This addition stands alone and is not integral with the original buildings. Recent changes include removal of the pre-cast concrete screens. The campus and its buildings were placed into bankruptcy in 2014.

During the period 1960 to 2000, of which for 34 years the MWD occupied their Sunset Boulevard campus, the City of Los Angeles grew from a population of 2,479,015 in 1960 to 3,694,820, adding well over a million new water users. During that same period just the County of Los Angeles grew from a population of 6,039,834 to that of 9,519,338, a gain of almost 2 ½ million people. The MWD served the needs of this combined population growth of the City of Los Angeles and the county of approximately 3 ½ million people during the period that the Metropolitan Water District was headquartered on the campus on Sunset Boulevard.

The work of the Metropolitan Water District of Southern California ensuring adequate water for the needs of the growing population and the growth of a robust Southern California economy took place at the Sunset Boulevard campus headquarters between 1963 and 1997. The MWD headquarters campus supported the activities of the agency and its life-sustaining activities as it provided the engineering, maintenance, operations and administration to ensure delivery of a reliable supply of safe water to the City of Los Angeles and many other cities in the region.

The Sunset Boulevard campus headquarters of the Metropolitan Water District also symbolized the Los Angeles’ region’s evolution into a modern metropolis. The Sunset Building with its long elevation along Sunset Boulevard, the Alpine Street building and the entry courtyard and open space on the Alpine Street

¹⁵ “Headquarters Building Open,” *Los Angeles Times*, June 30, 1963..

side, the high rise anchoring the northwest end of the campus and Beaudry Avenue Building at the east end, along with the overall campus setting served the Metropolitan Water District and the people of Southern California for decades. The Metropolitan Water District's Sunset Boulevard Headquarters Campus remains a tangible and significant symbol of the history of water and the growth of Southern California.

Biography and Significance of William Pereira

William Leonard Pereira was born in Chicago in 1909. He graduated from the University of Illinois with a degree in architecture. During his college years he worked for the school's Theater Department. His first architectural position was in the Chicago office of Holabird and Root where he was part of a large team that planned and designed buildings for the 1933 Chicago's World's Fair. Shortly thereafter he formed a partnership with his brother, Hal Pereira, specializing in movie theater design. They achieved considerable success designing theaters across the U.S. In 1938 William Pereira relocated to Los Angeles to serve as both architect and art designer for Paramount Pictures and he went on to work for a number of movie studios. Pereira served as art director and producer on some films and his work was recognized with an Academy of Motion Pictures Arts and Sciences "Oscar" award (Best Effects, Special Effects for *Reap the Wild Wind* in 1943).

After World War II Pereira began to expand his professional practice and also began to teach design studios at the University of Southern California. In 1950 Pereira partnered with Charles Luckman, a classmate from college days, who had just retired as president of Lever Brothers corporation. This partnership lasted eight years during which the firm "earned enviable commissions both locally and abroad and produced a wide range of work in both planning and architecture."¹⁶ Architectural historian/curator Elizabeth Smith observes that in this decade in Southern California there were "clients and patrons who readily embraced Modern architecture for its ability to convey a future-oriented spirit of innovation aligned with the tenor of the times, and because its relative simplicity was often the most cost-effective solution."¹⁷

Projects from the Pereira Luckman partnership include CBS Television City, J. W. Robinson stores in Beverly Hills, Pasadena and Palm Springs, and Union Oil Building. According to Smith, their work of this period "resonated with the expansive, optimistic, and forward-looking culture of Southern California at mid-century" and "while all were variants of a modern idiom, comparisons among them reveal the diversity and eclecticism of the office's production, signaling the advent of what writer Leon Whiteson later called a 'panoramic, wide-screen

¹⁶ Johnson, Scott. "William Leonard Pereira," in *Modernist Maverick*, p. 15.

¹⁷ Smith, Elizabeth A. T., "To Satisfy the Future," in *Modernist Maverick*. p. 21.

approach to architecture' that would become more pronounced in Pereira's work of the following decade."¹⁸

In 1958 the partnership ended and Pereira established his own practice. As Scott Johnson observes in his biographical monograph on Pereira, the late 1950s and 1960s were "an expansive time in California and a growing post-war Los Angeles had become an established headquarters city for automobile production, movie studios, television, aerospace and an emerging corporate culture in finance, insurance and the services sector. It was in this period that Pereira developed his practice and, ultimately, the work for which he is largely remembered"¹⁹ Elizabeth Smith observes that after the split Pereira's reputation further expanded as he continued to win increasingly large-scale and prominent commissions. Of immense importance to cementing his significance as a major player in the field of mid-century architecture and urbanism was his appearance on the September 1963 cover of *TIME Magazine* which brought him to national attention."²⁰ Pereira also served as a professor at USC from 1949 to 1957.

Pereira's architectural firm worked in the Corporate Modern, New Formalism, and Brutalist styles. Smith observed "unlike many of his contemporaries, he undertook few residential projects, preferring to specialize in institutional work."²¹ Projects included work for the Transamerica Corporation, a financial services conglomerate that was headquartered in downtown Los Angeles in the 1960s and Pereira designed a new, centrally located corporate headquarters. When the company moved its headquarters to San Francisco, Pereira designed the now iconic Transamerica Pyramid building.

Pereira also designed the original Los Angeles County Museum of Art building complex. He was part of the group, and arguably the lead designer, of the team that designed the Theme Structure at LAX (a joint venture with Welton Becket and Paul Williams). Other projects include the USC Master Plan and numerous buildings on campus; the Los Angeles County Museum of Art; the Central Library at University of California, San Diego; University of California, Irvine, Master Plan; Santa Fe Springs Civic Center; Golden West College; Occidental Life Insurance Company Headquarters; Union 76 Gas Station; Otis College of Art and Design as well as the headquarters of the Metropolitan Water District.²²

As architectural historian James Steele notes "few architects have made the cover of *Time* magazine: Frank Lloyd Wright, Philip Johnson, I.M. Pei and William Pereira are among this select group."²³

¹⁸Ibid., p. 22.

¹⁹Ibid., p. 15.

²⁰Ibid, p. 23.

²¹Smith, Elizabeth A. T., "To Satisfy the Future," in *Modernist Maverick*.p. 21.

²²Ibid., p. 17.

²³ Steele, James. *William Pereira*. p. 12

Over 50 years of practice, “Pereira and the dynamic firms he lead, designed and built more than 400 projects around the world” that ranged from “smaller structures such as houses to large buildings and complexes and entire multifunctional environments for corporations, cities, and governments.” His “base in California became a veritable laboratory of architectural ideas—formal and structural gestures governed by experiments in material and function made possible by the promise of Modern Architecture.”²⁴

Johnson states “by the end of Pereira’s career, he had achieved enormous professional success, produced work near and far and, as did few others of his generation, he had followed Modernism from its inception to its natural conclusion.”²⁵ Architectural historian James Steele notes that “at the time of his death in 1985, William Pereira led one of the largest and most influential architectural and planning firms in the world with a resume of incredibly diverse projects.”²⁶

Pereira was a fellow of the American Institute of Architects and a member of the President’s National Council on the Arts. Pereira continued to lead his architectural firm until his death in 1985 at the age of 76.

Architect Scott Johnson in the biographical monograph, *William Leonard Pereira*, states “the work of William L. Pereira and Associates in its prime was voluminous and diverse” including a number “of which became highly visible and display the idealism and Modernist iconography for which Pereira became known.”²⁷

Colin Robertson, Charles N. Mathewson Curator of Education at the Nevada Museum of Art, observes “at its core, architecture is both product and process. That is, architecture at its most fundamental sense is both object and the processes by which it is imaged, designed, engineered, constructed, realized, used, revised and reused. The architecture and planning envisioned and realized throughout Pereira’s career reflects and reinforces these principles. As objects the individual structures...are defined by their shapes and forms.”²⁸

Robertson continues observing “the formal simplicity permits Pereira’s structures to be seen first as objects and then recognized as increasingly powerful symbols of the future and post-war promise of modern technologies.” He adds “what resonates most in Pereira’s work, however, is an architectural point of view oriented toward time—the future, permanence, and the function of architecture as process...Pereira designed plans for the flexible and unforeseen accommodation of future users and uses...he did not, and could not possible, predict the future, exponential growth and changing needs of places...but to his

²⁴ Robertson, Colin M. “Introduction,” *Modernist Maverick*, p. 12.

²⁵ Johnson, p. 19.

²⁶ Steele, p. 12.

²⁷ Ibid, p. 15.

²⁸ Robertson, Colin M., “Introduction,” *Modern Maverick*, p. 12.

credit he did successfully anticipate enormous changes in culture, technology and architecture in the twentieth century with a kind of bravado akin to clairvoyance.”²⁹

Architectural historian/curator Elizabeth T. A. Smith states “Pereira’s Modernism of the 1960s continued to boldly manifest eclecticism, increasingly characterized by a strong sense of pattern geometrical flourishes, and uses of contrasting materials and textures. While grounded in a Modern vocabulary, the significant examples of civic architecture that he realized in the early to mid-1960s, including numerous works on the campus of the University of Southern California the new building complex for the Los Angeles County Museum of Art, the Dickson Art Center at UCLA, the Metropolitan Water District building.”³⁰

Johnson notes that the late 1950s and 1960s were a time when “city centers were exploiting the broad powers of urban renewal and eminent domain, clearing large and historic downtown Los Angeles neighborhoods such as Bunker Hill and Chavez Ravine.” Johnson also states that the “period of the 1960s and 70s” was “when the work of William L. Pereira and Associates was at its peak.”³¹ It was at this time when William Pereira and Associates designed the headquarters campus on Sunset Boulevard for the Metropolitan Water District of Southern California.

SECTION 6: APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

Applicable Historic-Cultural Monument Criteria

The Metropolitan Water District Sunset Boulevard Headquarters Campus meets the following Cultural Heritage Ordinance Criteria:

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

In 1963 the Metropolitan Water District of Southern California (MWD) moved from leased offices to its first permanent institutional headquarters on a new campus at 1111 Sunset Boulevard. The development of the headquarters campus marked a maturity of the agency into a major public institution with a significant mission—to provide reliable and safe water to Los Angeles and the region. The work at the headquarters campus included governance, administration, engineering, facility operations and maintenance (of facilities including aqueduct, reservoirs and dams), as well as research.

²⁹Ibid, p 12.

³⁰Smith, p. 24.

³¹Johnson, Scott. “William Leonard Pereira,” in *Modernist Maverick*, p. 15

During the 34-year period of occupation of the headquarters campus the population of the City of Los Angeles increased by over one million people and the County of Los Angeles population increased by almost 2 ½ million people. The work of the MWD supplying reliable and safe water to homes, to businesses, to health care facilities/hospitals, schools, for manufacturing and industrial uses and to every place humans gathered, enabled the City of Los Angeles and the region to grow in spite of a climate with limited rainfall, a region with limited ground water supply, and periods of drought.

The Sunset Boulevard Headquarters Campus of the Metropolitan Water District of Southern California reflects the history of the economic and social development of the region in the second half of the 20th century as a major public institution, and one that was responsible for the basic needs of human life and supported the development of the City of Los Angeles and the region into a major metropolitan area. The City of Los Angeles and the region experienced robust population and economic growth in the second half of the 20th Century because of the ongoing work of MWD providing an adequate and reliable supply of water.

Historian Steven P. Erie states “today, ‘Empire of the West’ might more aptly describe the Metropolitan Water District itself. MWD was created in 1928 to bring supplemental water from the Colorado River to the city of Los Angeles and 10 other Southland municipalities. Later, its role as regional water policy impresario greatly expanded. In the 1970s, MWD began delivering imported water from Northern California via the State Water Project’s aqueduct system. Since the 1980s, as MWD installed more environmentally friendly water policies and rates, Southern California has become a global leader in water resources management and diversification, conservation efforts, and reclamation. Metropolitan now serves as the region’s de facto water policymaker...[and] MWD also functions as the major voice for the region’s water interests statewide and nationally. Supplying nearly 60 percent of the water used in urban Southern California, Metropolitan undergirds one of the world’s great regional economies.”³²

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

Many people have been associated with the governance and work of the MWD over the decades. Joseph Jensen served as Chair of the MWD Board from 1949 to 1974, leading the agency when the Sunset Boulevard Headquarters Campus was envisioned and developed. In a letter to Jensen, Los Angeles attorney Frank P. Doherty said “you have been a material part in building an empire” which can be said of many who worked over those years helping MWD to

³²Erie, p. 7, 9.

become the world's largest and arguably most successful regional water agency."³³

Historian Steven P. Erie lists some of the "region's public entrepreneurs who created, led, and managed Metropolitan. These include William Mulholland; unsung municipal attorneys such as L.A.'s William Burgess Matthews and Pasadena's James Howard, who together wrote the MWD state enabling legislation; powerful Met directors such as founding board chair W.P. Whitsett, long-serving and imperious L.A. representative and chair Joe Jensen, and San Diego's forceful and irascible Fred Heilbron; and a corps of MWD general managers from early engineers in the Mulholland mold such as Frank Weymouth, Julian Hinds, Robert Diemer, and Robert Skinner to, more recently, lawyers such as John Lauten, Carl Boronkay, and Ron Gastelum."³⁴

The Metropolitan Water District Sunset Boulevard Headquarters Campus served as the administrative offices and center of its governance for 34 years from 1963 to 1997, a period of great growth of the region. Agency executive management, civic leaders and Governing Board members along with research scientists and engineers worked to supply water to the people of Southern California from the buildings and courtyard spaces of this campus.

3) Embodies the distinguishing characteristics of an architectural specimen, inherently valuable for study of a period, style, or method of construction.

The 1963 buildings and landscape design of the Sunset Boulevard Headquarters Campus of the Metropolitan Water District of Southern California were designed by the master architectural firm of William Pereira and Associates. As architect Scott Johnson states, the work of William L. Pereira and Associates in its prime was voluminous and diverse" including a number "of which became highly visible and display the idealism and Modernist iconography for which Pereira became known."³⁵ Johnson also states that the "period of the 1960s and 70s" was "when the work of William L. Pereira and Associates was at its peak."³⁶ It was at this time when William Pereira and Associates designed the Sunset Boulevard Headquarters Campus of the Metropolitan Water District of Southern California.

The placement of the buildings on the oval shaped campus and their relationship to each other remain as does the basic landscape design of the site. The relationship of the campus buildings to each other and to the surrounding streets remain. The campus is defined by retaining walls that sculpt the rise that the

³³Ibid., p. 16.

³⁴Ibid., p. 15.

³⁵Ibid, p. 15.

³⁶Johnson, Scott. "William Leonard Pereira," in *Modernist Maverick*, p. 15

campus sits upon. The original entry drive and original pedestrian access points remain.

The three major original buildings and the 1973 high-rise building remain. The design of the three 1963 era buildings include original windows, exterior cladding, and exterior materials of most of the original buildings, including outrigger columns, remain. The pre-cast concrete panels that were attached to the outrigger columns were removed in recent years.

The 1973 high-rise building was sited at the far northwestern end of the site so as not to impact the low-rise feeling of the campus setting. This building along with the 1963 Sunset Building and Alpine Building, create a courtyard area in the interior of the site. The 1973 high-rise building was rehabilitated in an adaptive reuse to residential units.

Although a loss of some historic fabric and character-defining features to the 1963 era buildings, the primary structures, forms and exteriors of these buildings remain and are in good condition. The 1973 high rise building was rehabilitated and is in good condition.

The Sanctuary is an added element that was placed over the hardscape and water pools that were located between the Beaudry Building and the Sunset Building. The Sanctuary Building is not integral to the Sunset Building or Beaudry Building. The original relationship of the Beaudry Building to the Sunset Building would be re-established with the removal of the Sanctuary.

Except for the Sanctuary, the three original buildings along with the 1973 high rise building remain in their original locations. The setting of the campus headquarters remains similar to the original configuration with the exceptions noted above. Thus the relationship of the original buildings to each other remains; the building addition of the Sanctuary could be removed and this would re-establish the relationship of the original buildings at that location. Although the pre-cast concrete panels have been removed, the MWD Headquarters Campus original buildings retain a majority of their exterior finish--the pre-cast concrete screens were applied and were not physically or structurally integrated into the exterior skin of the building.:

The majority of the buildings and campus site plan represents the work of master architect William Pereira and is a significant example of Pereira's institutional design work.

The Metropolitan Water District Sunset Boulevard Headquarters Campus retains a good level of architectural integrity:

Location: The Sunset Building, Alpine Building and Beaudry Building are in their original location. The 1973 high-rise office building is in its original location, a location for expansion that would not impact the original three buildings, or the low-rise setting of the majority of the campus or the relationships of the original buildings to each other. The original retaining walls that sculpted the hillside site remain at their original location. The driveway and entry drive and courtyard are in their original location as are the parking structures across the street.

Design: The plan of the three original buildings, the 1973 high-rise, the vehicle entry, and parking structures remain in their original location and original relationship to each other. The underlying design of all three original buildings is intact. While the pre-cast concrete screens have been removed, the out-rigger columns (a strong vertical design element) remain. The exterior cladding and windows that are integral to the three original buildings (the screens were attached to the out-rigger columns and not to the buildings' exterior) remain in place. An alteration that is reversible is the addition of the Sanctuary that was constructed in a space between two of the original buildings. The Sanctuary could be removed which would re-establish the relationship of the original buildings at that point.

Setting: The topographic features and landscape design, excluding the hardscape elements of the now Sanctuary area, of the MWD Headquarters Campus remain. A major element, the retaining walls that sculpt the campus remain along the perimeter. The setting is somewhat different from the original as the landscaping elements of trees and shrubs have matured over the decades. What was originally a set of buildings on a fairly bare hillside, and thus highly visible, the buildings are now somewhat obscured by trees and foliage. This is the natural anticipation of any landscaping so although different, today's setting represents the maturing of the natural elements of the landscape design.. The main disruption of the setting is the additive Sanctuary wing which resulted in removal of water features.

Feeling: The feeling of the site as an institutional office campus remains today. The buildings reflect their mid-20th century period of construction.

Materials: The three original buildings retain most of the integral exterior materials including cladding, windows, out-rigger columns. The pre-cast concrete screens that were attached to the columns have been removed, but the majority of the exterior skin and windows of the three original buildings remain. The high-rise building retains its original exterior design and materials.

Workmanship: The workmanship of construction is representative of the period of construction in the mid-20th Century.

Association: The MWD Headquarters Campus is significant for its mission and the people who led the agency. The campus served to house the work of the

MWD in its mission to supply reliable and safe water to homes, to businesses, to health care facilities/hospitals, schools, manufacturing and industrial uses and to every place humans gathered, enabled the City of Los Angeles and the region, enabling the region to grow in spite of a climate with limited rainfall, limited ground water supply and to survive periods of drought for over thirty years. The campus design and buildings are also associated with the master architect William Pereira and Associates who was in the prime years as designer in the mid-century period of the 20th century.

The California Office of Historic Preservation Technical Assistance Series #6, California Register and National Register: A Comparison states that “integrity is the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance...and retain enough of their historic character or appearance as to be recognizable as historical resources and to convey the reasons for their significance...Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association.”

The Metropolitan Water District Sunset Boulevard Headquarters Campus meets all seven aspects of integrity: location, design, setting, material, workmanship, feeling, and association. The majority of the physical characteristics that defined the campus during the period of significance from 1963 through 1997, the years it was occupied by the MWD, remain visible and in good condition today.

4) A notable work of a master builder, designer, or architect whose individual genius influences his or her age.

The Metropolitan Water District Sunset Boulevard Headquarters Campus was designed by William Pereira and Associates. Over 50 years of architectural practice “Pereira and the dynamic firms he lead, designed and built more than 400 projects around the world” that ranged from “smaller structures such as houses to large buildings and complexes and entire multifunctional environments for corporations, cities, and governments.” His “base in California became a veritable laboratory of architectural ideas—formal and structural gestures governed by experiments in material and function made possible by the promise of Modern Architecture.”³⁷

The late 1950s and 1960s were “an expansive time in California and a growing post-war Los Angeles had become an established headquarters city for automobile production, movie studios, television, aerospace and an emerging corporate culture in finance, insurance and the services sector. It was in this

³⁷ Robertson, Colin M. “Introduction,” *Modernist Maverick*, p. 12.

period that Pereira developed his practice and, ultimately, the work for which he is largely remembered”³⁸ Elizabeth Smith observes that after the split Pereira’s reputation further expanded as he continued to win increasingly large-scale and prominent concessions. Of immense importance to cementing his significance as a major player in the field of mid-century architecture and urbanism was his appearance on the September 1963 cover of *TIME Magazine* which brought him to national attention.”³⁹

The Metropolitan Water District Sunset Boulevard Headquarters Campus is a significant example of a mid-20th century institutional campus headquarters that was designed by master architect William Pereira.

³⁸Ibid., p. 15.

³⁹Ibid, p. 23.

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1111 SUNSET BL

NO STOPPING
NO STANDING
NO PARKING

Beaudry Building from south



Overall view from southeast on Sunset Blvd.



Sunset Building from south



Alpine Building & Highrise from northeast



1115

Highrise from southwest

WATER DISTRICT BUYS DOWNTOWN ACREAGE

Los Angeles Times (1923-Current File); Sep 27, 1959;

ProQuest Historical Newspapers: Los Angeles Times (1881-1990)

g. F1

WATER DISTRICT BUYS DOWNTOWN ACREAGE

A parcel of land at Sunset Blvd. and Beaudry Ave. has been purchased by the Metropolitan Water District for \$1,225,759.

Comprising 6 $\frac{2}{3}$ acres, the land was sold by Albert C. Martin Jr. and J. Edward Martin, brothers and partners in their own architectural firm.

It has reportedly been selected as the site of new headquarters for the Metropolitan Water District. Coldwell, Banker Co., in co-operation with Civic Center Realty, were the realtors in the transaction.

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MWD Picks Architects for New Building
Los Angeles Times (1923-Current File); Jan 13, 1960;
ProQuest Historical Newspapers: Los Angeles Times (1881-1990)
pg. B3

MWD Picks Architects for New Building

Selection of the architectural firm of William Pereira & Associates of Los Angeles for the new Metropolitan Water District building at Sunset Blvd. and Beaudry Ave. was made yesterday by the MWD directors.

The building, to cost from \$2.5 million to \$4 million, is to be completed by the end of 1961. The present quarters of the MWD must be vacated by June, 1962.

General manager Robert B. Diemer and chairman Milo Dellmann of the lands committee recommended the choice of Pereira on the basis of a bid of 5¼% of the cost of the structure.

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MWD to Construct New Headquarters in L.A.: Multimillion Dollar Facility Will Be Erected on Seven

Hebert, Ray

Los Angeles Times (1923-Current File); Apr 26, 1961;

ProQuest Historical Newspapers: Los Angeles Times (1881-1987)

pg. A14

MWD to Construct New Headquarters in L.A.

Multimillion Dollar Facility Will Be Erected on Seven-Acre Sunset Blvd. Site

BY RAY HEBERT, Times Urban Plans Editor

Construction of a new multi-million-dollar headquarters building to house expanded operations of the Metropolitan Water District of Southern California will begin within the next few weeks.

This was announced Tuesday by Robert B. Diemer, general manager and chief engineer, after the district's board of directors approved the awarding of a \$2.87 million construction contract to Diversified Builders, Inc.

Total cost of the project, including property, site improvement, furnishings and architect's fees, was set at more than \$5.2 million.

Seven-Acre Site

The structure was designed by the architectural and planning firm of William L. Pereira & Associates and will be erected on a seven-acre hillside site at 1111 Sunset Blvd.

The property, near the four-level freeway interchange, formerly served as the site of the old St. Vincent's Hospital.

Diemer said the headquarters structure will consist of three long three-story buildings linked by a central glass pavilion.

A glass entrance gallery, he said, will contain a permanent exhibition depicting the story of MWD's Colorado River Aqueduct. Eventually the district's part in developing the Feather River

Project will be displayed.

The new building, which is expected to be completed in July, 1962, will provide 100,000 sq. ft. of floor space for 200 administrative and engineering employees. MWD has another 250 employees assigned to stations on the aqueduct and at other facilities on its distribution system.

Since 1931, three years after it was organized, the district has maintained headquarters in leased space in the MWD Building at 306 W 3rd St.

Colorado River Board Abolition Opposed

The Metropolitan Water District's board of directors went on record Tuesday as opposed to a state government reorganization plan that would abolish the Colorado River Board and place its functions under the State Department of Water Resources.

Warren Butler, the board's vice chairman, explained that Southern California's interests on the river could best be served by preserving the board.

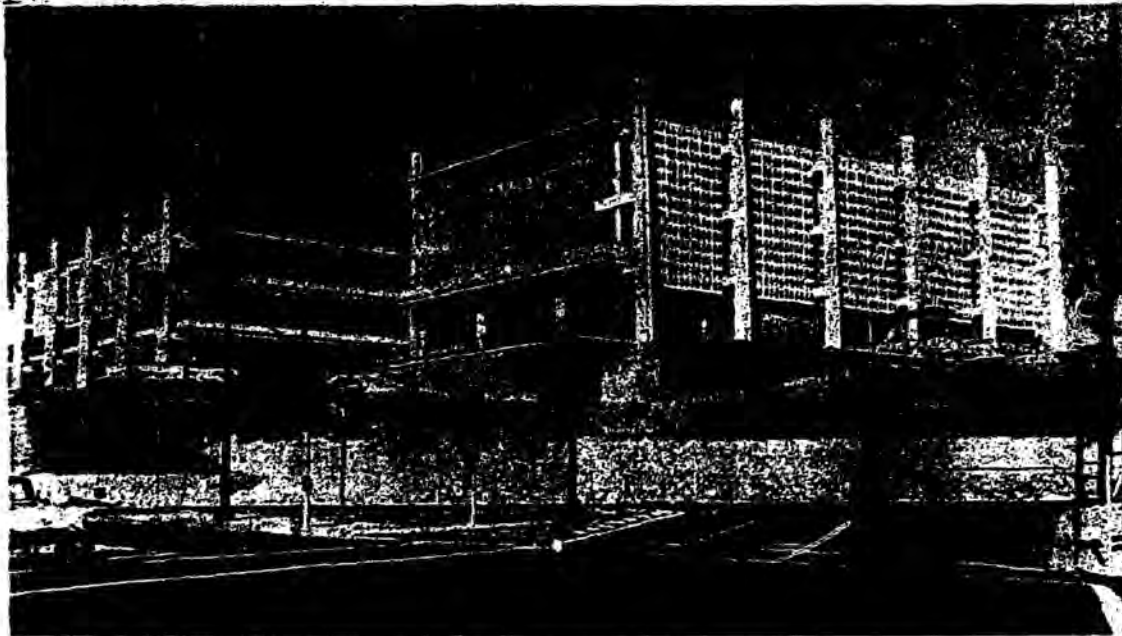
The board, in conjunction with the State Attorney General's office, has been instrumental in mapping California's fight in the long-standing Colorado River dispute with Arizona.



INSPECTION — Looking over artist's sketch of Metropolitan Water District's new building at 1111 Sunset Blvd. are, from left, William L. Pereira, architect; Joseph Jensen, MWD board chairman; Robert B. Diemer, general manager. Times photo

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Water District Moving to New Quarters Soon
Los Angeles Times (1923-Current File); Nov 22, 1962;
ProQuest Historical Newspapers: Los Angeles Times (1881-1987)
pg. 110



NEW MWD HEADQUARTERS— The new headquarters building of the Metropolitan Water District of

Southern California is located at Sunset Blvd. and Beaudry Ave. The building stands on a slight rise. Times photo

Water District Moving to New Quarters Soon

It will be moving day soon for the Metropolitan Water District.

The state's largest wholesale water agency, which never has had a headquarters building of its own, will occupy its new home about Feb. 1.

Since shortly after its formation more than 30 years ago, the district has been quartered in leased offices in a building housing the Million Dollar Theater at Broadway and 3rd St.

Several years ago MWD's directors, representing six Southern California counties, decided to invest in a new headquarters facility. The result will be a modern \$5 million structure, including land costs, now nearing completion of the site of the old St. Vincent's hospital at Sunset

Blvd. and Beaudry Ave.

Designed by William L. Pereira and Associates, the facility will consist primarily of three long, low buildings joined by a central pavilion and be situated on a slight rise overlooking the four-level freeway interchange.

Robert A. Skinner, MWD's general manager and chief engineer, said facilities are being provided for 230 of the district's 600 employees.

The remainder are stationed along the Colorado River Aqueduct, at MWD's water treatment facility at La Verne and at other district installations.

One of the principal features of the new building will be a large meeting room where MWD's 45-member board of directors will assemble monthly.

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HEADQUARTERS BUILDING OPEN
Los Angeles Times (1923-Current File): Jun 30, 1963;
ProQuest Historical Newspapers: Los Angeles Times (1881-1987)
pg. N2

HEADQUARTERS BUILDING OPEN

New headquarters for the Metropolitan Water District of Southern California has been opened under leadership of Robert Skinner, general manager and chief engineer.

The new building, designed by William L. Pereira & Associates, with James H. Langenheim, AIA, as partner in charge, tops a sloping seven-acre site at 1111 Sunset Blvd., near the freeway interchange. It is comprised of three long three-story buildings joined by a central glass pavilion which provides about 110,000 sq. ft. of floor space housing approximately 200 employees.

Administrative and engineering offices are contained in twin structures, linked by footbridges, with a third unit incorporating the board of directors room, an auditorium, cafeteria and related facilities. Connecting these three main buildings is a glass entrance gallery which houses a public display area.

Large perforated screens of cast stone, exposed "outrigger" columns and wide expanses of glass are combined in the facade. The lower levels of all three buildings are sharply recessed with reflection pools at their bases. Parking for 200 cars is provided at the east side of the site.

General contractor for the \$3 million building project was Diversified Builders, Inc.

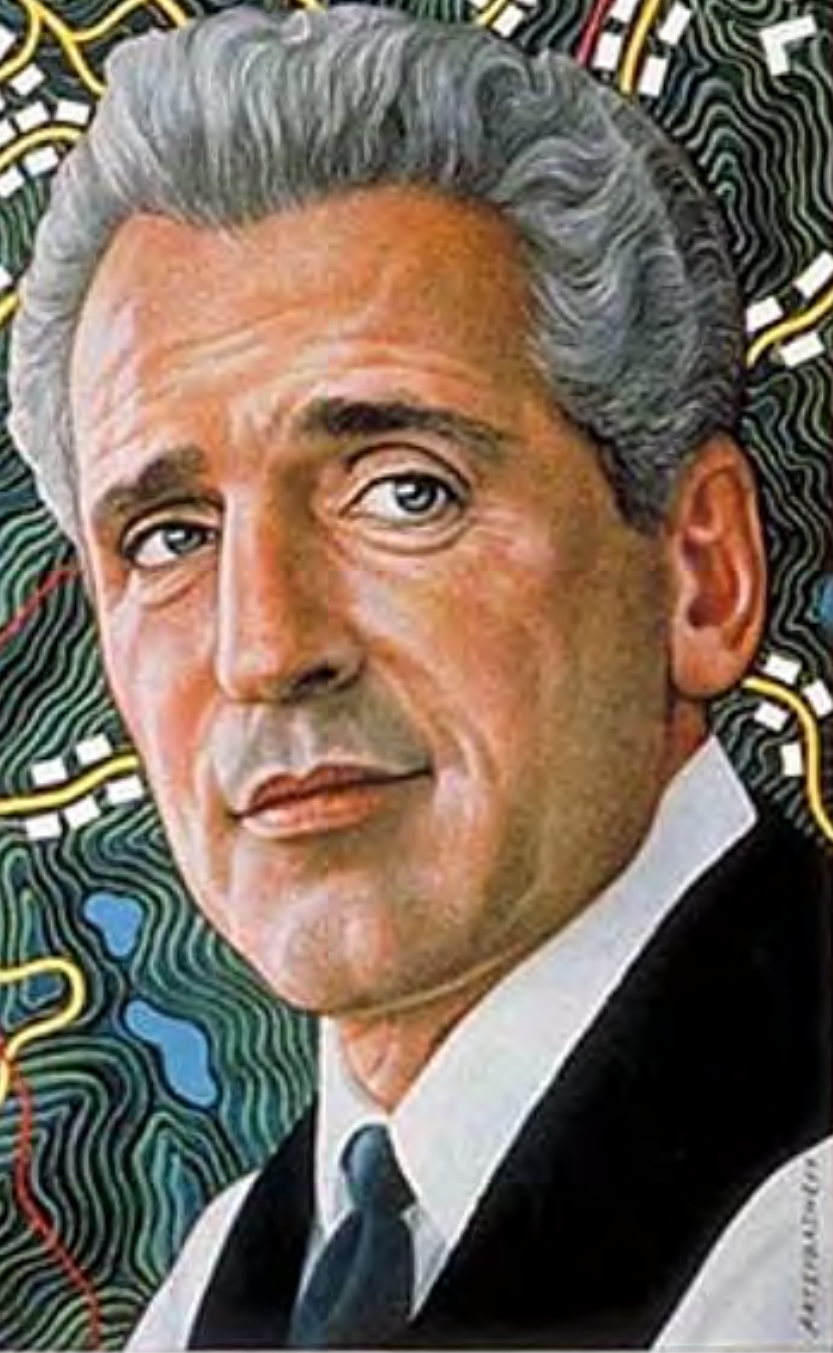
1967 (1968)

SEPTEMBER 2, 1967

VISTAS FOR THE FUTURE TIME

THE WEEKLY NEWSMAGAZINE

PLANNER
WILLIAM
PEREIRA



Art by [unreadable]

50th Year as Architect: W. L. Pereira Celebrates Anniversary, Plans Tower

Ryon, Ruth

Los Angeles Times (1923-Current File); Dec 6, 1981;

ProQuest Historical Newspapers: Los Angeles Times (1881-1990)

pg. H6

50th Year as Architect

W. L. Pereira Celebrates Anniversary, Plans Tower

By RUTH RYON, *Times Staff Writer*

Fifty years and thirty stories.

That could be what is on William L. Pereira's mind these days.

For Pereira and his firm are celebrating their 50th year in the architectural profession while concurrently planning the 30-story Intercontinental Centre on Miracle Mile.

A big undertaking? Not for Pereira, whose designs include the Transamerica Pyramid in San Francisco and the launch complex at Cape Canaveral.

But it is fitting since Intercontinental Centre brings Pereira's plans back to Los Angeles, where his firm is based. Other current projects include the American Airlines headquarters at Dallas/Fort Worth Airport and the 39-story One Sansome (Citicorp) Building in San Francisco.

Pereira is internationally known but his firm has designed several landmarks in Los Angeles: CBS Television City, the Los Angeles County Museum of Art, Transamerica Center (formerly Occidental Center), Great Western Savings Center, the Union Oil Center, the Metropolitan Water District Building, Crocker National Bank Build-

ing, Pacific Financial Center and the Times-Mirror building.

The firm also master planned the 93,000-acre Irvine Ranch and designed the central library of UC San Diego.

Recognizing all of these, Mayor Tom Bradley presented a commendation to Pereira on Nov. 19, proclaiming "William L. Pereira Day" in Los Angeles.

Gov. Edmund G. Brown Jr. sent him a letter "saluting (his) many accomplishments."

Rep. Henry A. Waxman (D-Calif.) sent him a commendation "in recognition of his . . . dedicated service."

The Los Angeles chapter of the American Institute of Architects honored him at its fifth annual Recognition Dinner as "a distinguished man, a career professional and an exceptional architect." (Pereira's firm announced at the dinner that it will give the \$2,500 Pereira Prize each year, starting in 1982, to deserving architectural students.)

And President Reagan sent a telegram:

"Nancy and I are delighted to extend our congratulations as the Los Angeles chapter of the American



William L. Pereira

Institute of Architects honors you for a lifetime of achievements.

"In a career that spans five decades, your work has touched the face of our great country and affected it profoundly."

Fifty years are behind but there are at least 30 stories ahead.

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1961

Los Angeles canal and reservoir companies
resubdivision of a portion of Hancock survey-Frac,
Howard 60 acres and Frac Lot 511 M 2-209/211

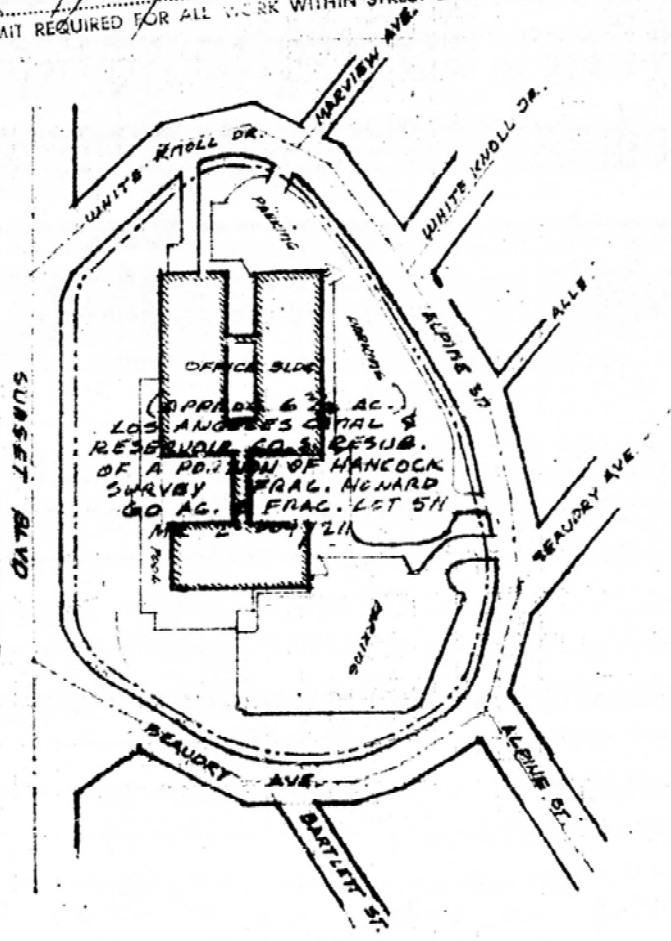
DRIVEWAY APPROVED UNDER PROVISIONS OF ORD. NO. 115,316,
PERMIT REQUIRED FOR ALL WORK WITHIN STREET DEDICATION

L. A.
PLAT DEPT.
PLAN CHECK
1416 19
1416-57-00

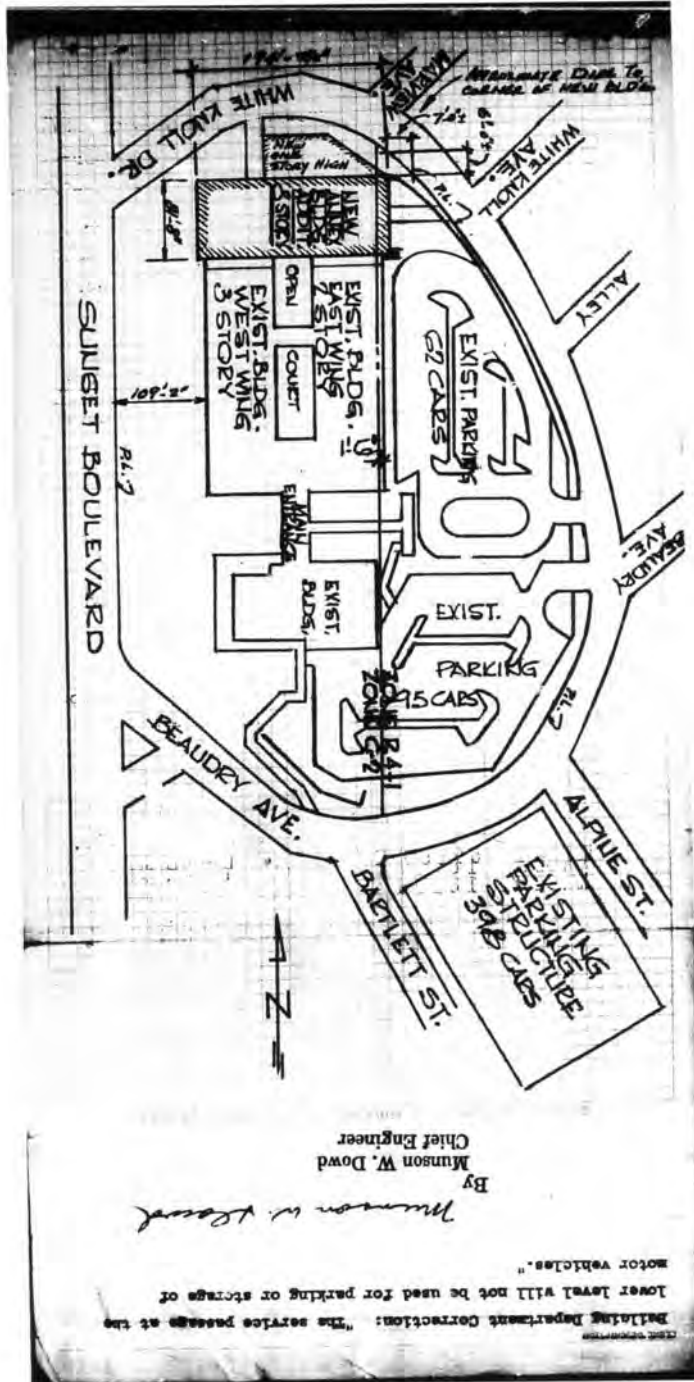
Boundary of Beaudry Ave
Revised to 1961
because in 1958 plan
with correct boundary
will in 1961
be correct



SCALE:
1" = 200'



1971



Belting Department Corrections: "The service passage at the lower level will not be used for parking or storage of motor vehicles."

By
Munson W. Dowd
Chief Engineer

Munson W. Dowd

2008

1116 W Sunset Blvd

Permit Application #: 06016 - 10000 - 24704

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B06LA13020

Commercial

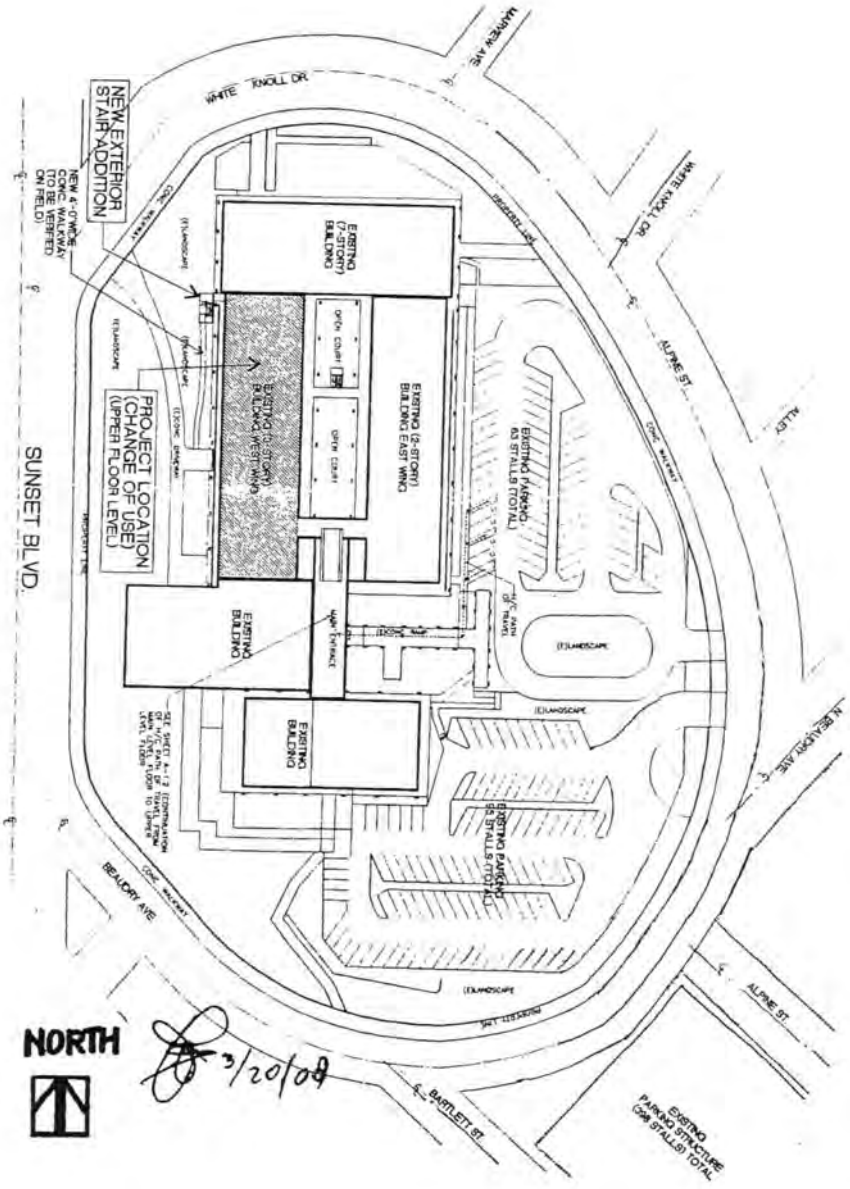
Initiating Office: METRO

Plan Check

PLOT PLAN ATTACHMENT

Printed on: 03/20/08 07:46:09

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



10200

COUNCIL DISTRICT: 1

INSPECTION DISTRICT: BIGIM1

PLOT PLAN ATTACHMENT

1961

Los Angeles canal and reservoir companies
resubdivision of a portion of Hancock survey-Frac,
Howard 60 acres and Frac Lot 511 M 2-209/211

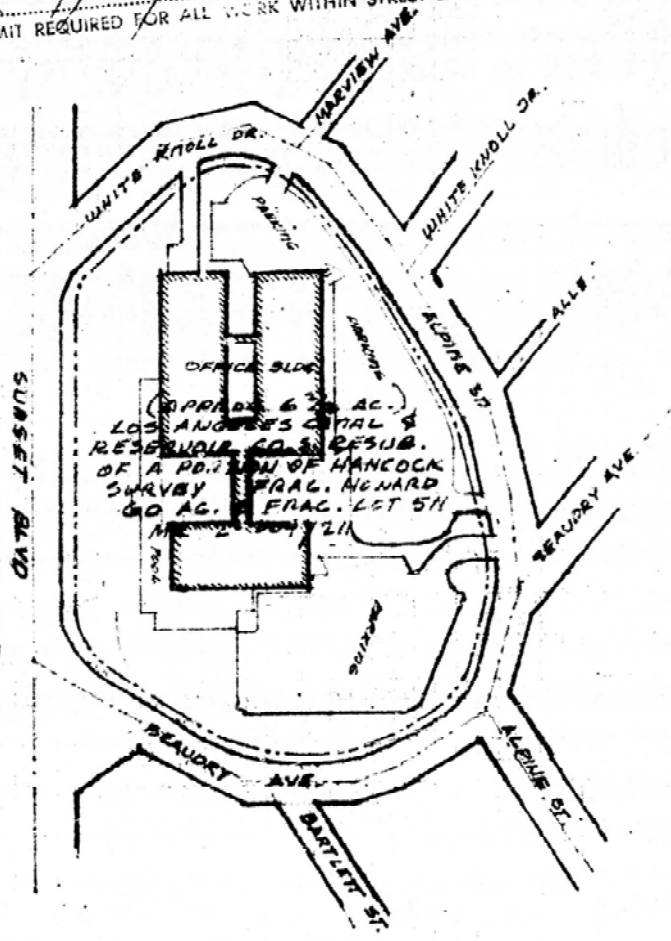
DRIVEWAY APPROVED UNDER PROVISIONS OF ORD. NO. 115,316,
PERMIT REQUIRED FOR ALL WORK WITHIN STREET DEDICATION

L. A.
PLAT DEPT.
PLAN CHECK
1416 19
1416-57-00

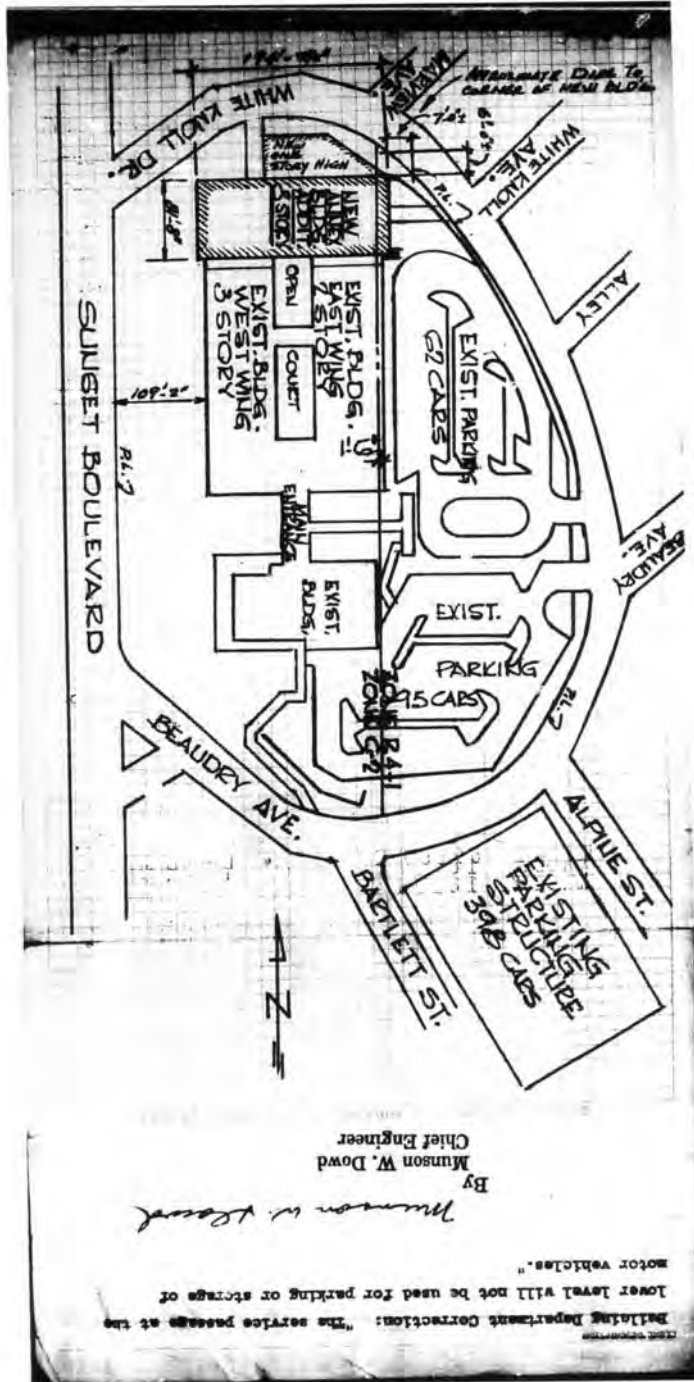
Reading of Plat...
because in 1958...
will be...
of a portion...



SCALE:
1" = 200'



1971



Belting Department Corrections: "The service passage at the lower level will not be used for parking or storage of motor vehicles."

By
Munson W. Dowd
Chief Engineer

Munson W. Dowd

2008

1116 W Sunset Blvd

Permit Application #: 06016 - 10000 - 24704

Bldg-Alter/Repair
Commercial
Plan Check

City of Los Angeles - Department of Building and Safety

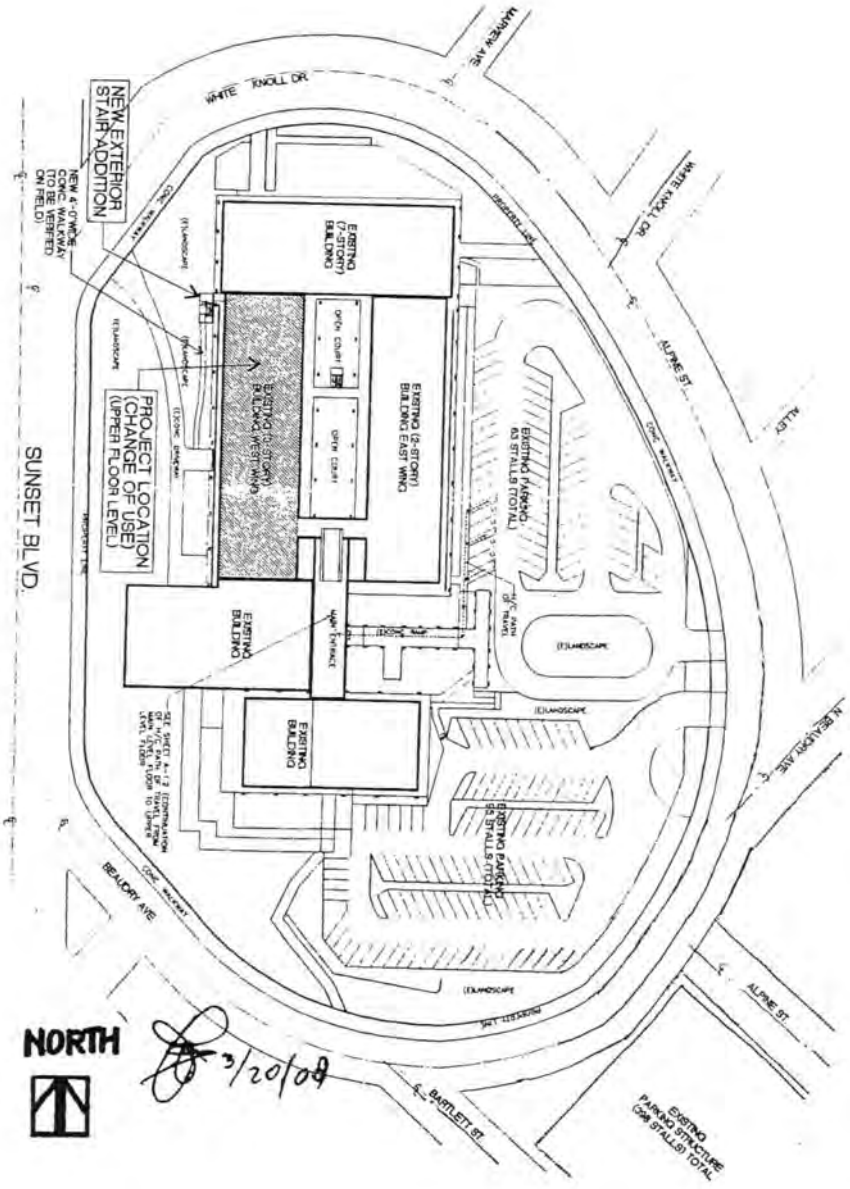
Plan Check #: B06LA13020


Initiating Office: METRO

Printed on: 03/20/08 07:46:09

PLOT PLAN ATTACHMENT

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



NORTH

03/20/08

10200

COUNCIL DISTRICT: 1

INSPECTION DISTRICT: BIGIM1

PLOT PLAN ATTACHMENT

Alteration History

1961-63 Design of site and three office buildings and campus landscape design by William L. Pereira and Associates with Diversified Buildings as general contractor.

1971-73 Addition of office high-rise building at northwest end of the campus.

Unknown date: addition of entry pavilion ("T" shaped) that extended out from original connecting corridor. Demolished in 1997-1998.

1997-1998. Addition of Sanctuary Building in open area between two original buildings; removal of ponds and walkway.

2013. Adaptive reuse of high-rise office building into residential units.

2015. Removal of cast concrete screens.

1964-2015. Numerous alterations to interior spaces of the office buildings typical of alterations and adaptations of office buildings over the last half of the 20th century.

Pereira Building
Metropolitan Water District
Section 3
Select Building Permits

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR. LOT Fr Howard BLK. TRACT OVER ADDRESS APPROVED RJA DIST. MAP 135-209 ZONE C-2-2/R-4 FIRE DIST. II INSIDER KEY COR. LOT X THRU REV. COR. LOT SIZE irreg. 2. JOB ADDRESS 1111 Sunset Boulevard 3. BETWEEN CROSS STREETS Beaudry AND White Knoll Drive 4. PURPOSE OF BUILDING Retaining Wall 5. OWNER'S NAME Metropolitan Water Dist. of S.C. MA 49261 PHONE 6. OWNER'S ADDRESS 306 West Third St. L.A. 13 P.O. BOX ZONE 7. CERT. ARCH. Wm. L. Pereira and Assoc. C-339 WE 38341 STATE LICENSE NO. PHONE 8. LIC. ENGR. Brandow and Johnston SE-500 DU 52895 STATE LICENSE NO. PHONE 9. CONTRACTOR Diversified Builders, Inc. 85687-A/Sup B-1 STATE LICENSE NO. PHONE 10. CONTRACTOR'S ADDRESS 6855 East Rosecrans, Paramount, California Irreg 95440 P.O. BOX ZONE 11. SIZE OF NEW BLDG. 102,000 sq ft STORIES 3 HEIGHT 47'0" NO. OF EXISTING BUILDINGS ON LOT AND USE BLDG. AREA

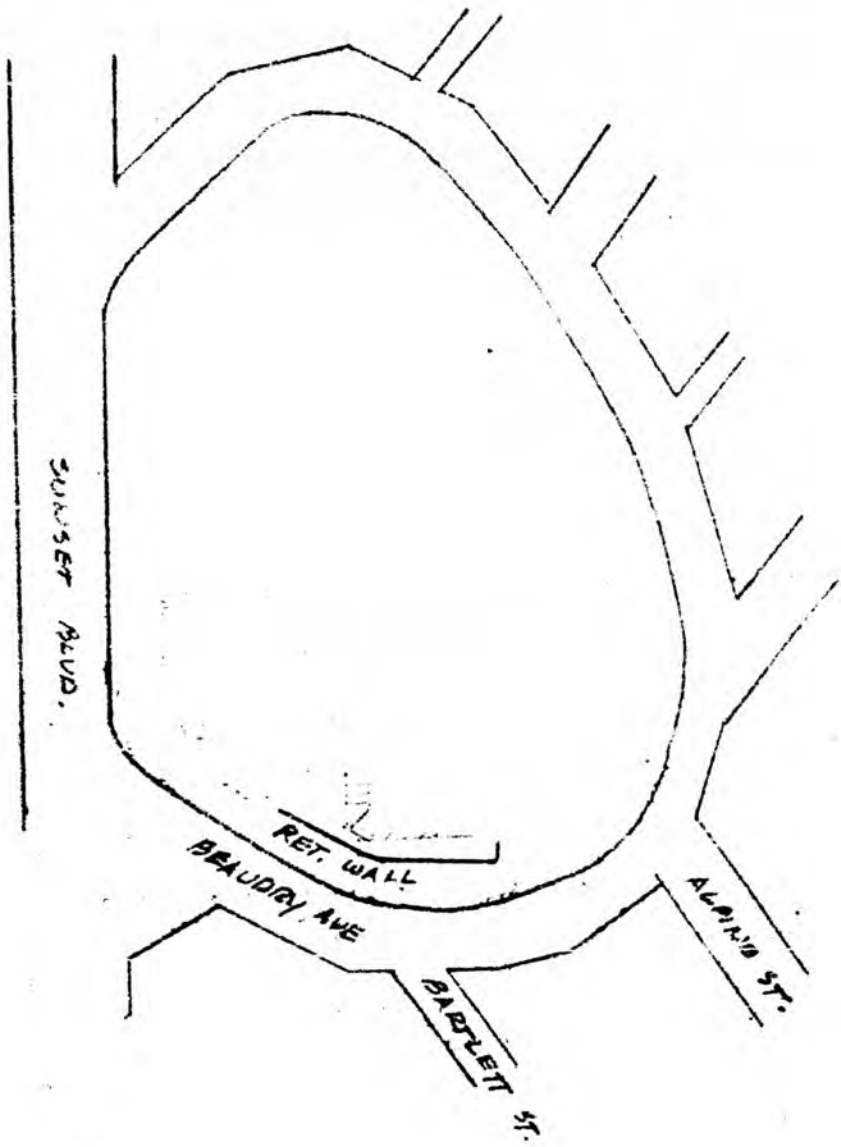
SEWER (Applicable) (Not Available)

1 1111 Sunset Blvd. 12. MATERIAL EXT. WALLS: VALUATION APPROVED \$ 20,000 4 of 8 7 1/2' 2,020,000 13. APPROVAL OF DRIVEWAY LOCATION MUST BE OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS BEFORE SECURING BUILDING PERMIT. I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance. Signed: James G. Purcell This Form When Properly Validated is a Permit to Do the Work Described. APPROVAL CHECKED PLANS CHECKED CORRECTIONS VERIFIED PLANS APPROVED APPLICATION APPROVED INSPECTOR DWELL. UNITS SPACES PARKING GUEST ROOMS FILE WITH CONT. INSP. CRITICAL SOIL

Table with columns: TYPE, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O. Values: Mixed Ret Wall, 11.25.50, None, 82.00, 1, 125 50

CASHIER'S USE ONLY: LANNING, MAY-12-61 34092 A-1 CK 82.00, P.C. No. 0685 GRADING Yes CRIT. SOIL X CONS. yes

Los Angeles canal and reservoir companies
resubdivision of portion of ~~Haddock~~ Haddock survey - Frac. #
Howard 60 acres and Frac Lot 511 MR 2-209/211



1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED
Fr Howard	Fr lot ac60		OVER	RJA
2. JOB ADDRESS				DIST. MAP
1111 Sunset Blvd.				135-209
3. BETWEEN CROSS STREETS				ZONE
Beaudry AND White Knoll Drive				212-2/R-4
4. PURPOSE OF BUILDING				FIRE DIST.
Retaining Wall				II
5. OWNER'S NAME				INSIDE
Metropolitan Water Dist. of S. C. MA 49261				KEY
6. OWNER'S ADDRESS				COR. LOT
306 W. Third St. - L.A. 13				X TRUA
7. CERT. ARCH.				REV. COR.
Will. L. Pereira and Assoc. C-339 WE 38341				LOT SIZE
8. LIC. ENGR.				irreg.
Drandow and Johnston SE-500 DU 52895				REAR ALLEY
9. CONTRACTOR				SIDE ALLEY
Diversified Builders, Inc. 85687-A/Sup B-1				BLDG. LINE
10. CONTRACTOR'S ADDRESS				Irreg 45440
6855 East Rosecrans, Paramount, California				BLDG. AREA
11. SIZE OF NEW BLDG.				DISTRICT OFFICE
STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		L.A.
3	47'6"	102,000 sq ft		
12. MATERIAL				SPRINKLES
EXT. WALLS: <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL ROOFING				REQ'D.
<input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE <input type="checkbox"/> CONST. <input type="checkbox"/> CONC <input type="checkbox"/> OTHER				SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.				CRITICAL SOIL
\$ 3,000				225 Req'd
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.				
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.				
Signed: James A. Purrell				
This Form When Properly Validated is a Permit to Do the Work Described.				

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
Misc	Re 11/11		1125.50		None	14.00			
Jan 20. 61 04604 C-22K 1,125.50									

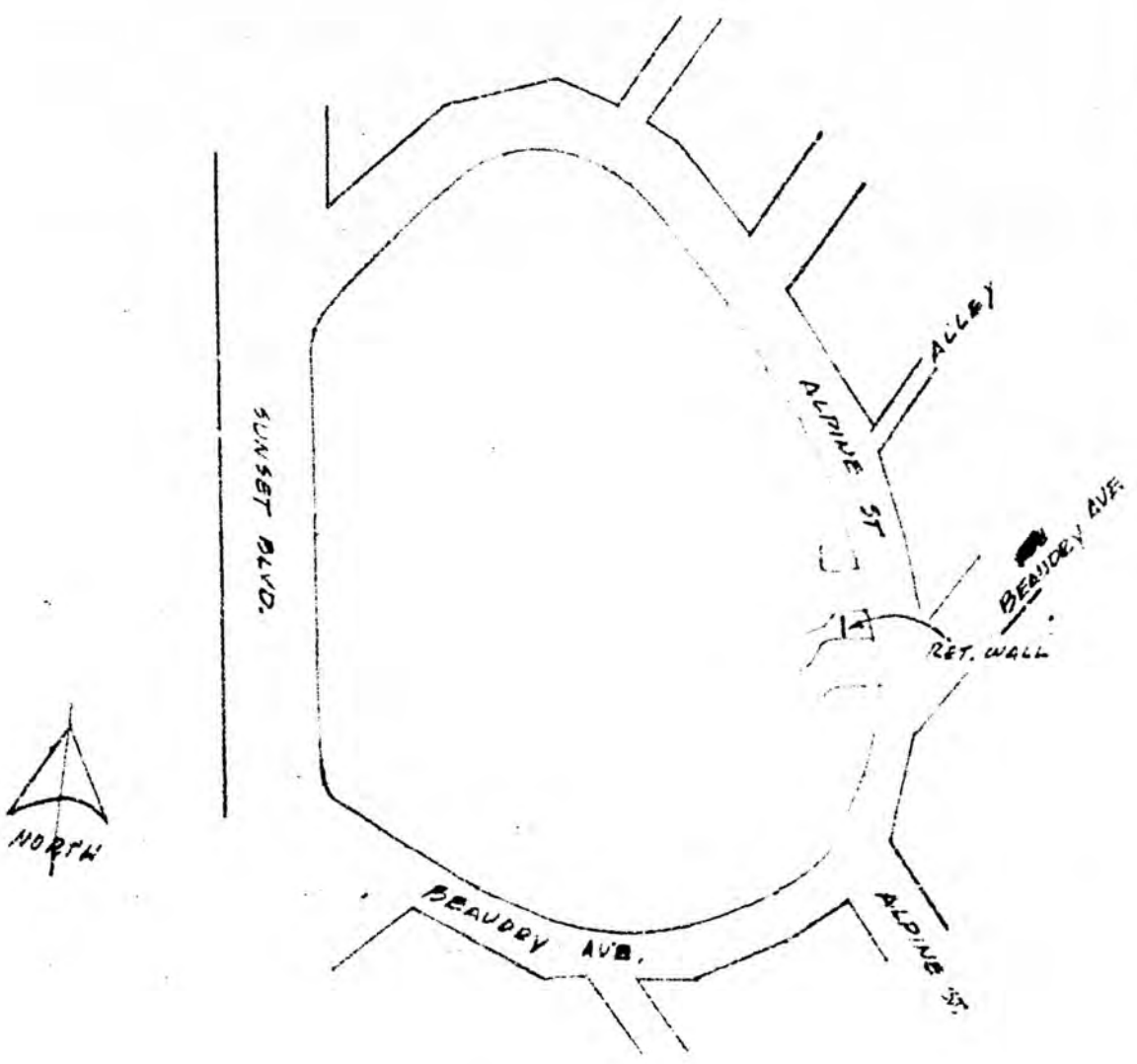
CASHIER'S USE ONLY

L888167

MAY-12-61 34091 A - 1 CK 14.00

P.C. No. Q685 GRADING yes CRIT. SOIL x CONS. yes

Los Angeles canal and reservoir companies
resubdivision of a portion of Hancock survey - Frac.
Howard 60 acres and Frac Lot 511 MR 2-209/211



1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT No. 1011 BLK. Howard TRACT OVER	ADDRESS APPROVED RJA
2. JOB ADDRESS	1111 Sunset Blvd.	DIST. MAP 135-209
3. BETWEEN CROSS STREETS	Beaudry AND White Knoll drive	ZONE C-2-2/R-4
4. PURPOSE OF BUILDING	Retaining Wall	FIRE DIST. II
5. OWNER'S NAME	Metropolitan Water Dist. of S. C. PHONE MA 49261	INSIDE XXXX
6. OWNER'S ADDRESS	306 W. Third St. L. A. P. O. BOX 13 ZONE 13	KEY
7. CERT. ARCH.	Wm. L. Ferreira and Assoc. C-339 PHONE WE 38341	COR. LOT X thru
8. L.C. ENGR.	Drandow and Johnston STATE LICENSE NO. SE-500 PHONE DU 52895	REV. COR.
9. CONTRACTOR	Diversified Builders, Inc. STATE LICENSE NO. 85687-A/Sup B-1 PHONE NE 6-0941	LOT SIZE Irreg.
10. CONTRACTOR'S ADDRESS	6855 East Rosecrans, Paramount, California P. O. BOX 13 ZONE 13	REAR ALLEY /
11. SIZE OF NEW BLDG.	102,000 sq ft STORIES 3 HEIGHT 17'6" NO. OF EXISTING BUILDINGS ON LOT AND USE	SIDE ALLEY /
		BLDG. LINE Ord
		Irreg 95440
		BLDG. AREA

SEWER (Available) (Not Available)

12. MATERIAL	<input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK ROOF <input type="checkbox"/> WOOD <input type="checkbox"/> STEEL ROOFING	DISTRICT OFFICE L.A.
EXT. WALLS:	<input type="checkbox"/> STUCCO <input type="checkbox"/> BRICK <input checked="" type="checkbox"/> CONCRETE CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER	SPRINKLES REQ'D. SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	5 of 87 72 VALUATION APPROVED \$ 26,000 <i>240,000 building</i>	719068 Ord B L 95440 ZAL 8407
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.	APPLICATION CHECKED	CRITICAL SOIL
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.	PLANS CHECKED	DWELL. UNITS
	CORRECTIONS VERIFIED	SPACES PARKING
	PLANS APPROVED	GUEST ROOMS
	APPLICATION APPROVED	FILE WITH
Signed: <i>James A. Russell</i>	INSPECTOR	CONT. INSP. <i>Con...</i>

TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
<i>Miscel Ret Wall</i>			<i>1125.50</i>		<i>70</i>	<i>97.00</i>			

Jan 20 61 0460: C-200 1,125.50

CASHIER'S USE ONLY

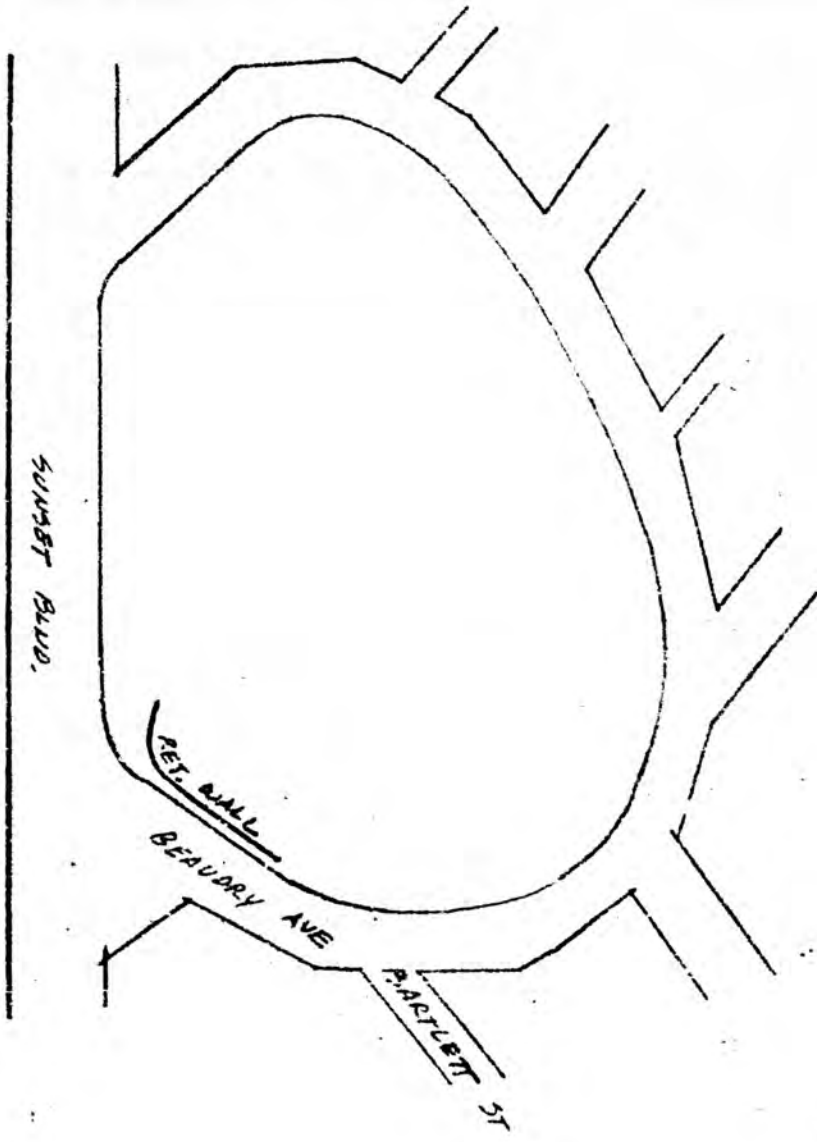
L888169

MAY-12-61 34093

P.C. No. **Q685** GRADING **yes** CRIT. SOIL **x** CONS. **yes**

A - 1 CK 97.00

Los Angeles canal and reservoir companies
resubdivision of a portion of Hancock survey - Frac:
Howard 60 acres and Frac Lot 511 MR 2-209/211



1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS:

- 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR. Fr. Howard Fr lot ac 60 BLK. TRACT OVER ADDRESS APPROVED RJA DIST. MAP 135-209 ZONE C-2-2/R-4- FIRE DIST. II INSID... KEY COR. LOT x thr REV. COR. LOT SIZE Irreg. 2. JOB ADDRESS 1111 Sunset Blvd. 3. BETWEEN CROSS STREETS Beaudry AND White Knoll Drive 4. PURPOSE OF BUILDING Retaining Wall 5. OWNER'S NAME Metropolitan Water Dist. of S. C. MA 49261 PHONE 6. OWNER'S ADDRESS 306 W. Third St. L.A. 13 P.O. BOX ZONE 7. CERT. ARCH. Wm. L. Pereira and Assoc. C-339 WE 38341 STATE LICENSE NO. PHONE 8. LIC. ENGR. Drandow and Johnston SE-500 DU 52895 STATE LICENSE NO. PHONE 9. CONTRACTOR Diversified Builders, Inc. 85687-A/Sup B-1 P.O. BOX ZONE 10. CONTRACTOR'S ADDRESS 6855 East Rosecrans, Paramount, California BLDG. LINE Ord Irreg 45440 BLDG. AREA 11. SIZE OF NEW BLDG. 102,000 sq ft 3 47'6" NO. OF EXISTING BUILDINGS ON LOT AND USE

SEWER (Available) (Not Available)

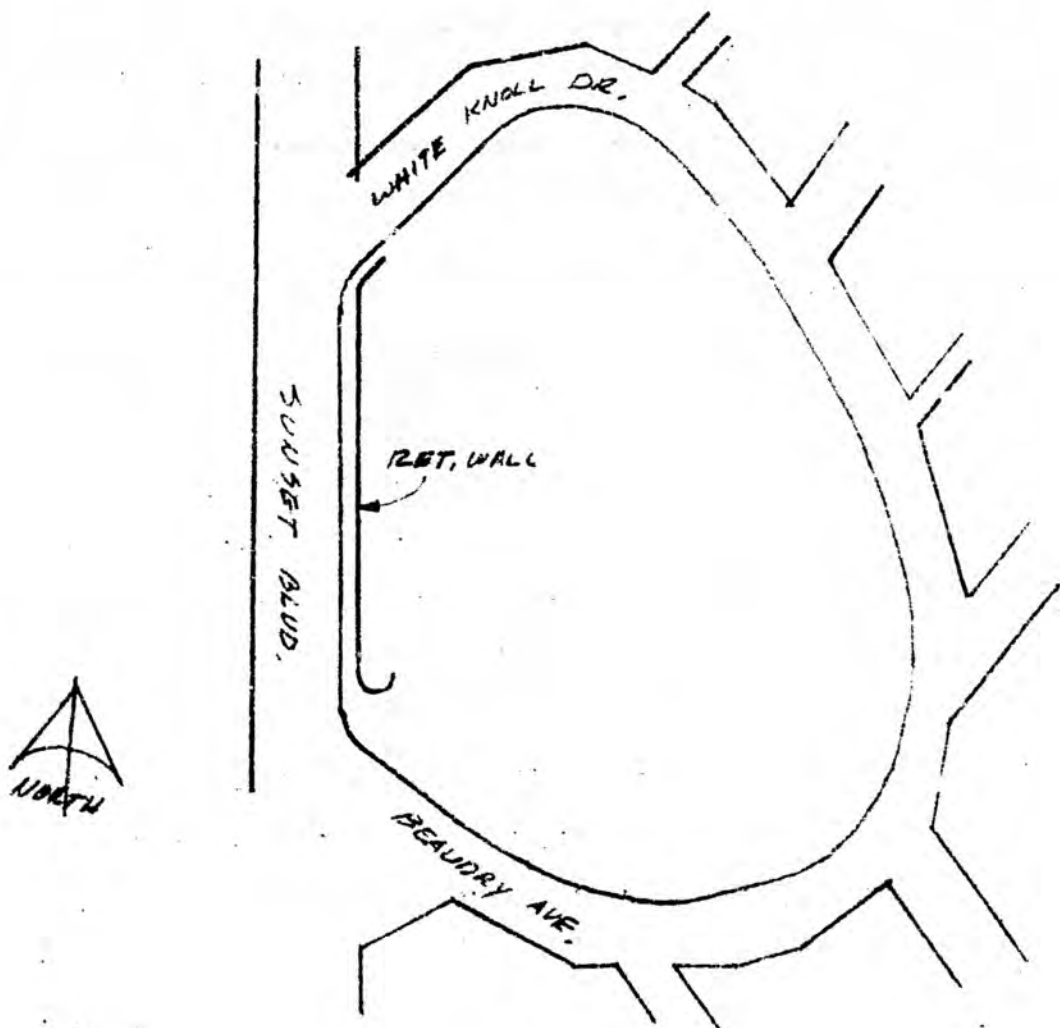
1 1111 Sunset Blvd. DISTRICT OFFICE L.A. 12. MATERIAL EXT. WALLS: WOOD METAL CONC. BLOCK ROOF WOOD STEEL ROOFING STUCCO BRICK CONCRETE CONST. CONC. OTHER 13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. 6 of 87 to \$30,000 3,620,000.00 VALUATION APPROVED 250068 Ord Bldg 92110 ZA15511 8407 APPLICATION CHECKED PLANS CHECKED CORRECTIONS VERIFIED PLANS APPROVED APPLICATION APPROVED INSPECTOR DWELL. UNITS SPACES PARKING GUEST ROOMS FILE WITH CONT. INSP. CONC.

CRITICAL SOIL

Table with columns: TYPE, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O. Row 1: Misc. Ret. Wall, 1125.50, 1125.50, 107.00

CASIER'S USE ONLY Jan. 20.61 07604 C-2-2-2 / 1125.50 LA 98170 MAY-12-61 34094 A-1 CK 107.00 P.C. No. 0005 GRADING yes CRIT. SOIL x CONS. yes

Los Angeles canal and reservoir companies
resubdivision of a portion of Hancock survey - Frac. #
Howard 60 acres and Frac Lot 511 MR 2-209/211.



1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR. LOT Fr Howard BLK. TRACT OVER ADDRESS APPROVED RJA
2. JOB ADDRESS 1111 Sunset Blvd. DIST. MAP 135-209
3. BETWEEN CROSS STREETS Beaudry AND White Knoll Drive ZONE C-2-2/R-4-
4. PURPOSE OF BUILDING Retaining Wall FIRE DIST. II
5. OWNER'S NAME Metropolitan Water Dist. of S. C. MA 49261 PHONE
6. OWNER'S ADDRESS 306 W. Third St. L. A. 13 P. O. BOX ZONE
7. CERT. ARCH. Wm. L. Pereira and Assoc. C-339 WE 38341 STATE LICENSE NO. PHONE
8. LIC. ENGR. Brandow and Johnson SE-500 DU 52895 STATE LICENSE NO. PHONE
9. CONTRACTOR Diversified Builders, Inc. 85687-A/Sup B-1 STATE LICENSE NO. PHONE
10. CONTRACTOR'S ADDRESS 6855 East Rosecrans, Paramount, Calif. P. O. BOX ZONE
11. SIZE OF NEW BLDG. 102,000 sq ft STORIES 3 HEIGHT 17'6" NO. OF EXISTING BUILDINGS ON LOT AND USE

SEWER (Available) (Not Available)

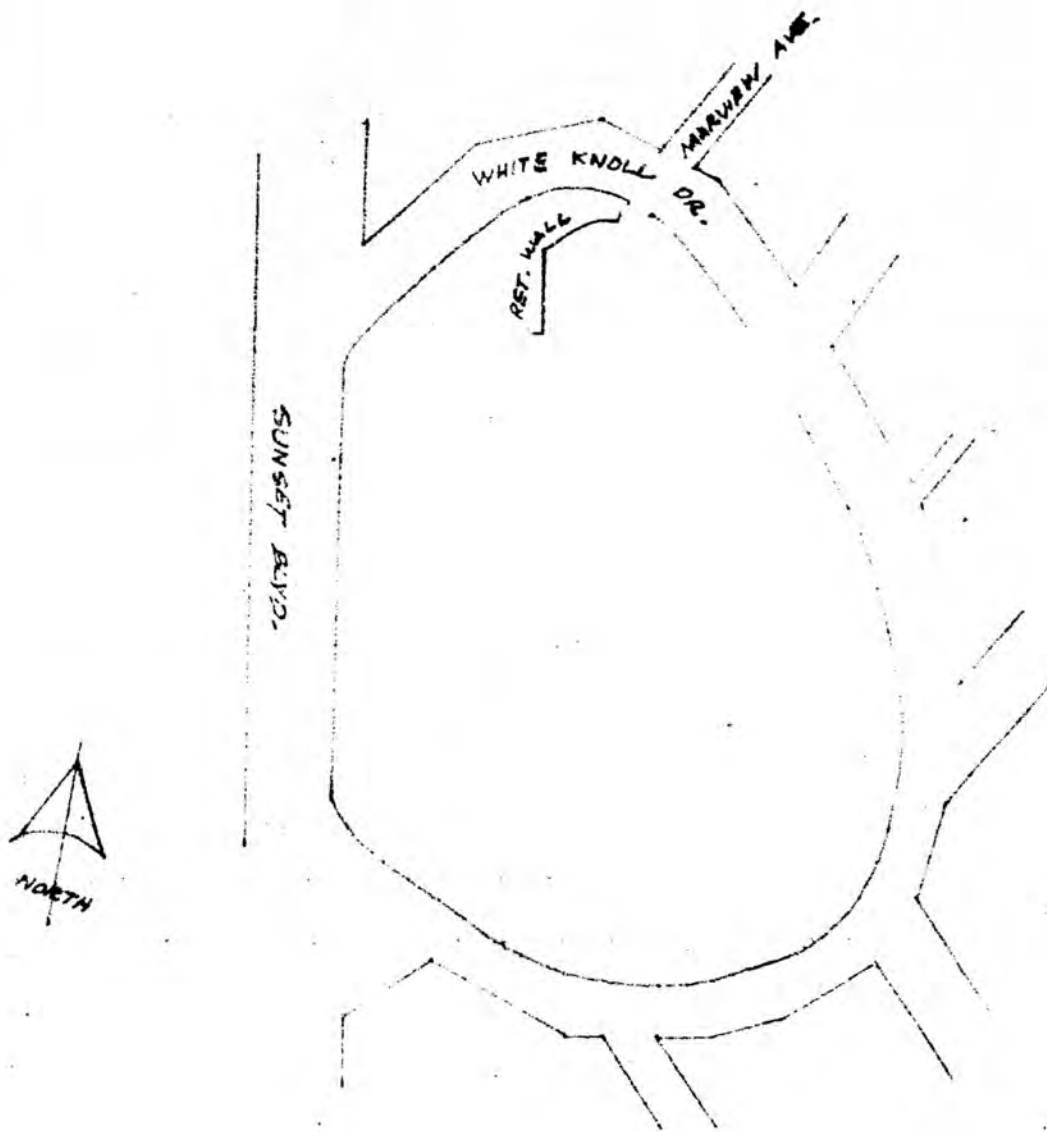
1 1111 Sunset Blvd
12. MATERIAL WOOD METAL CONC. BLOCK ROOF WOOD STEEL ROOFING
EXT. WALLS: STUCCO BRICK CONCRETE CONST. CONC. OTHER
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 18,000 Tot
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.
Signed: James G. Powell
This Form When Properly Validated is a Permit to Do the Work Described.

CRITICAL SOIL

Table with columns: TYPE, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O. Values: Mixed Ret Wall, 1125.50, None, 74.00.

CASHIER'S USE ONLY: JAN 20 61 04604 C-22K 1,125.50
LASSIGS
MAY-12-61 34089 A - 1 CK 74.00
P.C. No. Q685 GRADING yes CRIT. SOIL X CONS. yes

Los Angeles canal and reservoir companies
resubdivision of a portion of Hancock survey. Frac. 1000
Howard 60 acres and Frac. Lot 511 MR 2-209/211



1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR. LOT Fr. Howard BLW. T/FACT OVER ADDRESS APPROVED RJA
2. JOB ADDRESS 1111 Sunset Blvd. DIST. MAP 135-209
3. BETWEEN CROSS STREETS Beaudry AND White Knoll Drive ZONE C-2-2/R-4-
4. PURPOSE OF BUILDING Retaining Wall FIRE DIST. II
5. OWNER'S NAME Metropolitan Water Dist. of S. C. MA 49261 PHONE PHONE INSIDE
6. OWNER'S ADDRESS 306 W. Third St. L. A. P. O. BOX ZONE 13 KEY COR. LOT thru
7. CERT. ARCH. Wm. J. Pereira and Assoc. C-339 WE 38341 STATE LICENSE NO. PHONE REV. COR. LOT SIZE Irreg.
8. LIC. ENGR. Brandow and Johnston SE-500 DU 52895 STATE LICENSE NO. PHONE
9. CONTRACTOR Diversified Builders, Inc. 85687-A/Sup B-1 STATE LICENSE NO. PHONE REAR ALLEY
10. CONTRACTOR'S ADDRESS 6855 East Rosecrans, Paramount, Calif. P. O. BOX ZONE SIDE ALLEY BLDG. LINE Ord Irreg 45440
11. SIZE OF NEW BLDG. -102,000 sq ft STORIES 3 HEIGHT 47'6" NO. OF EXISTING BUILDINGS ON LOT AND USE BLDG. AREA

SEWER (Available/Not Available)

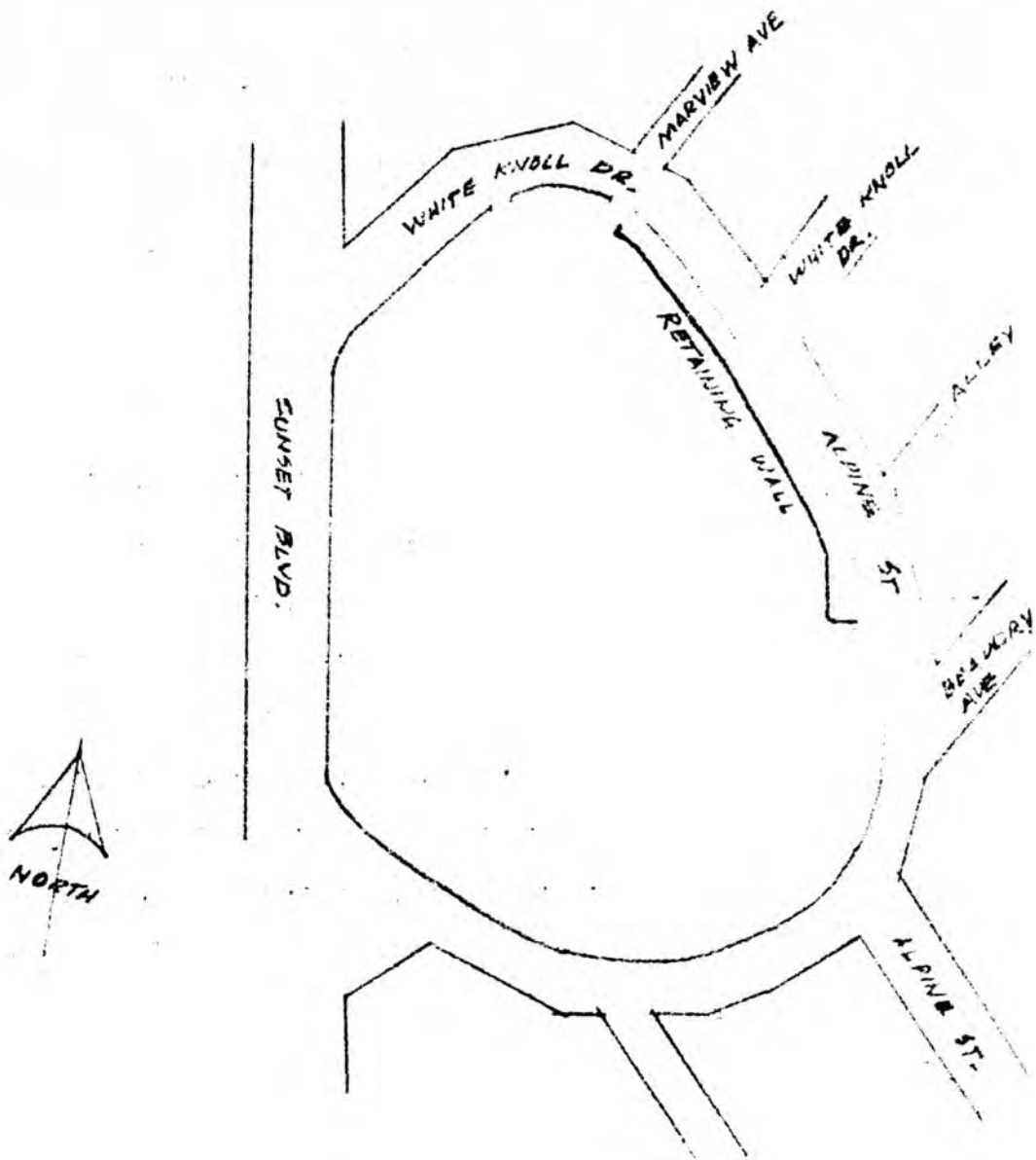
1 1111 Sunset Blvd. DISTRICT OFFICE L. A.
12. MATERIAL EXT. WALLS: CONCRETE CONST. SPRINKLES REQ'D. SPECIFIED
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 23,000
Approval of driveway location must be obtained from the Department of Public Works before securing Building Permit.
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.
Signed: James G. Powell
This Form When Properly Validated is a Permit to Do the Work Described.
INSPECTOR CONT. INSP. Conc.

CRITICAL SOIL

Table with columns: TYPE, GROUP, MAX. OCC., P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O. Values include: Michael Powell, 1125.50, none, 89.50.

Handwritten notes and dates: JAN 20 61, MAY-12-61 34090 A-1 CK 89.50, P.C. No. Q685, GRADING yes, CRIT. SOIL x, CONS. yes

Los Angeles canal and reservoir companies
resubdivision of a portion of Hancock survey - Frac.
Howard 60 acres and Frac Lot 511 MR 2-209/211



1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR. LOT Fr. Howard Tr. 2. JOB ADDRESS 1111 Sunset Blvd 3. BETWEEN CROSS STREETS Beauty AND White Knoll Dr. 4. PURPOSE OF BUILDING Office Bldg. 5. OWNER'S NAME Metropolitan Water Dist. of S. C. 6. OWNER'S ADDRESS 706 W. Third St. LA 7. CERT. ARCH. Wm. L. Pereira and Assoc 8. LIC. ENGR. Brandon and Johnston 9. CONTRACTOR Diversified Builders, Inc. 10. CONTRACTOR'S ADDRESS 6855 East Rosecrans, Paramount, California 11. SIZE OF NEW BLDG. 102,000 sq. ft

SEWER (Available) (Not Available) 2-10-61 Miller

12. MATERIAL WOOD METAL CONC. BLOCK ROOF WOOD STEEL ROOFING STUCCO BRICK CONCRETE CONST. CONC. OTHER 13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. VALUATION APPROVED \$2,167.00

CRITICAL SOIL

Approval of driveway location must be obtained from the Department of Public Works before securing building Permit.

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

Signed James G. Russell This Form When Properly Validated is a Permit to Do the Work Described.

APPLICATION CHECKED FOUNDING PLANS CHECKED FOUNDING CORRECTIONS VERIFIED FOUNDING PLANS APPROVED FOUNDING APPLICATION APPROVED FOUNDING INSPECTOR

Table with columns: TYPE, MAX. OCC., P.C., S.P.C., G.P.I., B.P., I.F., O.S., C/O

CASHIER'S USE ONLY JAN-20-61 04681 C - 2 CK 1,125.50 MAY-12-61 34095 A - 1 CK 2,167.00 P.C. No. 0685 GRADING Yes CRIT. SOIL Yes

Los Angeles canal and reservoir companies
 resubdivision of a portion of Hancock survey-Frac
 Howard 60 acres and Frac Lot 511 MA 2-209/211

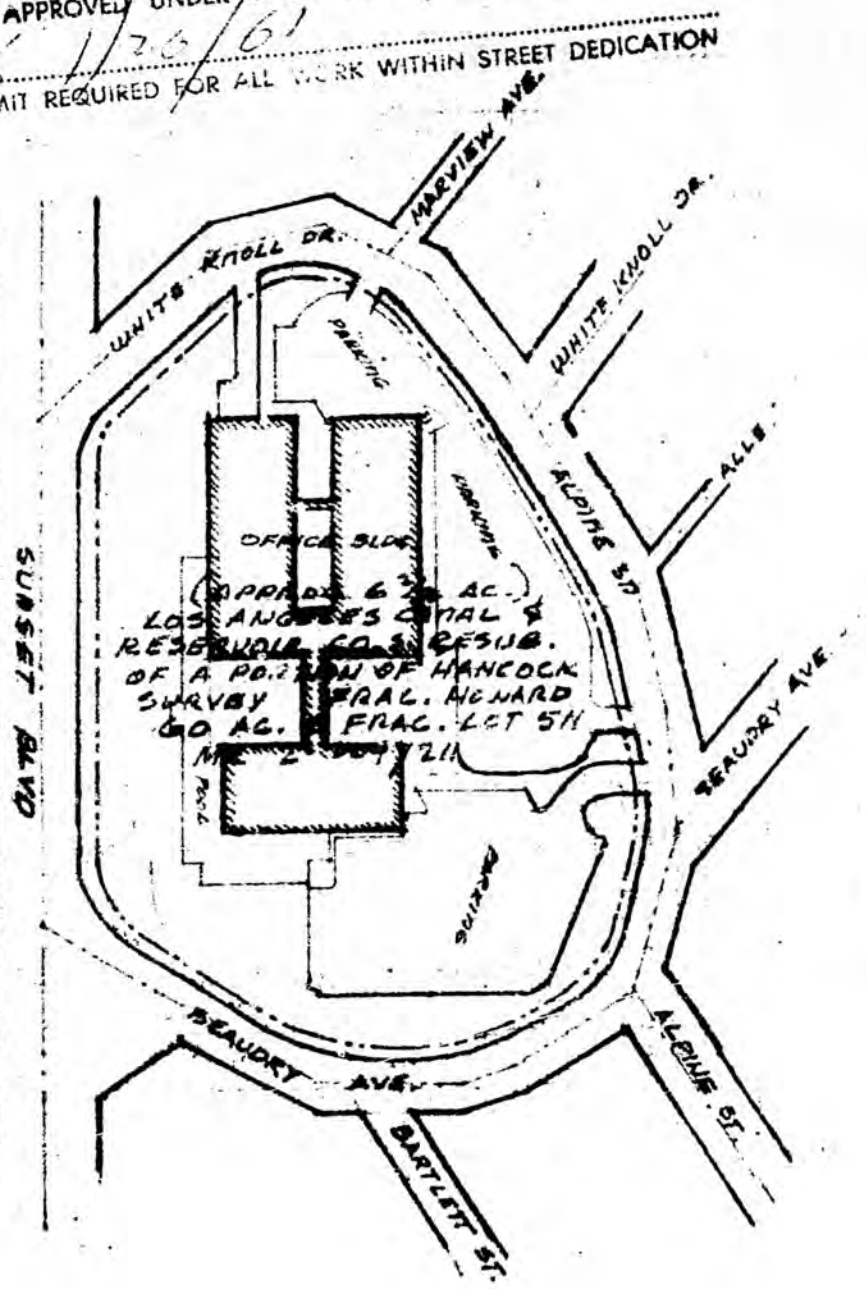
19-42-1
 2077
 11/26/61
 DRIVEWAY APPROVED UNDER PROVISIONS OF ORD. NO. 115,316.
 PERMIT REQUIRED FOR ALL WORK WITHIN STREET DEDICATION

L. A.
 FIRE DEPT.
 PLAN CHECK
 61 0116 19
 00:25-57:00

Boundary Survey
 Reduced to 1985
 because of new station
 monuments to survey
 which will survey
 1985 to 1986



SCALE:
 1" = 200'



3

APPLICATION TO ALTER - REPAIR - DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT	BLK.	TRACT	ADDRESS APPROVED					
2. BUILDING ADDRESS	1111 Sunset Blvd			RJA					
3. BETWEEN CROSS STREETS	Beaudry AND White Knoll Dr			DIST. MAP 135-209					
4. PRESENT USE OF BUILDING	Office bldg.			ZONE C-2-2/R-4-1					
5. OWNER'S NAME	Metropolitan Water Dist Of S. C. MA 49261			FIRE DIST. II					
6. OWNER'S ADDRESS	306 W. Third St			INSIDE					
7. CERT. ARCH	Wm. L. Pereira and Assoc			COR. LOT					
8. ENGR.	Stanley Johnston			REV. COR. Irreg.					
9. CONTRACTOR	Diversified Builders, Inc.			LOT SIZE					
10. CONTRACTOR'S ADDRESS	6855 East Roxecrans, Paramount, Calif.			REAR ALLEY					
11. SIZE OF EXISTING BLDG.	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE	HIDE ALLEY					
3				BLDG. LINE					
12. MATERIAL	<input type="checkbox"/> WOOD	<input type="checkbox"/> METAL	<input type="checkbox"/> CONC. BLOCK	BLDG. AREA					
EXT. WALLS:	<input type="checkbox"/> STUCCO	<input type="checkbox"/> BRICK	<input type="checkbox"/> CONCRETE	NC					
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING.	\$20,000 P.C.			DISTRICT OFFICE LA					
14. SIZE OF ADDITION	STORIES	HEIGHT	APPLICATION CHECKED	SPRINKLERS REQ'D. SPECIFIED					
15. NEW WORK: (Describe)	EXT. WALLS	ROOFING	PLANS CHECKED	NC					
Add precast concrete screen panels			CORRECTIONS IDENTIFIED	AFFIDAVITS					
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.				DWELL. UNITS					
Signed <i>[Signature]</i>				SPACES PARKING					
This Form When Properly Validated is a Permit to Do the Work Described.				NC					
				GUEST ROOMS					
				FILE WITH					
				LA 88171/61					
				CONT. INSP. <i>weld.</i>					
				<i>Lia. Fab. for Cons.</i>					
TYPE	GROUP	MAX. OCC.	P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O
F	NC	NC	87.50			2.00			

SEWER (Available) (Proposed) LAMER 2/10/61

CRITICAL SOIL

-NO PLOT PLAN-

CASHIER'S USE ONLY

SEP-26-61	66107	ML - 2 CK	87.50	
LA9R368	SEP-26-61	66108	ML - 1 CK	2.00

P.C. No. GRADING CRIT. SOIL CONS.



Bldg-Addition Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 10/14/1998 Last Status: Permit Finaled Status Date: 06/26/2000
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L TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 26433		LT 1		M B 684-27/28	136-5A211 352	5406 - 020 - 001

3. PARCEL INFORMATION LADBS Branch Office - LA Bldg. Line - VAR - S(BEAUDRY) Council District - 1 Census Tract - 1977.00 District Map - 136.5A211/135A211	Energy Zone - 9 Hillside Grading Area - Y Hillside Ordinance - Y Hillside Street - Y Lot Size - ACREAGE	Lot Type - BLOCK/Through Thomas Brothers Map Grid - 634
---	---	--

ZONES(S): C2-2D/R3-1

4. DOCUMENTS ZI - 1195 ZI - 1441 SEE - MAP PARKING - 2339	PARKING - 3539 ORD - 168,273
--	---------------------------------

5. CHECKLIST ITEMS Special Inspect - Concrete>2.5ksi Special Inspect - Fire Proofing Special Inspect - Grade Beam/Caisson	Special Inspect - Masonry Special Inspect - Structural Observation Fabricator Req'd - Shop Welds	Fabricator Req'd - Structural Steel
---	--	-------------------------------------

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION			
Owner(s):	1111 SUNSET BL	LOS ANGELES CA	(213) 938-2177
Tenant:			
Applicant: (Relationship, Engineer)	4103 SAN FERNANDO RD	GLENDALE, CA	(818) 240-3914
- DDC			

7. EXISTING USE (13) Office	PROPOSED USE (13) Office (06) Church	8. DESCRIPTION OF WORK 86.5' x 154.0' , Type I , addition at the front of building. The 12,600 sq. ft. Sanctuary addition .
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9. # Bldgs on Site & Use: OFFICE	For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.
---	---

10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Greg Griffith OK for Cashier: Diaa Guirguis Signature:	DAS PC By: Wai Lau Coord. OK: Date:	For Cashier's Use Only W/O #: 71405630
--	---	--

11. PROJECT VALUATION & FEE INFORMATION <small>Final Fee Period</small>	
Permit Valuation: \$1,068,000	PC Valuation:
FINAL TOTAL Bldg-Addition	9,566.79
Permit Fee Subtotal Bldg-Additior	4,855.66
Energy Surcharge	
Handicapped Access	
Supp. Plan Check	0.00
Plan Maintenance	97.11
Fire Hydrant Refuse-To-Pay	
E. Q. Instrumentation	224.28
Supp. O.S. Surcharge	103.54
Supp. Sys. Surcharge	310.62
Planning Surcharge Misc Fee	5.00
Supp. Planning Surcharge	148.58
School District Commercial Area	3,822.00
Sewer Cap ID:	Total Bond(s) Due:

Payment Date: 10/14/98
 Receipt No: WL01-5953
 Amount: \$9,566.79
 Method: Check

1998WL55123

12. ATTACHMENTS
Plot Plan



13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

97014 - 30000 - 05630

(P) Floor Area (ZC): 12600 Sqft (P) Type I-F.R. Construction
 (P) Height (ZC): 71 Feet
 (NC) Stories
 (P) NFPA-13 Fire Sprinklers Thru-out
 (P) A2.1 Occupancy: +12600 Sqft / 1200 Max Occ.
 (P) Parking Req'd for Bldg: +100 Stalls / 555 Stalls
 (P) Provided Compact for Bldg: 222 Stalls
 (P) Provided Disabled for Bldg: 22 Stalls
 (P) Provided Standard for Bldg: 311 Stalls
 (P) Total Parking for Site: 555 Site Total

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** INVESTIGATION FEE \$982.00 PAID 4/18/98 . AFF 98 1824400 .
 MASTER COVENANT AND AGREEMENT PER ZA 97-0866-CUZ-ZV . A its fee exempt, church use , per mark johnston 12/18/97

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(C) CAL-CITY CONSTRUCTION INC

16300 DOWNEY AVENUE,

PARAMOUNT, CA 90723

B

539265

(E) KIM, PAUL SUNGKYO

21266 E SUNDANCE ST,

WALNUT, CA 91789

GE2066

(E) PAIBUL, SENI

24031 LODGEPOLE ROAD,

DIAMOND BAR, CA 9176

C24061



Bldg-Addition Apartment Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 02/13/2007 Last Status: Permit Finaled Status Date: 05/29/2014
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L TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	Z ASSESSOR PARCEL #
P M 1999-3180		B		BK 304-12/14	136-5A211 440	5406 - 020 - 003

3. PARCEL INFORMATION

LADBS Branch Office - LA Bldg. Line - VAR Council District - 1 Certified Neighborhood Council - Historic Cultural Census Tract - 1977.00	Energy Zone - 9 Fire District - 2 Hillside Grading Area - YES Hillside Ordinance - YES Thomas Brothers Map Grid - 634-F2	Area Planning Commission - Central Community Plan Area - Central City North Near Source Zone Distance - 5.6 Methane Hazard Site - Methane Zone
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ZONES(S): C2-2D

4. DOCUMENTS

Z1 - Z1-1084 Chinatown Redevelopment	ZA - ZA-16541	ZA - ZA-2004-1323-ZAD-1A	PKLY - PKG-2339
Z1 - Z1-1195	ZA - ZA-1995-652-CUZ	ZA - ZA-2004-1323-ZAD-ZAA-1A	PKLY - PKG-3539
ZA - ZA-10107	ZA - ZA-1997-866-CUZ-ZV	ZA - ZA-8407	ORD - ORD-164855
ZA - ZA-15541	ZA - ZA-2001-1389-CU	ZA - ZA-9668	ORD - ORD-164855-SA490

5. CHECKLIST ITEMS

Special Inspect - Concrete > 2.5ksi	Special Inspect - Shotcrete	Fabricator Reqd - Structural Steel
Special Inspect - Field Welding	Special Inspect - Structural Observation	
Special Inspect - Fire Proofing	Fabricator Reqd - Shop Welds	

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s):
HOLY HILL COMMUNITY CHURCH 3255 WILSHIRE BLVD STE 636 LOS ANGELES CA 90010

Tenant:

Applicant: (Relationship: Agent for Owner)
BRUCE A MILLER ASSOCIATES - 354 S SPRING ST #415 LA, CA 90013 (213) 625-2592

7. EXISTING USE	PROPOSED USE
(13) Office	(27) Joint Living and Working t

8. DESCRIPTION OF WORK

ADAPTIVE REUSE PROJECT (EXISTING 8 STORIES WITH CONVERSION OF 9TH FLOOR MECHANICAL PENTHOUSE TO RESIDENTIAL FLOOR) PROPOSED 7I JOINT LIVE/WORK UNITS. EXISTING STRUCTURAL MOMENT FRAMES WERE EVALUATED PER FEMA 351. NEW 9TH FLOOR BRACED FRAMES AND GROUND

9. # Bids on Site & Use: OFFICE

For inspection requests, call toll-free (888) LA4BUILD (524-2845).
Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.

10. APPLICATION PROCESSING INFORMATION

BLDG. PC By: Juan Linares DAS PC By: Wai Lau
OK for Cashier: Juan Linares Coord. OK:
Signature: Date:

For Cashier's Use Only W/O #: 51601868

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: \$2,700,000	PC Valuation:	
FINAL TOTAL Bldg-Addition	213,985.23 School District Residential Level 2	165,627.00
Permit Fee Subtotal Bldg-Addition	10,553.38 Dwelling Unit Construction Tax	14,200.00
Energy Surcharge	Residential Development Tax	21,300.00
Handicapped Access	Permit Issuing Fee	0.00
Plan Check Subtotal Bldg-Addition		169.68
Off-hour Plan Check		84.84
Plan Maintenance		211.07
Fire Hydrant Refuse-To-Pay		
E.Q. Instrumentation		270.00
O.S. Surcharge		225.78
Sys. Surcharge		677.34
Planning Surcharge		661.14
Planning Surcharge Misc Fee		5.00
Sewer Cap ID:	Total Bond(s) Due:	

Payment Date: 02/13/07
Receipt No: LA05-192431
Amount: \$213,985.23
Method: Check

2007LA04674

12. ATTACHMENTS

Plot Plan



13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")**05016 - 10000 - 01868**

(P) Floor Area (ZC): +12440 Sqft / 105816 Sqft	(P) S3 Occ. Group: +16726 Sqft / 16726 Sqft
(P) Height (ZC): 0 Feet / 113.1 Feet	(P) R1 Occ. Load: +529 Max Occ. / 529 Max Occ.
(P) Length: 0 Feet / 193 Feet	(P) S3 Occ. Load: +84 Max Occ. / 84 Max Occ.
(P) Stories: +1 Stories / 9 Stories	(P) Parking Req'd for Bldg: 0 Stalls / 107 Stalls
(P) Width: 0 Feet / 112 Feet	(P) Provided Disabled for Bldg: +3 Stalls / 3 Stalls
(P) Dwelling Unit: +71 Units / 71 Units	(P) Provided Standard for Bldg: +104 Stalls / 104 Stalls
(P) NFPA-13 Fire Sprinklers Thru-out	(P) Type I-F.R. Construction
(P) Concrete Shearwall	(P) Floor Construction - Composite Deck
(P) No testing conducted	(P) Roof Construction - Composite Deck
(P) R1 Occ. Group: +105816 Sqft / 105816 Sqft	(P) Wall Construction - Metal Stud

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** MAINTENANCE OF BLDG AFF TO MAINTAIN ALL BUILDING ORDINANCES AND REGULATIONS PER 98.0403.1, 27 PARKING SPACES ON SITE REMAINING ON SITE. EXTENSION OF TIME FOR PLAN CHECK ISSUED (EXTEND TO 8/2/07)

15. BUILDING RELOCATED FROM:**16. CONTRACTOR, ARCHITECT & ENGINEER NAME****ADDRESS****CLASS****LICENSE #****PHONE #**

(A) ROCK, JOHN ROBERT	1002 SANTA MONICA BLVD,	SANTA MONICA, CA 9040		
(E) NAIK, KISHOR M	1526 RUSTIC CT,	DIAMOND BAR, CA 9176		
(O) OWNER-BUILDER				

C9747

S2668

0



Bldg-Alter/Repair Commercial Regular Plan Check Plan Check	City of Los Angeles - Department of Building and Safety APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY	Issued on: 07/01/2008 Last Status: Issued Status Date: 07/01/2008
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1. TRACT	BLOCK	LOT(s)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
P M 1999-3180		B		BK 304-12/14	136-5A211 440	5406 - 020 - 003

3. PARCEL INFORMATION LADBS Branch Office - LA Bldg. Line - VAR Council District - I Certified Neighborhood Council - Historic Cultural Census Tract - 1977.00	Energy Zone - 9 Fire District - 2 Hillside Grading Area - YES Hillside Ordinance - YES Thomas Brothers Map Grid - 634-F2	Area Planning Commission - Central Community Plan Area - Central City North Near Source Zone Distance - 5 6 Methane Hazard Site - Methane Zone
--	--	---

ZONES(S): C2-2D

4. DOCUMENTS			
Z1 - Z1-1084 Chinatown Redevelopment	ZA - ZA-16541	ZA - ZA-2004-1323-ZAD-1A	PKLY - PKG-2339
Z1 - Z1-1195	ZA - ZA-1995-652-CUZ	ZA - ZA-2004-1323-ZAD-ZAA-1A	PKLY - PKG-3539
ZA - ZA-10107	ZA - ZA-1997-866-CUZ-ZV	ZA - ZA-8407	ORD - ORD-164855-SA490
ZA - ZA-15541	ZA - ZA-2001-1389-CU	ZA - ZA-9668	ORD - ORD-164855-SA495

5. CHECKLIST ITEMS	
Special Inspect - Grade Beam/Caisson	Fabricator Req'd - Structural Steel
Special Inspect - Structural Observation	Std. Work Descr - Doors/Windows Changeout
Fabricator Req'd - Shop Welds	Std. Work Descr - Interior Non-struct. Remo

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION		
Owner(s):		
HOLY HILL COMMUNITY CHURCH	1111 SUNSET BLVD	LOS ANGELES CA 90012
Tenant:		
Applicant: (Relationship: Architect)		
MYUNG CHUNG -	3380 FLAIR DR #222	EL MONTE, CA 91731 (626) 569-1810

7. EXISTING USE	PROPOSED USE	8. DESCRIPTION OF WORK
(13) Office	(13) Office (18) College	CHANGE OF USE FROM OFFICE 16489 SQ. FT. TO PRIVATE UNIVERSITY INCLUDING NEW EXTERIOR STAIRCASE. NO CHANGE IN PARKING IN CHINATOWN REDEVELOPMENT AREA.

9. # Bldgs on Site & Use: OFFICE	For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0000 or request inspections via www.ladbs.org . To speak to a Call Center agent, call 311. Outside LA County, call (213) 473-3231.
10. APPLICATION PROCESSING INFORMATION BLDG. PC By: Josephine Handjojo OK for Cashier: Josephine Handjojo Signature: _____	DAS PC By: Wai Lau Coord. OK: Date: _____

For Cashier's Use Only W/O #: 61624704

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period	
Permit Valuation: \$150,000	PC Valuation:
FINAL TOTAL Bldg-Alter/Repair	1,242.51
Permit Fee Subtotal Bldg-Alter/Re	1,035.00
Handicapped Access	
Plan Check Subtotal Bldg-Alter/Rc	0.00
Plan Maintenance	20.70
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	31.50
O.S. Surcharge	21.74
Sys. Surcharge	65.23
Planning Surcharge	63.34
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	0.00
Sewer Cap ID:	Total Bond(s) Due:

Payment Date: 07/01/08
 Receipt No: LA06139853
 Amount: \$1,242.51
 Method: Refer to ACS

2008LA26154

12. ATTACHMENTS
Plot Plan



(P) Floor Area (ZC): 0 Sqft / Sqft
 (P) Steel Moment Frame
 (P) B Occ. Group: 0 Sqft / Sqft
 (P) Parking Req'd for Bldg (Auto+Bicycle): 0 Stalls / Sta
 (P) Parking Req'd for Site (Auto+Bicycle): 0 Stalls / Stal
 (P) Type I-F.R. Construction

14. APPLICATION COMMENTS:

** Approved Seismic Gas Shut-Off Valve may be required. ** TITLE 19 CLEARANCE IS NOT REQUIRED PER HANEY MARK (FIRE DEPT.)

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless the information printed exceeds that required by section 19825 of the Health and Safety Code of the State of California.

15. BUILDING RELOCATED FROM:

16. CONTRACTOR, ARCHITECT & ENGINEER NAME

	ADDRESS		CLASS	LICENSE #	PHONE #
(A) CHUNG, MYUNG CHUL	3034 LOS OLIVOS LANE,	LA CRESCENTA, CA 9121		C17573	
(C) KIM YOUNG CHUL	13702 ANTHONY DRIVE,	CERRITOS, CA 90703	B	698692	
(E) LEE, SANG YOUNG	3531 BROOKHILL ST,	GLENDALE, CA 91214		S3821	

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951)

17. LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. The following applies to B contractors only: I understand the limitations of Section 7057 of the Business and Professional Code related to my ability to take prime contracts or subcontracts involving specialty trades.

License Class: **B** License No.: **698692** Contractor: **KIM YOUNG CHUL**

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: **STATE COMP. INS. FUND** Policy Number: **1592496**

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is available at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. CONSTRUCTION LENDING AGENCY DECLARATION

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name (If Any): _____ Lender's Address: _____

21. FINAL DECLARATION

I certify that I have read this application INCLUDING THE ABOVE DECLARATIONS and state that the above information INCLUDING THE ABOVE DECLARATIONS is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

- I accept all the declarations above namely the Licensed Contractor's Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning, Construction Lending Agency Declaration, and Final Declaration; and
- This permit is being obtained with the consent of the legal owner of the property.

Print Name: _____ Sign: _____ Date: _____ Contractor Authorized Agent

Bldg-Alter/Repair

City of Los Angeles - Department of Building and Safety

Plan Check #: B06LA13020

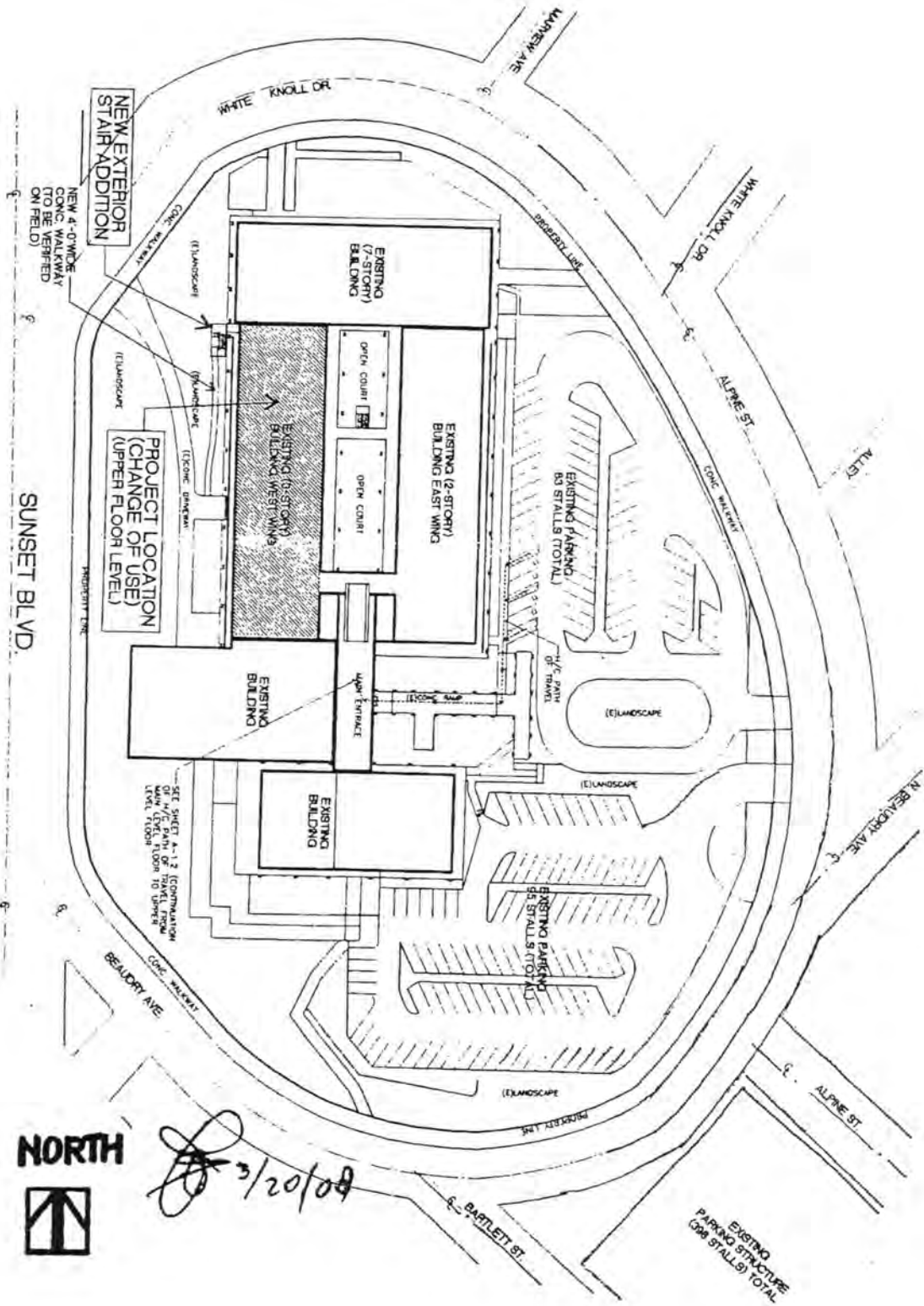
Commercial

Initiating Office: METRO

Plan Check

Printed on: 03/20/08 07:46:09

PLOT PLAN ATTACHMENT



(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



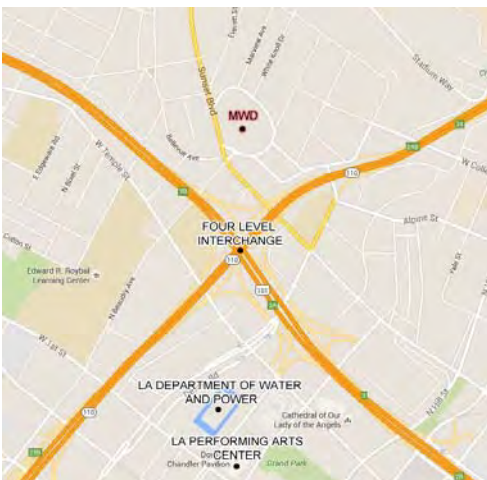
Handwritten signature and date:
 3/20/08

1020

Historic & Current Photographs



Key Map



Relationship of MWD, DWP and Music Center across 4 level interchange

Historic Photographs



1. Birdseye view of Metropolitan Water District Headquarters Campus c. 1963



2. Birdseye view of Metropolitan Water District Headquarters Campus c. 1970s



3. Birdseye view of Metropolitan Water District Headquarters Campus c. 1970s



4. Site of future Metropolitan Water District Headquarters Campus, looking west, c. 1961



5. Site of future Metropolitan Water District Headquarters Campus, looking east to downtown Los Angeles, c. 1961



6. Metropolitan Water District Headquarters Campus under construction, Original Building Sunset wing, c. 1962



7. Metropolitan Water District Headquarters Campus under construction, Original Building Beaudry wing, c.1962



8. Metropolitan Water District Headquarters Campus under construction, Original Building Alpine and Sunset wings, west elevations, c. 1962



9. Birdseye view of Metropolitan Water District Headquarters Campus, looking west, c. 1962



10. Metropolitan Water District Headquarters Campus, Original Building Alpine and Sunset wings, west and south elevations, c. 1962



11. Metropolitan Water District Headquarters Campus, Original Beaudry Building and Original Building Sunset wing, looking east, c. 1962



12. Metropolitan Water District Headquarters Campus, Original Beaudry Building south elevation, c. 1960s



13. Metropolitan Water District Headquarters Campus, Original Building Sunset wing, façade west elevation looking along Sunset Boulevard, c. 1960s



14. Metropolitan Water District Headquarters Campus, Original Building courtyard between Alpine and Sunset wings, c. 1960s



15. Birdseye view Metropolitan Water district Headquarters Campus, looking north, c. 1972



16. Metropolitan Water District Headquarters Campus, High Rise Building under construction, east and north elevations, c. 1972



17. Birdseye view of Metropolitan Water District Headquarters Campus with High Rise Building completed, looking west, c. 1972



18. Metropolitan Water District Headquarters Campus, Original Beaudry Building, Original Building Sunset wing, High Rise Building, south and east elevations, c.1974



19. Metropolitan Water District Headquarters Campus, main entrance from Alpine Street, c1970s



20. Metropolitan Water District Headquarters Campus, main entrance with entry pergola, Alpine Street, looking west, c1970s



21. Metropolitan Water District Headquarters Campus, entrance pergola, Original Building Alpine wing and High Rise Building, east and north elevations, c1974

Current Photographs



22. Metropolitan Water District Headquarters Campus, Original Beaudry Building, Sanctuary Addition, Original Building Sunset wing, High Rise Building, west and south elevations



23. Metropolitan Water District Headquarters Campus, Beaudry Building, south elevation and Sanctuary east elevation.



24. Metropolitan Water District Headquarters Campus, Sanctuary Addition, south elevation and Original Beaudry Building south and east elevations



25. Metropolitan Water District Headquarters Campus, Original Beaudry Building south and east elevations



26. Metropolitan Water District Headquarters Campus, Original Beaudry Building east elevation



27. Retaining wall, Beaudry Avenue



28. Metropolitan Water District Headquarters Campus, Original Beaudry Building, Sanctuary Addition, Original Building Alpine wing, High Rise Building, from Alpine Street



29. Metropolitan Water District Headquarters Campus, Original Beaudry Building, east elevation



30. Metropolitan Water District Headquarters Campus, Original Beaudry Building, Sanctuary Addition, Original Building Sunset wing, from Alpine Street entrance and parking area



31. Metropolitan Water District Headquarters Campus, Original Beaudry Building, west elevation and Sanctuary Addition, north elevation



32. Metropolitan Water District Headquarters Campus, Original Beaudry Building, north elevation and Sanctuary Addition, north elevation



33. Metropolitan Water District Headquarters Campus, Original Beaudry Building, west elevation and Sanctuary Addition, north elevation



34. Metropolitan Water District Headquarters Campus, and Original Building Alpine wing east and north elevations



35. Metropolitan Water District Headquarters Campus, Original Building Alpine wing north elevation



36. Metropolitan Water District Headquarters Campus, Original Building Alpine wing where it meets the High Rise Building, north elevation



37. Metropolitan Water District Headquarters Campus, High Rise Building and Original Building Alpine wing, north elevations



38. Metropolitan Water District Headquarters Campus, High Rise Building, west elevation



39. Metropolitan Water District Headquarters Campus, High Rise Building, south elevation



40. Metropolitan Water District Headquarters Campus, Original Sunset wing, south elevation



41. Metropolitan Water District Headquarters Campus, High Rise Building and Original Building Sunset wing, south elevations



42. Metropolitan Water District Headquarters Campus, Original Building Sunset wing, mid-section of south elevation



43. Metropolitan Water District Headquarters Campus, Original Building Sunset wing and Sanctuary Addition, south elevations



44. Metropolitan Water District Headquarters Campus, Sanctuary Addition, south and east elevations



45. Metropolitan Water District Headquarters Campus, Original Building Courtyard between Alpine and Sunset wings



46. Metropolitan Water District Headquarters Parking Structure at Beaudry Street and Figueroa Terrace



47. Metropolitan Water District Headquarters Parking Structure at Beaudry Street and Figueroa Terrace



48. Metropolitan Water District Headquarters Campus, original Alpine Building, north elevation (September 2015)



49. Metropolitan Water District Headquarters Campus, Original Alpine Building, north elevation and High Rise Building, north elevation (September 2015)



50. Metropolitan Water District Headquarters Campus, original Alpine Building, north elevation and High Rise Building, north elevation (September 2015)



51. Metropolitan Water District Headquarters Campus, High Rise Building, west and south elevations (September 2015)



52. Metropolitan Water District Headquarters Campus, Original Sunset Building, south elevation (September 2015)



53. Metropolitan Water District Headquarters Campus, Original Sunset Building, south elevation and Sanctuary, south elevation (September 2015)



54. View of Downtown Los Angeles from Metropolitan Water District Headquarters Campus; Los Angeles Department of Water and Power Building and Music Center visible



55. View of Downtown Los Angeles from Metropolitan Water District Headquarters Campus. Campus Parking Structure in foreground; Los Angeles Department of Water and Power Building and Music Center visible behind parking structure.



56. City of Los Angeles Department of Water & Power Building



57. View of courtyard looking east



58. View of courtyard looking east



59. View of courtyard from Tower



60. Courtyard looking southeast



61. Aerial view with garage looking southwest, 1973



62. Aerial view looking northeast with garage, 1975



City of Los Angeles Department of City Planning

7/11/2016 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1111 W SUNSET BLVD

ZIP CODES

90012

RECENT ACTIVITY

CHC-2016-2438-HCM
ENV-2016-2439-CE
ZA-2001-1389-CU-PA1
ENV-2001-1390

CASE NUMBERS

CPC-20526-CU-A
CPC-20526-CU
CPC-20526-A
CPC-1995-352-CPU
CPC-1986-607-GPC
ORD-95440
ORD-83089
ORD-174327-SA12
ORD-164855-SA495
ORD-164855-SA490
ORD-129279
ORD-101106
ZA-9668
ZA-8407
ZA-2007-4722-CUW
ZA-2007-3749-PAD
ZA-2004-1323-ZAD-ZAA
ZA-2001-1389-CU
ZA-1997-866-CUZ-ZV
ZA-1995-652-CUZ
ZA-16541
ZA-15541
ZA-10107
BZA-5571
AA-1999-3180-PMLA
ENV-2013-3392-CE
ENV-2007-2565-MND
ENV-2004-1324-CE
ENV-2001-1390-CE
ENV-1995-328-MND
MND-95-237-CUZ
MND-97-392-CUZ-ZV
MND-99-3179-PM
PKG-3539

Address/Legal Information

PIN Number	136-5A211 440
Lot/Parcel Area (Calculated)	240,332.1 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID F2
Assessor Parcel No. (APN)	5406020003
Tract	P M 1999-3180
Map Reference	BK 304-12/14
Block	None
Lot	B
Arb (Lot Cut Reference)	None
Map Sheet	135A211 136-5A211

Jurisdictional Information

Community Plan Area	Central City North
Area Planning Commission	Central
Neighborhood Council	Historic Cultural
Council District	CD 1 - Gilbert Cedillo
Census Tract #	1977.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	C2-2D
Zoning Information (ZI)	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2452 Transit Priority Area in the City of Los Angeles ZI-1195 ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use	General Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No

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

CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	-99
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5406020003
Ownership (Assessor)	
Owner1	1111 SUNSET BOULEVARD LLC C/O C/O PALISADES CAPITAL PTRS LLC
Address	11766 WILSHIRE BLVD STE 1150 LOS ANGELES CA 90025
Ownership (Bureau of Engineering, Land Records)	
Owner	HOLY HILL COMMUNITY CHURCH
Address	1111 W SUNSET BLVD LOS ANGELES CA 90012
APN Area (Co. Public Works)*	5.290 (ac)
Use Code	Not Available
Assessed Land Val.	\$4,620,624
Assessed Improvement Val.	\$8,935,756
Last Owner Change	08/04/15
Last Sale Amount	\$29,750,297
Tax Rate Area	13
Deed Ref No. (City Clerk)	501191 485930 311717 1124819 1068635
Building 1	
Year Built	1961
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	65,140.0 (sq ft)
Building 2	
Year Built	1961
Building Class	C7
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	18,722.0 (sq ft)
Building 3	
Year Built	2000
Building Class	DX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	14,183.0 (sq ft)
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None

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Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.36097464
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

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

Public Safety

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	101
Fire Information	
Bureau	Central
Batallion	1
District / Fire Station	3
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-20526-CU-A
Required Action(s):	CU-CONDITIONAL USE A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Descriptions(s):	Data Not Available
Case Number:	CPC-20526-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-20526-A
Required Action(s):	A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1995-352-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	CPC-1986-607-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITY NORTH NORTH AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN, INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT (G/GREEN/BOWMAN)
Case Number:	ZA-2007-4722-CUW
Required Action(s):	CUW-CONDITIONAL USE - WIRELESS
Project Descriptions(s):	A CONDITIONAL USE PERMIT, PURSUANT TO SEC. 12.24-W,49 OF THE LAMC, TO ALLOW THE INSTALLATION OF A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF A 70-FOOT HIGH MONOPALM WITH 12 ANTNNAS AND 6 BTS EQUIPMENT CABINETS WITHIN BLOCK WALL ENCLOSURE LOCATED APPROXIMATELY 50-FEET TO THE NORTH OF THE PROPOSED MONOPALM. A CONDITIONAL USE PERMIT, PURSUANT TO SEC. 12.24-W,49 OF THE LAMC, TO ALLOW THE PROPOSED EQUIPMENT ENCLOSURE TO BE WITHOUT THE REQUIRED LANDSCAPING AS REQUIRED BY SEC. 12.21-A,20 (A)(6) OF THE LAMC.
Case Number:	ZA-2007-3749-PAD
Required Action(s):	PAD-PLAN APPROVAL ONLY FOR A DEEMED-TO-BE-APPROVED CU
Project Descriptions(s):	Data Not Available
Case Number:	ZA-2004-1323-ZAD-ZAA
Required Action(s):	ZAA-AREA,HEIGHT,YARD,AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS) ZAD-ZA DETERMINATION (PER LAMC 12.27)
Project Descriptions(s):	CONVERT EXISTING OFFICE BUILDING INTO 71 AIR UNITS, REDUCTION OF PARKING TO 71 PARKING SPACES; ZERO REAR AND SIDE YARD VARIANCES
Case Number:	ZA-2001-1389-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	
Case Number:	ZA-1997-866-CUZ-ZV
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES ZV-ZONE VARIANCE
Project Descriptions(s):	Data Not Available
Case Number:	ZA-1995-652-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	TO PERMIT THE CONSTRUCTION, USE AND MAINTENANCE OF A CHURCH SANCTUARY ON C2 ZONED PROPERTY (1,500 MEMBERS) WITH EXISTING ON-SITE PARKING LOCATED IN THE R3-1 ZONE.
Case Number:	AA-1999-3180-PMLA
Required Action(s):	PMLA-PARCEL MAP
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.

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

Case Number:	ENV-2007-2565-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF 70-HIGH MONOPALM WITH 12 ANTENNAS AND SIX BTS EQUIPMENT CABINETS WITHIN BLOCKWALL ENCLOSURE LOCATED APPROXIMATELY 50-FEET NORTH OF THE PROPOSED MONOPALM. A CONDITIONAL USE PERMIT TO ALLOW THE PROPOSED BLOCKWALL ENCLOSURE TO BE WITHOUT LANDSCAPING REQUIRED BY SEC. 12.21-A,20(A)(6) OF THE LAMC.
Case Number:	ENV-2004-1324-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CONVERT EXISTING OFFICE BUILDING INTO 71 AIR UNITS, REDUCTION OF PARKING TO 71 PARKING SPACES; ZERO REAR AND SIDE YARD VARIANCES
Case Number:	ENV-2001-1390-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	REQUEST FOR WIRELESS ROOFTOP ANTENNAS FOR A COLLOCATED WTF ON EXISTING 8-STORY BUILDING.
Case Number:	ENV-1995-328-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	MND-95-237-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available
Case Number:	MND-97-392-CUZ-ZV
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES ZV-ZONE VARIANCE
Project Descriptions(s):	Data Not Available
Case Number:	MND-99-3179-PM
Required Action(s):	PM-PARKING MANAGEMENT
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-95440
 ORD-83089
 ORD-174327-SA12
 ORD-164855-SA495
 ORD-164855-SA490
 ORD-129279
 ORD-101106
 ZA-9668
 ZA-8407
 ZA-16541
 ZA-15541
 ZA-10107
 BZA-5571
 PKG-3539
 PKG-2339



City of Los Angeles Department of City Planning

7/11/2016 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1115 W SUNSET BLVD

ZIP CODES

90012

RECENT ACTIVITY

CHC-2016-2438-HCM

ENV-2016-2439-CE

ZA-2015-825-CUB-1A

ENV-2008-1199

ZA-2004-1323-ZAD-PA1

ENV-2004-1324

CASE NUMBERS

CPC-20526-CU-A

CPC-1995-352-CPU

CPC-1986-607-GPC

ORD-174327-SA12

ORD-164855-SA495

ORD-164855-SA490

ORD-129279

ZA-9668

ZA-8407

ZA-2015-825-CUB

ZA-2007-4722-CUW

ZA-2007-3749-PAD

ZA-2004-1323-ZAD-ZAA

ZA-2001-1389-CU

ZA-1997-866-CUZ-ZV

ZA-1995-652-CUZ

ZA-15541

ZA-10107

BZA-5571

AA-1999-3180-PMLA

ENV-2015-826-CE

ENV-2013-3392-CE

ENV-2013-2619-CE

ENV-2007-2565-MND

ENV-2004-1324-CE

ENV-2001-1390-CE

ENV-1995-328-MND

MND-95-237-CUZ

MND-97-392-CUZ-ZV

MND-99-3179-PM

PKG-2339

Address/Legal Information

PIN Number	136-5A211 439
Lot/Parcel Area (Calculated)	22,036.9 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID F2
Assessor Parcel No. (APN)	5406020002
Tract	P M 1999-3180
Map Reference	BK 304-12/14
Block	None
Lot	A
Arb (Lot Cut Reference)	None
Map Sheet	136-5A211

Jurisdictional Information

Community Plan Area	Central City North
Area Planning Commission	Central
Neighborhood Council	Historic Cultural
Council District	CD 1 - Gilbert Cedillo
Census Tract #	1977.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	C2-2D
Zoning Information (ZI)	ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE ZI-1195 ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	General Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
CRA - Community Redevelopment Agency	None

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

Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN) 5406020002

Ownership (Assessor)

Owner1 1111 SUNSET LLC
 Address 1855 INDUSTRIAL ST STE 106
 LOS ANGELES CA 90021

Ownership (Bureau of Engineering, Land Records)

Owner 1111 SUNSET BLVD., L.P.
 Address 1111 SUNSET BLVD.
 LOS ANGELES CA 90012

APN Area (Co. Public Works)* 0.506 (ac)
 Use Code 1210 - Store and Residential Combination
 Assessed Land Val. \$2,334,288
 Assessed Improvement Val. \$17,450,105
 Last Owner Change 09/29/11
 Last Sale Amount \$6,800,068
 Tax Rate Area 13
 Deed Ref No. (City Clerk) 639451
 485930
 311717
 2094584
 1901509

Building 1

Year Built 1972
 Building Class BX
 Number of Units 96
 Number of Bedrooms 0
 Number of Bathrooms 0
 Building Square Footage 111,356.0 (sq ft)

Building 2 No data for building 2
 Building 3 No data for building 3
 Building 4 No data for building 4
 Building 5 No data for building 5

Additional Information

Airport Hazard None
 Coastal Zone None
 Farmland Area Not Mapped
 Very High Fire Hazard Severity Zone No
 Fire District No. 1 No
 Flood Zone None
 Watercourse No
 Hazardous Waste / Border Zone Properties No
 Methane Hazard Site Methane Zone
 High Wind Velocity Areas No
 Special Grading Area (BOE Basic Grid Map A-13372) Yes
 Oil Wells None

Seismic Hazards

Active Fault Near-Source Zone
 Nearest Fault (Distance in km) 0.36359592

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Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Promise Zone	No
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	EAST LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None
Public Safety	
Police Information	
Bureau	Central
Division / Station	Central
Reporting District	101
Fire Information	
Bureau	Central
Batallion	1
District / Fire Station	3
Red Flag Restricted Parking	No

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CASE SUMMARIES

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

Case Number:	CPC-20526-CU-A
Required Action(s):	CU-CONDITIONAL USE A-PRIVATE STREET MODIFICATIONS (1ST REQUEST)
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1995-352-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	CPC-1986-607-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	AB-283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITYNORTH NORTH AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT (G/GREEN/BOWMAN)
Case Number:	ZA-2015-825-CUB
Required Action(s):	CUB-Conditional Use Beverage-Alcohol
Project Descriptions(s):	PURSUANT TO SECTION 12.24-W.1, A CUB FOR THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH AN EXISTING 1,954 SQ FT RESTAURANT HAVING 56 INTERIOR SEATS AND WITH HOURS OF OPERATION FROM 7AM TO 12AM SUN-THURS AND 7AM TO 1AM FRI-SAT.
Case Number:	ZA-2007-4722-CUW
Required Action(s):	CUW-CONDITIONAL USE - WIRELESS
Project Descriptions(s):	A CONDITIONAL USE PERMIT, PURSUANT TO SEC. 12.24-W,49 OF THE LAMC, TO ALLOW THE INSTALLATION OF A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF A 70-FOOT HIGH MONOPALM WITH 12 ANTNNAS AND 6 BTS EQUIPMENT CABINETS WITHIN BLOCK WALL ENCLOSURE LOCATED APPROXIMATELY 50-FEET TO THE NORTH OF THE PROPOSED MONOPALM. A CONDITIONAL USE PERMIT, PURSUANT TO SEC. 12.24-W,49 OF THE LAMC, TO ALLOW THE PROPOSED EQUIPMENT ENCLOSURE TO BE WITHOUT THE REQUIRED LANDSCAPING AS REQUIRED BY SEC. 12.21-A,20 (A)(6) OF THE LAMC.
Case Number:	ZA-2007-3749-PAD
Required Action(s):	PAD-PLAN APPROVAL ONLY FOR A DEEMED-TO-BE-APPROVED CU
Project Descriptions(s):	Data Not Available
Case Number:	ZA-2004-1323-ZAD-ZAA
Required Action(s):	ZAA-AREA,HEIGHT,YARD,AND BLDG LINE ADJMNTS GT 20% (SLIGHT MODIFICATIONS) ZAD-ZA DETERMINATION (PER LAMC 12.27)
Project Descriptions(s):	CONVERT EXISTING OFFICE BUILDING INTO 71 AIR UNITS, REDUCTION OF PARKING TO 71 PARKING SPACES; ZERO REAR AND SIDE YARD VARIANCES
Case Number:	ZA-2001-1389-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	
Case Number:	ZA-1997-866-CUZ-ZV
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES ZV-ZONE VARIANCE
Project Descriptions(s):	Data Not Available
Case Number:	ZA-1995-652-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	TO PERMIT THE CONSTRUCTION, USE AND MAINTENANCE OF A CHURCH SANCTUARY ON C2 ZONED PROPERTY (1,500 MEMBERS) WITH EXISTING ON-SITE PARKING LOCATED IN THE R3-1 ZONE.
Case Number:	AA-1999-3180-PMLA
Required Action(s):	PMLA-PARCEL MAP
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2015-826-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	PURSUANT TO SECTION 12.24-W.1, A CUB FOR THE SALE AND DISPENSING OF A FULL LINE OF ALCOHOLIC BEVERAGES IN CONJUNCTION WITH AN EXISTING 1,954 SQ FT RESTAURANT HAVING 56 INTERIOR SEATS AND WITH HOURS OF OPERATION FROM 7AM TO 12AM SUN-THURS AND 7AM TO 1AM FRI-SAT.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

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Project Descriptions(s): THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.

Case Number: ENV-2013-2619-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): CONVERT EXISTING OFFICE BUILDING INTO 71 AIR UNITS, REDUCTION OF PARKING TO 71 PARKING SPACES; ZERO REAR AND SIDE YARD VARIANCES

Case Number: ENV-2007-2565-MND

Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): A CONDITIONAL USE PERMIT TO ALLOW THE INSTALLATION OF A WIRELESS TELECOMMUNICATIONS FACILITY CONSISTING OF 70-HIGH MONOPALM WITH 12 ANTENNAS AND SIX BTS EQUIPMENT CABINETS WITHIN BLOCKWALL ENCLOSURE LOCATED APPROXIMATELY 50-FEET NORTH OF THE PROPOSED MONOPALM.

A CONDITIONAL USE PERMIT TO ALLOW THE PROPOSED BLOCKWALL ENCLOSURE TO BE WITHOUT LANDSCAPING REQUIRED BY SEC. 12.21-A,20(A)(6) OF THE LAMC.

Case Number: ENV-2004-1324-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): CONVERT EXISTING OFFICE BUILDING INTO 71 AIR UNITS, REDUCTION OF PARKING TO 71 PARKING SPACES; ZERO REAR AND SIDE YARD VARIANCES

Case Number: ENV-2001-1390-CE

Required Action(s): CE-CATEGORICAL EXEMPTION

Project Descriptions(s): REQUEST FOR WIRELESS ROOFTOP ANTENNAS FOR A COLLOCATED WTF ON EXISTING 8-STORY BUILDING.

Case Number: ENV-1995-328-MND

Required Action(s): MND-MITIGATED NEGATIVE DECLARATION

Project Descriptions(s): CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)

Case Number: MND-95-237-CUZ

Required Action(s): CUZ-ALL OTHER CONDITIONAL USE CASES

Project Descriptions(s): Data Not Available

Case Number: MND-97-392-CUZ-ZV

Required Action(s): CUZ-ALL OTHER CONDITIONAL USE CASES
ZV-ZONE VARIANCE

Project Descriptions(s): Data Not Available

Case Number: MND-99-3179-PM

Required Action(s): PM-PARKING MANAGEMENT

Project Descriptions(s): Data Not Available

DATA NOT AVAILABLE

ORD-174327-SA12
 ORD-164855-SA495
 ORD-164855-SA490
 ORD-129279
 ZA-9668
 ZA-8407
 ZA-15541
 ZA-10107
 BZA-5571
 PKG-2339



City of Los Angeles Department of City Planning

7/11/2016 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

610 N FIGUEROA TER

ZIP CODES

90012

RECENT ACTIVITY

CHC-2016-2438-HCM

ENV-2016-2439-CE

CASE NUMBERS

CPC-1995-352-CPU

CPC-1320

ORD-129279

AA-1999-3180-PMLA

ENV-2013-3392-CE

ENV-1995-328-MND

MND-95-237-CUZ

Address/Legal Information

PIN Number	135A213 87
Lot/Parcel Area (Calculated)	3,780.2 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID F2
Assessor Parcel No. (APN)	5406030904
Tract	BEAUDRY TRACT NO. 2
Map Reference	M R 59-84
Block	12
Lot	FR 5
Arb (Lot Cut Reference)	None
Map Sheet	135A213

Jurisdictional Information

Community Plan Area	Central City North
Area Planning Commission	Central
Neighborhood Council	Historic Cultural
Council District	CD 1 - Gilbert Cedillo
Census Tract #	1977.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	C1-1
Zoning Information (ZI)	ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE ZI-1084 Chinatown Redevelopment Project ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	General Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
CRA - Community Redevelopment Agency	Chinatown Redevelopment Project

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Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5406030904
Ownership (Assessor)	
Owner1	METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA
Address	7800 N FIGUEROA ST LOS ANGELES CA 90041

Ownership (Bureau of Engineering, Land Records)	
Owner	THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA THE METROPOLITAN WATER DISTRICT OF SOUTHTERN CALIFORNIA
Address	P.O. BOX 54153 LOS ANGELES CA 90054 P.O. BOX 54153 LOS ANGELES CA 90054

APN Area (Co. Public Works)*	1.500 (ac)
Use Code	2700 - Parking Lot (Patron or Employee)
Assessed Land Val.	\$1,374,895
Assessed Improvement Val.	\$0
Last Owner Change	01/16/14
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	583 548 546 543764 534 508 495-499 485930 472 462 440 402-404 329 311717 2216

Building 1	
Year Built	1961
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	170,892.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None

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Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.43001184
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

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

Public Safety

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	101
Fire Information	
Bureau	Central
Batallion	1
District / Fire Station	3
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-1995-352-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	AA-1999-3180-PMLA
Required Action(s):	PMLA-PARCEL MAP
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-1995-328-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	MND-95-237-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

CPC-1320

ORD-129279



City of Los Angeles Department of City Planning

7/11/2016 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1040 W ALPINE ST

ZIP CODES

90012

RECENT ACTIVITY

CHC-2016-2438-HCM

ENV-2016-2439-CE

CASE NUMBERS

CPC-20526-CU

CPC-1995-352-CPU

ORD-83089

ORD-129279

ZA-1995-652-CUZ

AA-1999-3180-PMLA

ENV-2013-3392-CE

ENV-1995-328-MND

MND-95-237-CUZ

Address/Legal Information

PIN Number	135A211 64
Lot/Parcel Area (Calculated)	6,515.4 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID F2
Assessor Parcel No. (APN)	5406030904
Tract	BEAUDRY TRACT NO. 2
Map Reference	M R 59-84
Block	12
Lot	FR 19
Arb (Lot Cut Reference)	None
Map Sheet	135A211

Jurisdictional Information

Community Plan Area	Central City North
Area Planning Commission	Central
Neighborhood Council	Historic Cultural
Council District	CD 1 - Gilbert Cedillo
Census Tract #	1977.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	C1-1
Zoning Information (ZI)	ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE ZI-1084 Chinatown Redevelopment Project
General Plan Land Use	General Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
CRA - Community Redevelopment Agency	Chinatown Redevelopment Project

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Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5406030904
Ownership (Assessor)	
Owner1	METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA
Address	7800 N FIGUEROA ST LOS ANGELES CA 90041

Ownership (Bureau of Engineering, Land Records)	
Owner	THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA THE METROPOLITAN WATER DISTRICT OF SOUTHTERN CALIFORNIA
Address	P.O. BOX 54153 LOS ANGELES CA 90054 P.O. BOX 54153 LOS ANGELES CA 90054

APN Area (Co. Public Works)*	1,500 (ac)
Use Code	2700 - Parking Lot (Patron or Employee)
Assessed Land Val.	\$1,374,895
Assessed Improvement Val.	\$0
Last Owner Change	01/16/14
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	583 548 546 543764 534 508 495-499 485930 472 462 440 402-404 329 311717 2216

Building 1	
Year Built	1961
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	170,892.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None

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Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	0.42879264
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000

Alquist-Priolo Fault Zone

Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

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

Public Safety

Police Information

Bureau	Central
Division / Station	Central
Reporting District	101

Fire Information

Bureau	Central
Batallion	1
District / Fire Station	3
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-20526-CU
Required Action(s):	CU-CONDITIONAL USE
Project Descriptions(s):	Data Not Available
Case Number:	CPC-1995-352-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	ZA-1995-652-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	TO PERMIT THE CONSTRUCTION, USE AND MAINTENANCE OF A CHURCH SANCTUARY ON C2 ZONED PROPERTY (1,500 MEMBERS) WITH EXISTING ON-SITE PARKING LOCATED IN THE R3-1 ZONE.
Case Number:	AA-1999-3180-PMLA
Required Action(s):	PMLA-PARCEL MAP
Project Descriptions(s):	Data Not Available
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-1995-328-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	MND-95-237-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

ORD-83089
ORD-129279



City of Los Angeles Department of City Planning

7/11/2016 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1047 W BARTLETT ST

ZIP CODES

90012

RECENT ACTIVITY

CHC-2016-2438-HCM

ENV-2016-2439-CE

CASE NUMBERS

CPC-1995-352-CPU

CPC-17440

ORD-129279

ORD-129001

AA-1999-3180-PMLA

ENV-2013-3392-CE

ENV-1995-328-MND

MND-95-237-CUZ

Address/Legal Information

PIN Number	135A211 73
Lot/Parcel Area (Calculated)	3,910.6 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID F2
Assessor Parcel No. (APN)	5406030904
Tract	BEAUDRY TRACT NO. 2
Map Reference	M R 59-84
Block	12
Lot	FR 21
Arb (Lot Cut Reference)	None
Map Sheet	135A211

Jurisdictional Information

Community Plan Area	Central City North
Area Planning Commission	Central
Neighborhood Council	Historic Cultural
Council District	CD 1 - Gilbert Cedillo
Census Tract #	1977.00
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	R4P-1
Zoning Information (ZI)	ZI-2129 EAST LOS ANGELES STATE ENTERPRISE ZONE ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	General Commercial
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	No
Baseline Hillside Ordinance	No
Baseline Mansionization Ordinance	No
Specific Plan Area	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
CRA - Community Redevelopment Agency	None
Central City Parking	No

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

Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5406030904
Ownership (Assessor)	
Owner1	METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA
Address	7800 N FIGUEROA ST LOS ANGELES CA 90041
Ownership (Bureau of Engineering, Land Records)	
Owner	THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA THE METROPOLITAN WATER DISTRICT OF SOUTHTERN CALIFORNIA
Address	P.O. BOX 54153 LOS ANGELES CA 90054 P.O. BOX 54153 LOS ANGELES CA 90054
APN Area (Co. Public Works)*	1.500 (ac)
Use Code	2700 - Parking Lot (Patron or Employee)
Assessed Land Val.	\$1,374,895
Assessed Improvement Val.	\$0
Last Owner Change	01/16/14
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	583 548 546 543764 534 508 495-499 485930 472 462 440 402-404 329 311717 2216
Building 1	
Year Built	1961
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	170,892.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped

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

Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance in km)	0.45942504
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000

Alquist-Priolo Fault Zone No

Landslide No

Liquefaction No

Preliminary Fault Rupture Study Area No

Tsunami Inundation Zone No

Economic Development Areas

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

Public Safety

Police Information

Bureau	Central
Division / Station	Central
Reporting District	101

Fire Information

Bureau	Central
Batallion	1
District / Fire Station	3
Red Flag Restricted Parking	No

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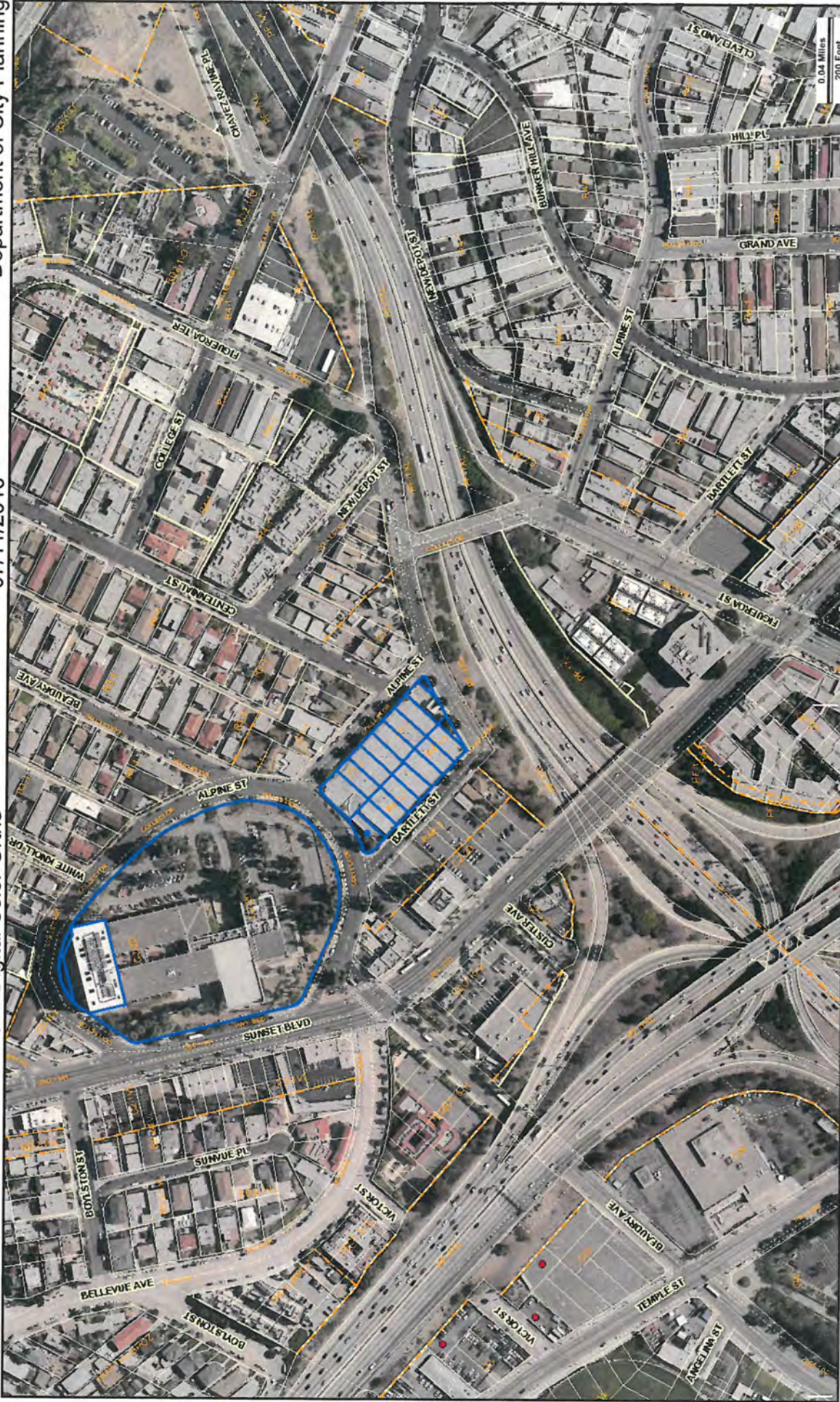
CASE SUMMARIES

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

Case Number:	CPC-1995-352-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	CENTRAL CITY NORTH COMMUNITY PLAN UPDATE PROGRAM (CPU) - THE CENTRAL CITY NORTH COMMUNITY PLAN IS ONE OF TEN COMMUNITY PLANS THAT ARE PART OF THE COMMUNITY PLAN UPDATE PROGRAM PHASE II (7-1-95 TO 12-31-96)
Case Number:	AA-1999-3180-PMLA
Required Action(s):	PMLA-PARCEL MAP
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Case Number:	MND-95-237-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Descriptions(s):	Data Not Available

DATA NOT AVAILABLE

CPC-17440
ORD-129279
ORD-129001



Address: 1047 W BARTLETT ST

APN: 5406030904

PIN #: 135A211 73

Tract: BEAUDRY TRACT NO. 2

Block: 12

Lot: FR 21

Arb: None

Zoning: R4P-1

General Plan: General Commercial



**METROPOLITAN WATER DISTRICT HEADQUARTERS
1111 W. SUNSET BOULEVARD, 1115 W. SUNSET BOULEVARD, 1040 W. ALPINE
STREET, 1047 W. BARTLETT STREET, AND 610 N. FIGUEROA TERRACE**

CHC-2016-2438-HCM

ENV-2016-2439-CE

Council District 1

ADDITIONAL MATERIALS FROM APPLICANT



August 17, 2016

Dear Cultural Heritage Commissioners,

I wanted to thank City staff and commission members of the CHC for quickly arranging a site visit and the hearing on September 15.

In anticipation of the site visit I wanted to offer some "color" to the events that took place at the MWD headquarters since my late partner Leonard Hill and myself acquired the "Annex" portion of the building in 2011.

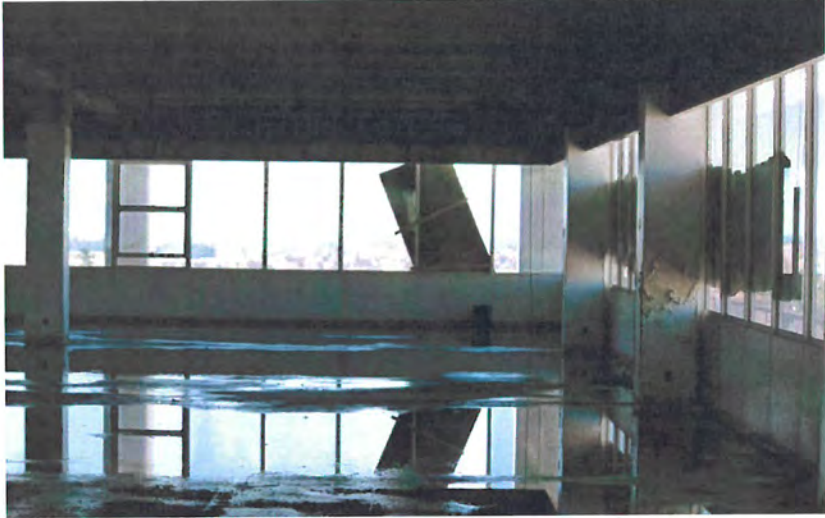
The process of acquiring the "Annex" was fraught with obstacles and what was anticipated in 2010 to be a short escrow of 21 days of a fully entitled and permitted Adaptive re-use project ended up taking more than a year due to litigation that was initiated by the Holly Hill Community Church in 2007 against our predecessor. Despite the fact that our predecessor won in all court cases, the Church seemed to be reluctant to accept the court decisions and prolonged the process in any way possible.

When we finally closed escrow in 2011, we were well aware of the important history of the MWD buildings and the original campus as well as the significance of Architect William Pereira in shaping the built environment of Southern California as a key leader in Mid-Century Architecture.

The Annex (Tower) was in a terrible shape as the previous owner attempted to start construction a number of times and ended up doing the soft demolition of all interiors, removal of all the roof top mechanical equipment and removing all the cast concrete guard rails in the upper floors.

Here are few photos of the condition of the building in October of 2011 when we closed escrow.





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Photos above depict the condition of the building 5 years ago upon acquisition. The removal of the roofing and mechanical systems of the roof level made the building vulnerable to water penetration that caused extensive damage over 5 years that the building was left in this condition.

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As we do in all our projects, we recognize that the story behind the building and its strong original Design elements are important features to celebrate. So in 2012 as we were planning the project, we took an extensive look at the history of MWD and the Architectural practice of William Pereira.

In this specific case, our job was made easy as MWD has extensive archives of all their significant projects as well as all the decision making of the Board which are well documented since inception.

I personally spent hours and days with the Historian of MWD, David Keller who carries full responsibility for the MWD archives. With his help we were able to reconstruct the process that lead to the acquisition of the unique site at 1111 West Sunset Blvd.

The site previously was the home of Sisters Hospital (The Site was purchased at the end of the 19th Century by Daughters of Charity from Prudent Beaudry) housed in a beautiful Victorian building that was torn down to make place for the new “futuristic” campus. (Daughters of Charity used the proceeds to purchase Land at the corner of 3rd Street and Alvarado and built the Hospital St Vincent Medical Center)

However, even the Pereira design left a few items intact from the original site: the beautiful Palm trees that were planted by the Daughters of Charity are still on site today watching the traffic on Sunset Blvd as they did watch different type of traffic on Route 66 100 years ago.



Sunset Boulevard: the palm trees and stairs that led to the Hospital. In the background the retaining wall of MWD basement is being erected. All can be seen in a site visit.

(photos courtesy of Metropolitan Water District)



On the South side of the Annex, a Korean Church was keeping up the original MWD Campus that was constructed in 1962. The Sanctuary was added to the West court yard of the building facing Sunset as can be seen today and the two wings on the north were leased to two educational institutions, Shepard's University and an Elementary school. The building was in full capacity and operation up to 2013 when the various factions of the Holy Hill Community Church could not agree who is the legitimate owner of the building. Below are few images of the building in 2011. Note that the Pereira designed Sun screens are all there with the exception of 8 sections that were removed due to the Northridge earthquake.



East Elevation – All original Pereira sunscreens and guard rails in first level in place



East Elevation – Shepard University Campus



East Elevation, Main Entrance to Holly Hill Community Church



Main Entrance into Former MWD – View from lower parking



Aerial view of the MWD Campus with the addition of the Sanctuary

(photo provided by Metropolitan water district)

As you will see in your site visit, all the elements of the Campus are in fact in place.

The 1962-63 plan (Phase 1) of the complex has not changed other than the addition of the sanctuary (structurally an independent building that did not interfere with the original 1962 building sections around it) and the intentional removal of the Sunscreens and Guard rails by the new ownership. The MWD parking structure remains intact.

It appears that removal of these elements was done specifically to claim the building has lost a feature. However, the building technology of 1962-63 is not so different from today so producing precast panels and attaching them back to the building is a simple process. As the original building plans are available, one can replicate the screen detail.

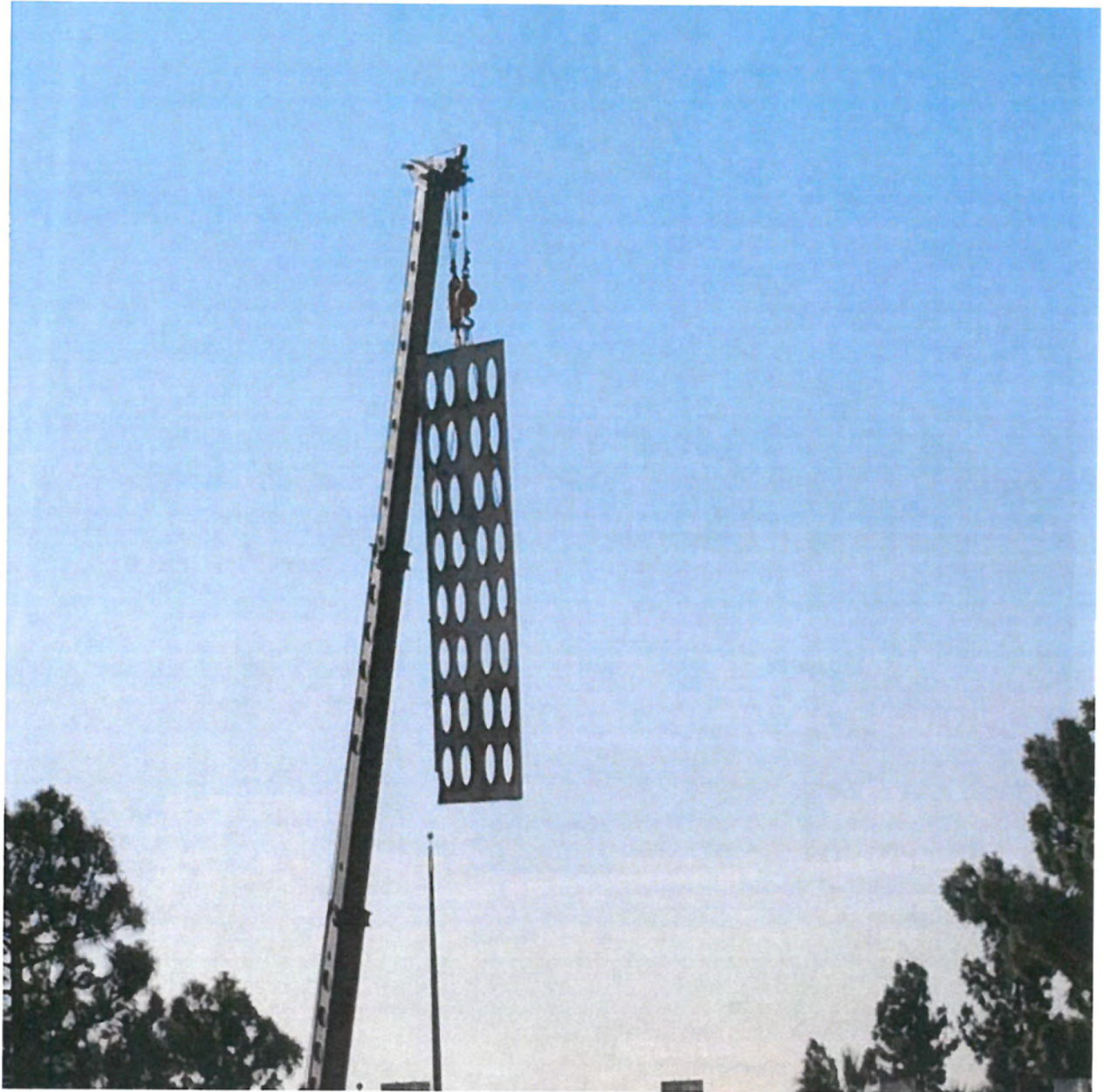
I have to confess that I was rather disturbed by the testimony of the project manager at the June 21st hearing in which he acknowledged that the panels were in such a bad shape and disintegrated that they had to dispose of all of them. (when I confronted Palisades with the inaccuracy of the testimony, they confided that "few" panels were kept at the contractors yard, so hopefully we can see them back on the building soon and eliminate this section from Mrs Snow presentation)

This stands in stark contrast to the fact that the structural issue, as cited by their engineer, was the connection detail and not the panel itself. This can be fixed by enhancing the connection detail (that no

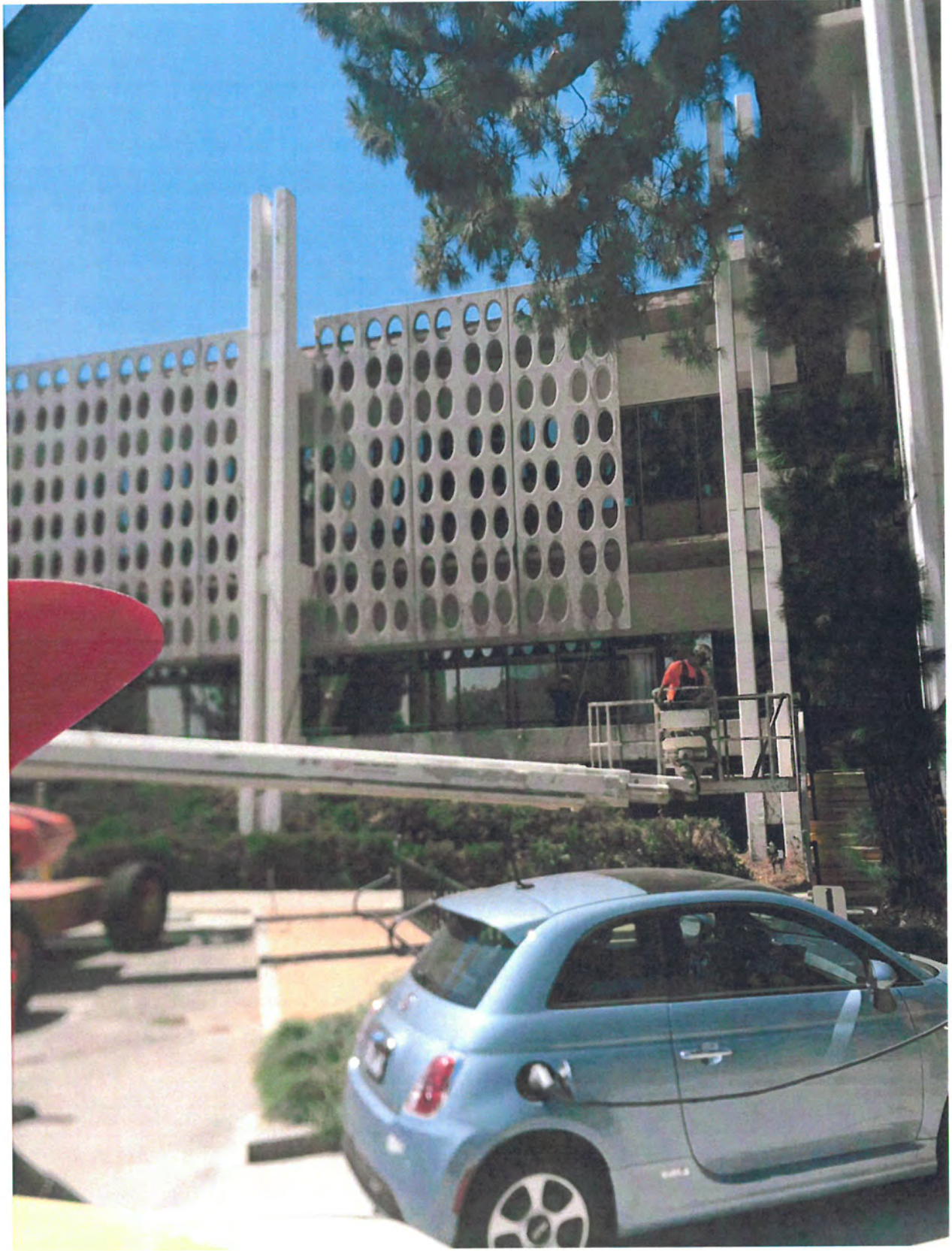
doubt may have corroded over the past 54 years). I have photographs showing the removed panels neatly stacked up on site.

I also contacted David Orenstein, one of the principals of Palisades group questioning the removal and according to David; they were to save on site all the panels that can be removed intact and he assured me that similar panels made out of lighter material can be installed in lieu of the panels removed.





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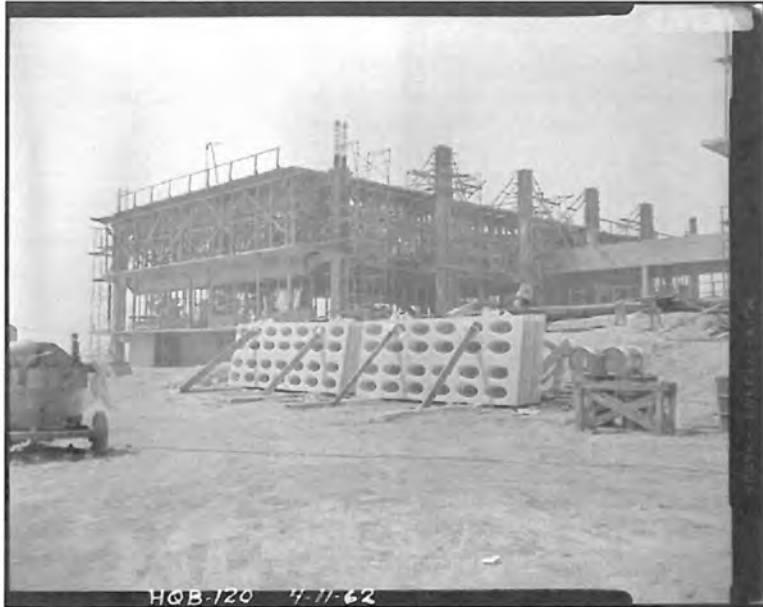


1855 Industrial Street Suite 106, Los Angeles CA 90021 P 213 622 2150 F 213 622 2151



1855 Industrial Street Suite 106, Los Angeles CA 90021 P 213 622 2150 F 213 622 2151

Below are photos of the construction process in 1961-63 reflecting the Non Structural role of the precast panels and the ease by which they can be installed (or removed) without affecting the integrity of the structure.



West Elevation 1962 – This is basically how the building looks now once the owner removed the Sun screens and guard rails.



I also wanted to respond to a question that was asked, “Why did it take so long to file the application”

It is absolutely correct that most of the Historic analysis was done 3 years ago. At this time we engaged Kaplan Chen Kaplan (who was our consultant for the designation of the Nabisco Factory) as our historic consultant to help evaluate the merits of a potential Historic designation.

I had compiled research material that we found in the MWD Archives as well as photos from Getty Images. The initial analysis reflected that the Annex on its own was 40 years old could not be submitted independently. In addition, the Annex tower was built as part of the whole headquarters complex. The Church Building just turned 50 years old so the overall building can be nominated based on its Historic merits.

The difficulty was that the Church had no inclination to support the nomination and was embroiled in litigation among its factions and neighbors. We realized that religious institutions have certain rights that prevent nomination unless they consent to it. So regrettably we had to freeze the effort until the Church “politics” would change

We had invited OHP staff to the site and walked the Campus. Staff recommended that we apply for designation of the entire Campus as it was a unique improvement that reflected the Early 60th and the role of the large government agency.

The Change of ownership of the Church asset and the eminent threat of complete destruction of the MWD building brought the historic designation effort to become very relevant.

I urge you to tour the building, enjoy the courtyard (A visionary design of Pereira in 1961), walk around the balconies that provided shading and good light management to the offices inside, enjoy the majestic beauty of the palm trees, check the original and refurbished storefront system of the annex,

Look at the unique design of tile work with the oval theme running through, the new Bridge to the annex and the theme's white concrete pillars that support it, the restored precast panels with aggregate that we were able to salvage and install at the bridge, the original Travertine entrance to the Annex and of course the majestic white precast columns that define both the low rise and the tower.

Thank you for your time and efforts to keep an important chapter of LA History alive.

Yuval Bar-Zemer

Metropolitan Water District Sunset Boulevard Campus Supplemental information - Pereira's association with design of MWD

The buildings of the former *Metropolitan Water District Sunset Boulevard Campus* clearly reflect their connection to architect **William Pereira**.

Pereira's buildings are distinguished by a **strong formalism** and **bold structural articulation**. Merely stripping away screens or other ornamentation does not change the underlying styling that Pereira brought to **institutional modern architecture**. The **strong geometries** that are so self-evident to be connected to William Pereira **expressed** by the **massing**, the **open flexible space**, the **large articulation of windows** and the **striking vertical pylons** that are **emblematic** of many of Pereira's buildings. The screening materials are an added infill piece; their removal does not change the perception from any viewpoint that the building is associated with William Pereira and the **modernist movement that he significantly impacted and advanced with his buildings**.

Examples of the same **strong formalism** that **creates the primary image** for a building includes the *Los Angeles County Museum of Art* where the **columns are the primary expression** with infill stone panels. These buildings and their **expressive articulation of structure** are also similar to buildings at UC Irvine as well as the now demolished Prudential Building in Salt Lake City. The Transamerica Building, the UC San Diego Library, the LAX Theme Building and so many other Pereira buildings are **identified** strictly through the **strong geometry** and **massing** with a **formalist structure** that is clearly expressed as the dominant image.



Overall view without perception of screening (prior to sanctuary addition) the primary expression of William Pereira's work is in the massing and surrounding structural pylons.

Columns are the primary expression with panels as infill.



LACMA also has the strong articulation of vertical pylons with an almost background infill of stone panels.



Close up of LACMA where the structural expression of the pylons is the primary design and form of the building.



Overall view of LACMA at opening where the simple massing and strong vertical expression of structure is the primary feature.

Los Angeles County Museum of Art, c. 1965, William L. Pereira and Associates, architect Photo © 2013 Museum Associates/LACMA, photographic archives.



Building at UC Irvine with simple strong vertical expression of structure.



Building at UC Irvine with prominent vertical structural expression of pylons.



Prudential Building in Salt Lake City (demolished) had similar vertical pylons creating the overall design with infill of various kinds.



The building without decorative screens is still clearly a design by William Pereira.



The massing and clear articulation of structure with the expressively shaped pylons strongly identifies this building with William Pereira.



Decorative screening is not the prime design element that defines the MWD complex, rather the basic massing and the strong structural articulation of the pylons.



The simple massing, the open interior spaces and the strong structural expression created by the pylons clearly define this building's association with William Pereira.



Even today easily recognizable as a William Pereira building with articulated columns and strong geometric shapes.



The tower pylons were not altered although roof top added. The building still strongly reflects an association with the designs of William Pereira.

Other buildings with strong structural expression as dominant design feature:



Cantilever building.



Library at UC San Diego.



Transamerica Building.

Metropolitan Water District (MWD) Sunset Boulevard Headquarters

Aspects of Integrity

For resources that are significant for their association with historic events or persons the resource must retain the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person. The period of significance for the campus is 1963 to 1990.

Aspect of Integrity	1963 Buildings	Tower Building
Location: Location is particularly important in recapturing the sense of historic events and persons.	The buildings are in their original location and are complemented by their campus setting. Former employees visiting the campus today would be able to identify their offices and locations of departments and internal services.	The Tower is in its original location and is complemented by the other buildings and landscape.
Design: Design is the combination of elements that create the form, plan, space, structure, and style of a property. A property's design reflects historic functions and technologies as well as aesthetics. It includes considerations such as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount and style of ornamental detailing.	<p>The 1963 buildings retain their original plan, relationship to each other, open spaces, and especially the structural elements including the outrigger columns (pylons) that are representative of William Pereira designs.</p> <ul style="list-style-type: none"> » original volume and massing of 1963 buildings » rectangular in plan » flat roof with deep overhang » original smooth stucco finish on all building exteriors » original Modern era windows, organized in horizontal bands, with aluminum frames » original outrigger columns (pylons) that are the primary expression of Pereira design. » retaining walls 	<p>The Tower Building underwent rehabilitation. It still retains numerous original design elements.</p> <ul style="list-style-type: none"> » original volume and massing » rectangular in plan » flat roof with deep overhang » original smooth stucco finish on building exterior » original Modern era windows, organized in horizontal bands, with aluminum frames » original outrigger columns (pylons).
Setting: Setting is the physical environment of a historic property and refers to the character of the place in which the property played its historic role. It involves how the property is situated and its relationship to surrounding features and open space.	The topographic features of the campus remain as when it was shaped in 1962. Retaining walls define portions of the perimeter. The buildings, parking open space and campus open space remain except for the void that was filled in by construction of a church sanctuary.	The Tower was sited at the west end of the site so as to allow the majority of the original campus setting to be unaffected by the expansion of the institution,
Workmanship: Workmanship is the physical evidence of the crafts of a particular culture during a period in history. Evidence of the labor and skill in constructing a building.	The construction techniques and workmanship are representative of the mid-century modern era. The fabrication of the outrigger columns (pylons) implemented the defining feature of William Pereira's architectural designs.	The construction techniques and workmanship on the Tower are representative of the mid-century modern era.

<p>Materials: Materials are the physical elements that were combined in a particular pattern or configuration to form a historic property. A property must retain key exterior materials dating from the period of historic significance.</p>	<p>Key materials that represent most of the physical elements of the buildings remain including: » original smooth stucco finish on all building exteriors: » original Modern era windows, organized in horizontal bands, with steel frames » original outrigger columns (pylons)</p>	<p>Key materials that represent most of the physical elements of the buildings remain including: » original smooth stucco finish on all building exteriors: » original Modern era windows, organized in horizontal bands, with steel frames</p>
<p>Feeling: Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.</p>	<p>The buildings and open spaces communicate the feeling of a low-rise office campus comprised of mid-20th century buildings. The relationship of the surface parking and vehicular access the existing open spaces complement the buildings in expressing the feeling of a mid-century campus.</p>	<p>The Tower was built about a decade after the main buildings. This building was sited so that it would not take up much ground level floor space which enabled the site to retain its campus feeling.</p>
<p>Association: Association is the direct link between important historic events and/or person/s and a historic property. A property retains association if it is the place where the event or activity occurred and it is sufficiently intact to convey that relationship to an observer</p>	<p>The MWD Headquarters campus housed the agency in its significant activities to implement its mission to provide a reliable source of water. The governing board met at the location where major policy decisions regarding water were made. Employees including; executive and senior management implemented the Board's policy direction. Research and engineering, technical innovations were developed at the headquarters campus. There is also the association with campus architect William Pereira whose firm was in their prime years as mid-century designers in the Post-World War II period.</p>	<p>The Tower building was constructed to support the growing operations of the MWD. It also housed administrative and technical staff during the period of significance.</p>

**METROPOLITAN WATER DISTRICT HEADQUARTERS
1111 W. SUNSET BOULEVARD, 1115 W. SUNSET BOULEVARD, 1040 W. ALPINE
STREET, 1047 W. BARTLETT STREET, AND 610 N. FIGUEROA TERRACE**

CHC-2016-2438-HCM

ENV-2016-2439-CE

Council District 1

ADDITIONAL MATERIALS FROM OWNER

Memorandum

DATE: September 6, 2016
TO: City of Los Angeles Cultural Heritage Commission
FROM: Jenna Snow
RE: Metropolitan Water District
1111-1115 Sunset Boulevard, Los Angeles, CA

This memorandum addresses flaws in the Historic Cultural Monument (HCM) nomination for 1111-1115 Sunset Boulevard, the former headquarters for the Metropolitan Water District (MWD), designed by William Pereira & Associates in 1963. The HCM nomination finds the complex to be significant under criteria 1, for its association with MWD; criterion 2, for its association with MWD agency executive management; and criterion 3, for its association with William Pereira and Associates. However, the nomination does not take into account that the MWD has suffered substantial loss of character-defining features and therefore lacks sufficient integrity to convey any significance. This memorandum provides a discussion of significance and integrity, concluding that the MWD does not qualify as an HCM because it lacks substantial integrity.

This memorandum supplements a Historic Resource Assessment I prepared, dated July 2016. The Historic Resource Assessment identified significant associations under criterion 1, for its association with MWD, as well as under criterion 3, for design by the architectural firm of William Pereira and Associates. The Historic Resource Assessment, however, found that the complex lacked sufficient integrity to convey that significance.

The HCM nomination does not address the relative significance of the MWD complex as compared with the other two sites the agency has occupied.

MWD has occupied three sites since its inception in 1928. For 35 years, between 1928 and 1963, MWD's headquarters were located in downtown Los Angeles at 306 West Third Street in the Million Dollar Building. Constructed in 1917 and designed by A.C. Martin, the Million Dollar Building is a contributing resource to the National Register listed Broadway Theater and Commercial District. Since moving from 1111 Sunset Boulevard in 1993, MWD has occupied their current headquarters at 700 North Alameda Street in downtown Los Angeles. MWD's Alameda headquarters were designed by Gensler in a Post-Modern style.

The projects completed by MWD between 1928 and 1963, while they occupied the Million Dollar Building, were herculean. MWD was founded in 1928 with the main goal of bringing water from the Colorado River to the Los Angeles basin and its environs. The Colorado River Aqueduct opened in 1941. In addition, in the 1930s, MWD assisted in construction of the Hoover Dam by purchasing a significant share of the project's hydropower. With the spike in population growth in the decades after World War II, MWD began a "major system expansion" that helped meet heavily increased water demand in 1952. By 1957, MWD's coverage consisted of 3,019 square miles and 79 incorporated cities, serving a population of 6,543,000.¹

¹ MWD Annual Report, 1957, p. 71.

While located at 1111 Sunset, MWD main accomplishment was supporting the State Water Project. The State Water Project (SWP) was the first phase of the California Water Plan,² “a long-range comprehensive program for the coordinated development and beneficial use of the water resources of the State.”³ In cooperation with 30 other public agencies, MWD helped make possible the construction of the 444-mile California Aqueduct, and would begin delivering water from Northern California to its member agencies in the 1970s.⁴

The MWD complex is not significant for association with important historic personages.

Section 6 of the nomination asserts that the MWD complex is significant under criterion 2: identified with historic personages or with important events in the main currents of national, state or local history. While the assertion is made and a number of individuals mentioned, none of the individuals, excluding William Mulholland, were identified in the nomination’s Statement of Significance. As William Mulholland passed away in 1935, it is not possible for him to have had a connection with the MWD complex. There is no further description on what contribution or accomplishments the named individuals made and if those contributions or accomplishments took place at the MWD complex.

William Pereira was an extremely prolific architect.

James Steel, in his monograph on William Pereira, writes, “Pereira was involved in a staggeringly large number of projects, of a wide variety of functions, with as many of them being groundbreaking, high profile caliber.”⁵ Between 1959 and 1983, the firm of William Pereira & Associates worked on nearly 300 projects worldwide. Of these, over 100 were located in Los Angeles County (see attachment). While not all projects were constructed and not all master plans carried out, over half are still extant, including notable projects such as Robertson Plaza, the Braille Institute, the buildings on the campus of the University of Southern California, Inglewood Civic Center and Auditorium, and Great Western Savings and Loan. These examples all appear to retain a high degree of integrity of design, material, and workmanship and clearly show the design intent of this important architectural firm. In contrast, the MWD, while it may have, at one time, been highly representative of design from the office of William Pereira and Associates, the complex lacks integrity of design, material, and workmanship and cannot convey the original design intent. The MWD complex is not the last remaining example of the architecture firm’s work in Los Angeles and, due to extensive alterations, it is not even close to the best example of the firm’s work.

The historic landscape, designed by Robert Herrick Carter, is no longer extant.

The landscape of the MWD was an integral and essential character-defining feature of the site. The water features, including fountains and pools, were incorporated into the architecture along two elevations and signified the Metropolitan Water District for passing motorists along Sunset Boulevard. These fountains were seamlessly integrated into the architecture and were clearly visible from the public, glass bridge. In addition, the grassy knoll below the walkway to the east entrance was carefully shaped. The landscape design was seamlessly integrated into the architecture to create the sense of a cohesive whole. These landscape features, now no longer extant, were designed by Robert Herrick Carter (1920-1989). Carter was a pioneer landscape architect in California; his

² MWD Annual Report, 1963, p. xxviii. The MWD signed a contract with the State of California in 1960 to deliver water from Northern California to the District via the California Aqueduct. See: MWD Annual Report, 1962, p. xxvii.

³ MWD Annual Report, 1969, p. 119.

⁴ MWD Annual Report, 2015, p. xiv.

⁵ James Steele, *William Pereira*, (Los Angeles: USC Guild Press, 2002).

landscape architecture license was number 15. A native of Los Angeles, Carter studied architecture at the University of Southern California before opening his nursery in 1948, Van Herrick's Environmental Planting. He later founded the landscape design firm Robert Herrick Carter & Associates. In addition to close collaboration with William Pereira & Associates, Carter's work can be found in collaboration with almost every notable architecture of the mid-twentieth century, including Albert C. Martin & Associates, Douglas Honnold, and Welton Becket & Associates.

One of his first, notable projects was the Union Oil Headquarters with William Pereira & Associates, completed in 1960. Robert Carter designed the interior atrium to change every few months with the seasons. "Carter's the man who restored the four seasons to Southern California," stated an article appearing in the *Los Angeles Times* in 1964, "His introduction of calendar color-planting at major building projects helps workers and passersby mark the changing seasons." In his obituary, Robert Herrick Carter is quoted as saying, "There was little more than ficus and twisted junipers around the city's major buildings. We took a risk in incorporating the first major use of flowering trees for a Los Angeles commercial project."

Robert Herrick Carter saw his role as integrating architecture and landscape. He wrote, "creating land patterns that will sociologically affect the public – bringing tranquility and harmony into the business world – is a challenge worth answering to by the landscape architect." Carter's firm was prolific. He worked on library of Loyola Marymount University, Nevada Test Site Cafeteria, University of California, Irvine, Inglewood Civic Center, Los Angeles County Museum of Art, Cinerama Dome, Glendale Municipal Services Building, Los Angeles Convention Center, Atlantic Richfield Plaza, Linder Plaza, the Great Western Savings Center (now the Flint Building), Century Plaza Hotel, Caltech, and the Los Angeles Zoo. In addition to the more corporate projects, he designed the landscape for the William Pereira residence as well as the David E. Bright residence that incorporated the owners' sculpture collection. In reviewing his full oeuvre, Carter often incorporates water features into his landscape, as seen in his work at MWD, as well as the Los Angeles County Museum of Art, the Cinerama Dome, and his residential projects. Later in his career, he branched out to projects in the Middle East. He was awarded numerous awards from the Los Angeles Beautiful Committee and a 1975 honor from American Association of Nurserymen for his design of the stepped rooftop garden at Lindner Plaza.

Character-defining features of the landscape, hardscape and site, including retaining walls, designed by Robert Herrick Carter have been lost over time, specifically by construction of the Sanctuary and excavation of the east entrance. All pools and fountains were demolished and the gently sloping grassy knoll at the east entrance removed. Remnants of some pools remain at the south elevation, but their size and shape have also been altered over time to accommodate use for children's play equipment. A small pool was added to the Annex as part of the 2013 renovation; that pool was not original to the MWD site or part of Carter's design. Due to significant alterations to the landscape, hardscape, and site, Carter's design intent is no longer evident. Furthermore, the most significant features associated with MWD, the pools and fountains, are no longer extant.

The HCM nomination does not adequately address alterations to character-defining features and the impact those alterations have on integrity.

Integrity refers to the ability of a property to convey its significance. Evaluation of integrity is based on "an understanding of a property's physical features and how they relate to its significance." The National Register of Historic Places (National Register) recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. To retain

integrity, a property must possess several, and usually most, of these aspects. Properties eligible for listing in the National Register generally have a higher degree of integrity than those only eligible for listing in the California Register of Historical Resources (California Register). While the City of Los Angeles Cultural Heritage Ordinance is silent on the question of integrity, designation of individual HCMs has consistently considered this issue. The City of Los Angeles Office of Historic Resources website notes that the Cultural Heritage Commission and the staff of the Office of Historic Resources consider the question “Has the building retained ‘integrity’? Does it still convey its historic significance through the retention of its original design and materials?”⁶

Integrity is evaluated based on current physical condition. Hypothetical removal of later alterations and restoration of original finishes, even if feasible, is not a consideration in evaluating integrity. While some alterations are potentially reversible, resources must be evaluated in their current physical state rather than in anticipation of future restoration or reconstruction of lost features and visual character. It is costly and difficult to reverse alterations, and often original materials and hence, physical character, have already been lost.

The MWD complex, in its current state, does not retain sufficient integrity to convey its significance as the headquarters for MWD or for its exemplary architecture designed by the firm of William Pereira and Associates. It has undergone substantial alterations over time and the character-defining features, those physical features that conveyed the significance, are no longer extant. While the HCM nomination argues that the MWD complex is significant under criteria 1, 2, and 3, it does not identify character-defining features, nor does it adequately assess the integrity of the site and its ability to convey the identified significance. Based on additional information provided to the Cultural Heritage Commission prior to their August 11, 2016 site visit, it can be inferred that character-defining features of the site include:

- Volume and massing of the buildings
- Rectangular plans
- Flat roof with widely overhanging eaves
- Smooth stucco finish
- “Modern-era” windows organized in horizontal bands with aluminum frames
- Paired fins, or “pylons”
- Retaining walls

With the exception of the paired fins, or “pylons,” the above list of character-defining features could describe almost any mid-twentieth century office complex. Additional, character-defining features, not included in the supplemental material but that associate the complex with MWD and William Pereira and Associates are:

- Landscape features, including pools and fountains
- Concrete sunscreens
- Concrete balcony railings
- Circulation pattern through and around the site

⁶ City of Los Angeles, Department of City Planning, Office of Historic Resources, <http://preservation.lacity.org/commission/what-makes-resource-historically-significant>.

The following discussion of integrity focuses on clarifying statements made in the HCM nomination and during the site visit of the Cultural Heritage Commission on August 11, 2016 related to integrity of the site.

Alterations to entry at the east elevation

The HCM nomination does not adequately address alterations to the T-shaped covered walkway located at the entry to the east elevation. The nomination states that “At a later point in time an entry pavilion, shown as a narrow ‘T’ shape projection into the entry driveway courtyard, was constructed” (Section 7A, page 1). This T-shaped covered walkway was original to the design, as seen in historic photographs (Figures 1-4) and original drawings (Drawing 1) and was an essential aspect to the entry sequence at the east elevation from the surface parking lot. Grass lined both sides of the walkway and the terrain sloped gently to the south. The walkway terminated at a pair of metal and glass entry doors into the glassy bridge. The walkway and its covering, as well as the original entry doors, were removed in 1998 when a new entrance was excavated down into what was originally below ground, necessitating removal of the grassy landscape. The nomination fails to mention the extensive alterations to the east elevation entry and the entirely new, excavated entry at this elevation that substantially changed the design of this elevation. In fact, the nomination incorrectly mentions that the “original pedestrian access points remain” (Section 6, page 13) when the pedestrian access at this elevation was created in 1998.

Removal of Sunscreens

The nomination suggests the sunscreens were not part of the original design intent when in fact they were essential components of the original design. The nomination states, “A separate building permit was taken out to ‘add precast concrete screen panels’ nine months after the initial permit” (Section 7A, page 1). While it is true that a separate building permit was obtained for the sunscreens, these features were also part of the original design intent. The screens can be seen in the, albeit slightly fuzzy, original sections and elevations (Drawings 2-3). In addition, the nomination asserts that removal of the sunscreens does not impact the integrity of design of the complex. “The pre-cast concrete screens were applied and were not physically or structurally integrated into the exterior skin of the building” (Section 6, page 13). Contradicting these statements, though, the nomination quotes a newspaper article from when the complex opened that states “Building facades were comprised of ‘large perforated screens of cast stone, exposed ‘out-rigger’ columns and wide expanses of glass are combined in the façade.” (pages 5-6 of Section 7B). Implication of inclusion of this quote is that the sunscreens were part of the original design and character-defining features of the complex.

In addition, the nomination does not mention the concrete balcony railings, all of which have been removed. These concrete balcony railings served a dual purpose, both for safety as well as a design feature to create more solidity to the composition. The concrete balcony railings were a character-defining feature of the complex and their loss contributes to a lack of integrity.

Addition of the Sanctuary

The nomination does not address the historic fabric that was removed and spatial relationships that were destroyed by addition of the Sanctuary. The nomination states that “The Sanctuary Building is additive...No portion of any of the original historic buildings was demolished to accommodate the Sanctuary although the building was constructed over some water features and walkways. The Sanctuary Building...can be removed...This reversible addition did not change the relationship of any of the buildings on the site” (Section 7A, page 3). The fact that the Sanctuary could be removed,

revealing original historic building finishes is not correct. The statement that “no portion of any of the original buildings was demolished” is false. Construction of the Sanctuary necessitated demolition of three elevations facing Sunset Boulevard, one of the most visible elevations. The only remaining features of the demolished elevations are two structural, paired fins. The west elevation of the Bridge, previously glassy to allow visitors to overlook the water features and pools, was replaced with a solid wall. In addition, construction of the Sanctuary required demolition of all water features, pools, and walkways. These features lined the west elevation of the Office Building as well as the west elevation of the bridge and south elevation of the Administration Building. Water features, pools and walkways were key character-defining features of MWD, essential to conveying the association of the complex with MWD. Without the water features, it could be said that the MWD complex could be any mid-century office complex.

Furthermore, construction of the Sanctuary irreversibly changed the relationship of the buildings on the site. The Office Building is no longer visually tied to the Administration Building, as the Sanctuary was placed between the buildings. In addition, a new entry at the east elevation was excavated, removing the grassy knoll between those two buildings and further changing their relationship. However, the nomination later states that “The original relationship of the Beaudry Building [Administration Building] to the Sunset Building [Office Building] would be re-established with the removal of the Sanctuary” (page 13 of Section 6). The implication of this statement is that the original relationship of these buildings to each other was, in fact, lost with construction of the Sanctuary.

Loss of landscape

The nomination fails to address major changes to the landscape that have occurred over time. The nomination asserts that the MWD complex retains “the basic landscape design of the site” (Section 6, page 12). The nomination mentions that “campus is defined by retaining walls that sculpt the rise that the campus sits on” (Section 6, page 12-13). Actually, significant additional site grading was required prior to construction of the Sanctuary. A grading permit was issued in 1997 to move 980 cubic yards of earth.⁷ To provide a point of reference, a standard dump truck holds 10 cubic yards of material; construction of the Sanctuary required moving, or removing, 98 dump trucks full of earth. Contemporary retaining walls are clearly evident from Sunset Boulevard (see Figures 5-6). Therefore, neither the retaining walls nor the sculpted rise retain integrity. The only nod to a loss of landscape and setting in the nomination is the statement “The setting is somewhat different from the original as the landscaping elements of trees and shrubs have matured over the decades...The main disruption of the setting is the additive Sanctuary wing which resulted in removal of water features” (Section 6, page 14). As noted above, the water features, including pools and fountains, were one of the most important character-defining features of the site. It was the pools that distinguished the complex from any other office complex and represented the site as MWD. Loss of this important character-defining feature results in a loss of integrity of setting, as well as loss of integrity of feeling and association. Without the water features, the site cannot convey the property’s historic character as the headquarters for MWD.

Alterations to the Annex

The Annex building underwent a significant renovation in 2013. The renovation was not in conformance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties (Secretary’s Standards)* and, as a result of the alterations, also does not retain sufficient integrity to convey its

⁷ City of Los Angeles, Department of Building and Safety, Permit #97030-10000-01617, November 26, 1997.

significance for its association with William Pereira and Associates. Notable alterations include replacement of all fenestration, addition of a two-story penthouse, removal of all concrete balcony railings, addition of a new roof and a wide overhanging cornice, all new interior finishes and spaces, and a new water feature at the new, east entrance. At the CHC site visit, it was noted that the Annex retained all original window systems. However, based on historic and contemporary photographs, it appears that the window systems were replaced in 2013. Historically, the fixed metal sash windows consisted of two sections – the lower section was a solid panel while the upper section was glazed. Based on screen shots from the building’s website, it appears all window systems were removed during construction and new window systems with floor-to-ceiling glazing were installed (Figures 7-12). In addition, all concrete railings were removed and replaced with wire railings. Given the extensive alterations, the Annex lacks integrity of design, material, and workmanship and cannot convey its association with William Pereira & Associates.

Conclusion

While the HCM nomination identifies the MWD complex as locally eligible for designation, it does not retain sufficient integrity to convey that significance. It has been so substantially altered over time, almost all character-defining features that distinguish this complex have been removed, including all landscape features, concrete sunscreens, concrete balcony railings, all fenestration on the Annex, and a substantial change in the organization and relationship of spaces.

Attachment A: Figures & Drawings

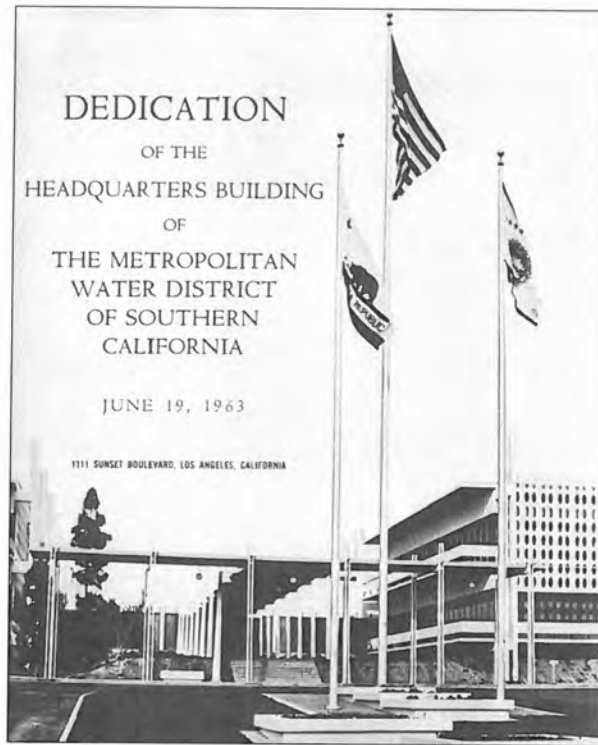


Figure 1: Dedication pamphlet, note T-shaped entry canopy, view northwest (MWD archives, 1963)



Figure 2: T-shaped entry canopy, view southeast from balcony of Office Building (MWD archives, 1963)

Attachment A: Figures & Drawings



Figure 3: T-shaped entry canopy, view east (MWD archives, 1963)



Figure 4: East entry during construction, note shaping of grassy knoll, view west (MWD archives, 1962)

Attachment A: Figures & Drawings

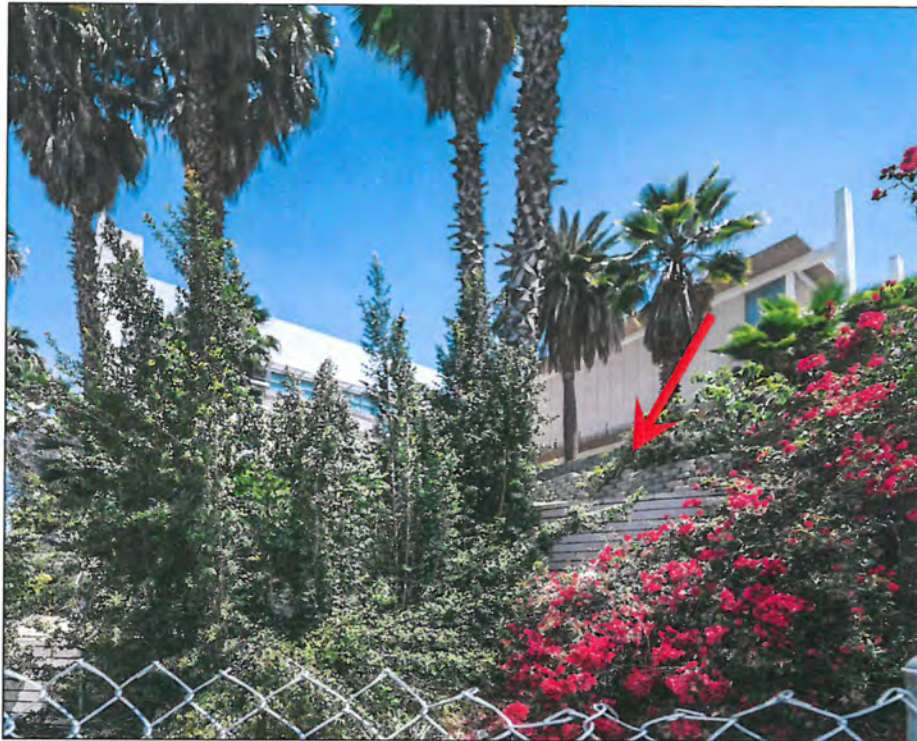


Figure 5: Administration building west elevation (right) and Sanctuary south elevation (left), view northeast, note addition of new retaining walls (New Plus, 2016)



Figure 6: Sanctuary west elevation (right), Office Building west elevation (center), Annex south elevation (left), view east, note addition of new retaining walls (New Plus, 2016)

Attachment A: Figures & Drawings



Figure 7: Annex completing construction, south elevation, view northwest, note ribbon windows, rather than floor to ceiling windows (MWD Archives, 1973)

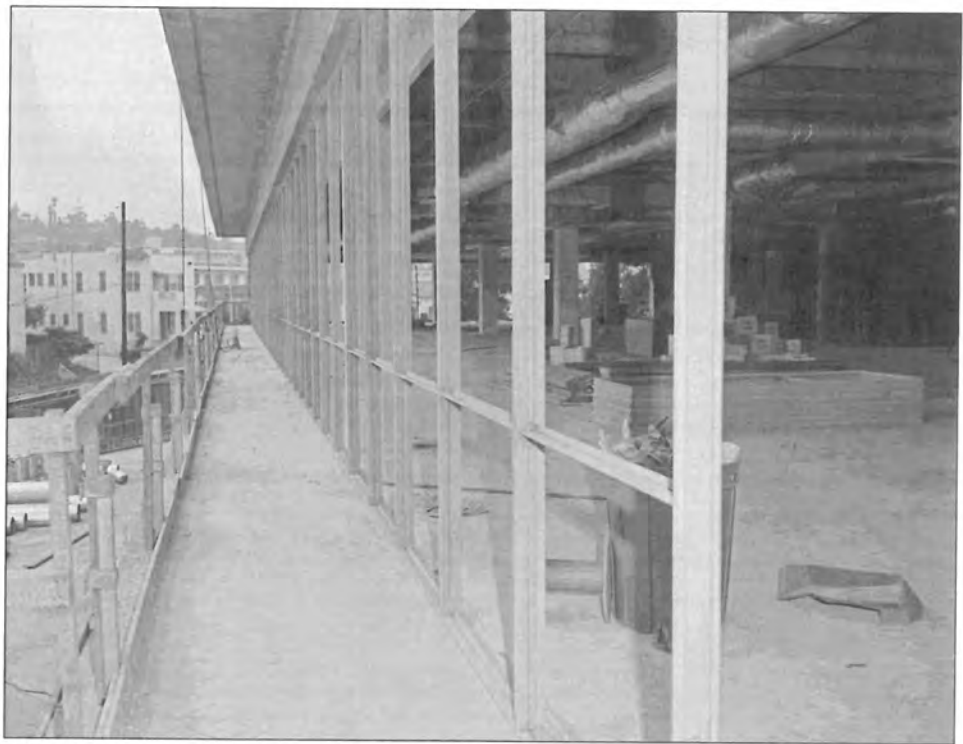


Figure 8: Annex during construction, note window sash installed showing two sections (MWD Archives, 1973)

Attachment A: Figures & Drawings



Figure 9: Annex prior to renovation, note two-part window systems with a solid lower panel, (<http://theelysian.la/>, c. 2012)



Figure 10: Annex after to renovation, note two-part window systems are no longer extant, (<http://theelysian.la/>, c. 2012)

Attachment A: Figures & Drawings

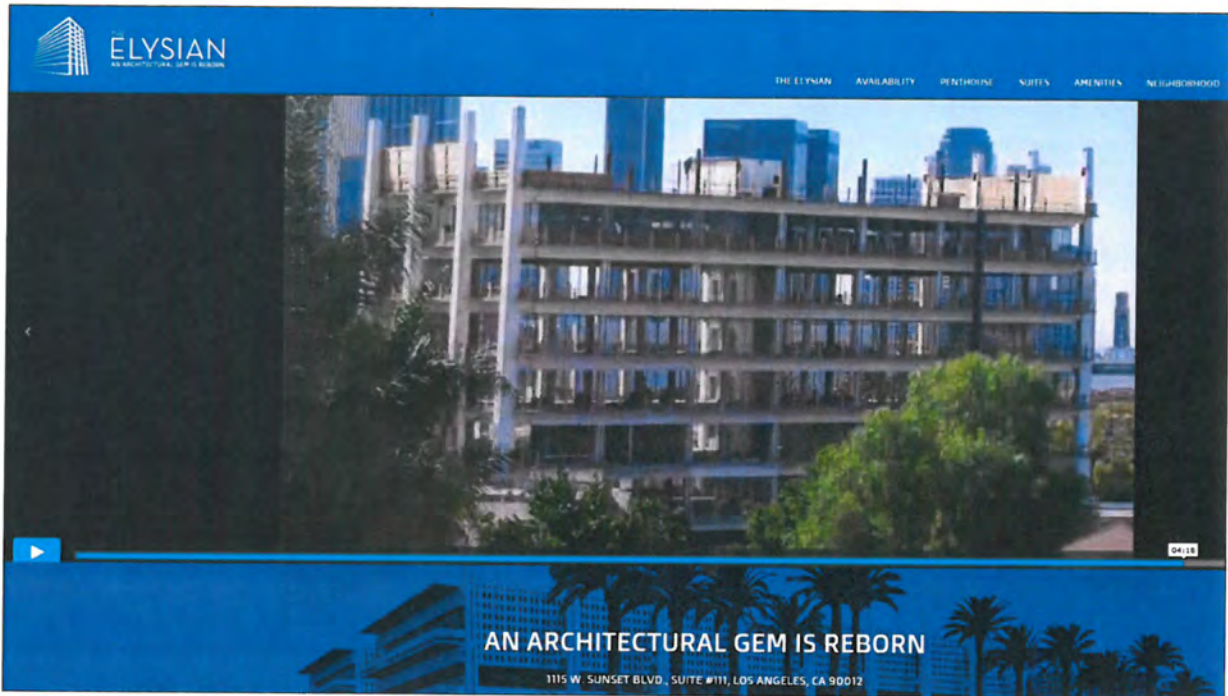


Figure 11: Annex during renovation, note all window systems removed, (<http://theelysian.la/>, c. 2012)

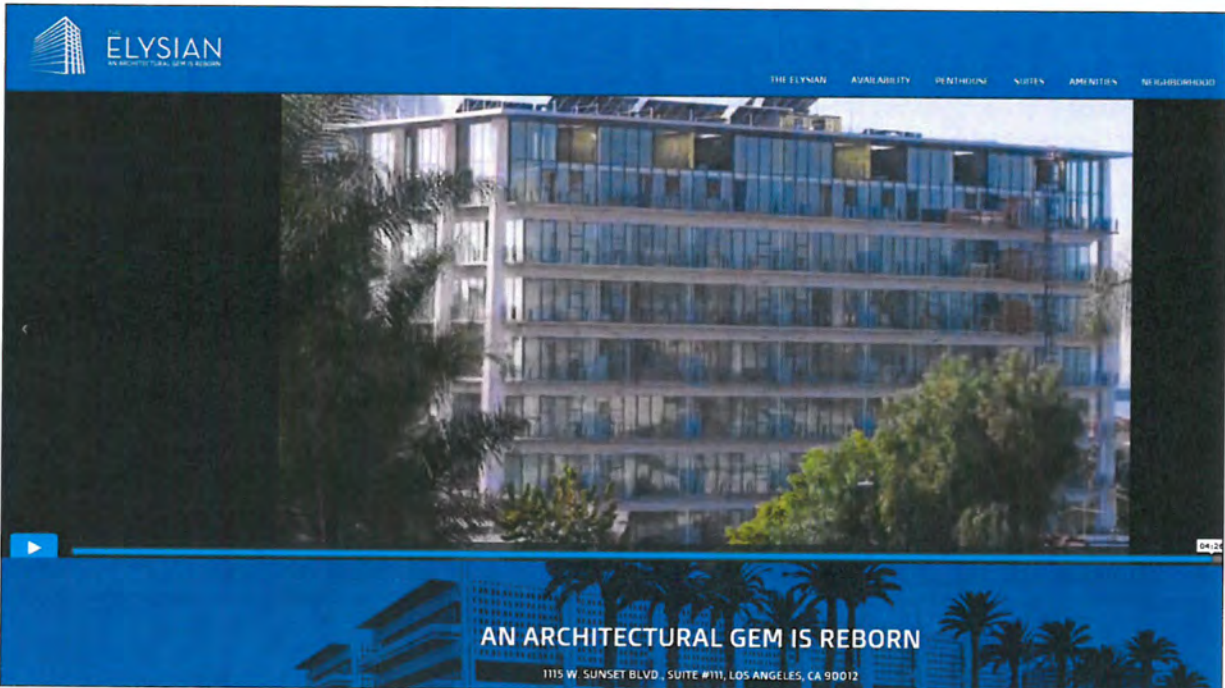
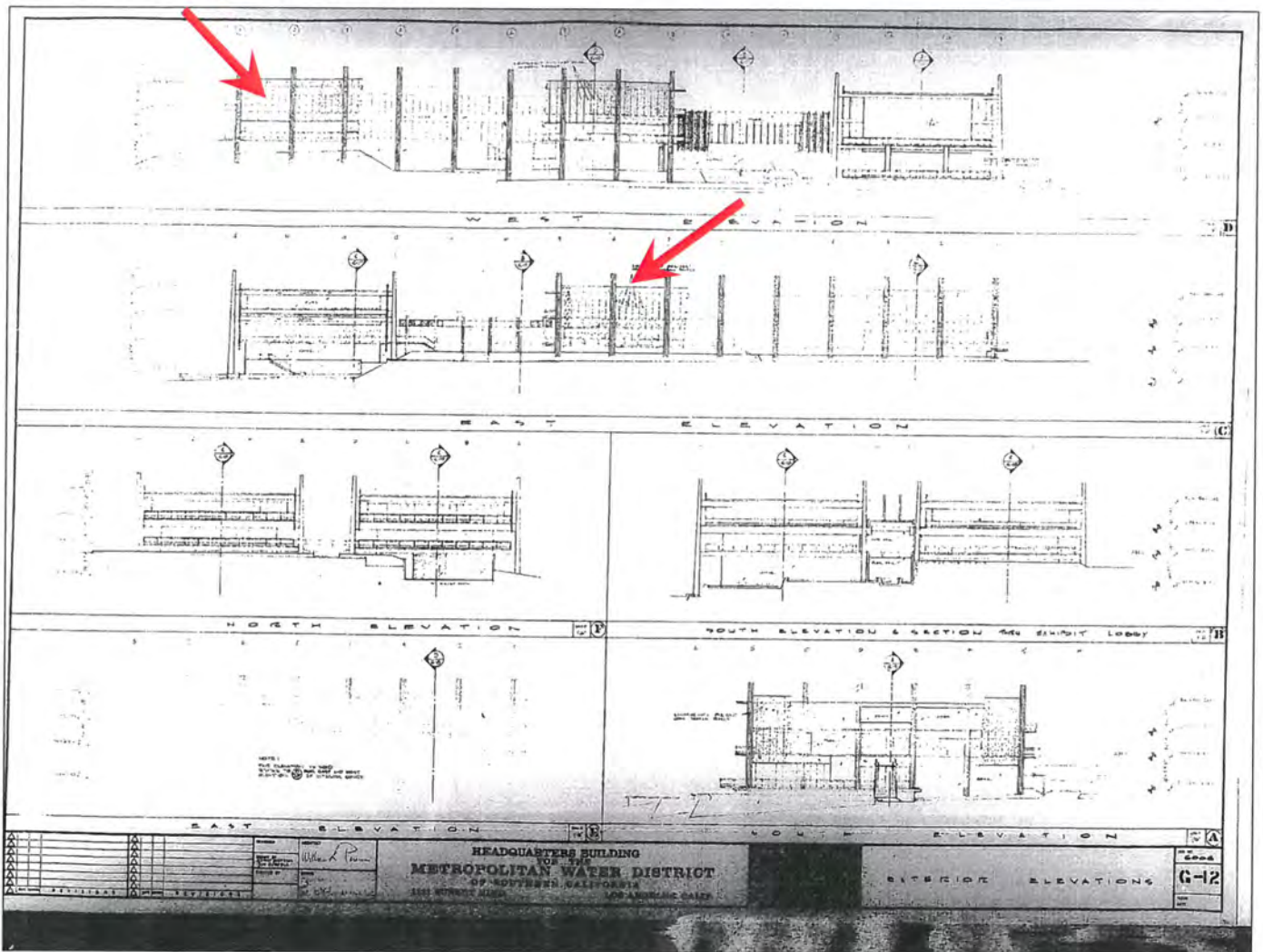


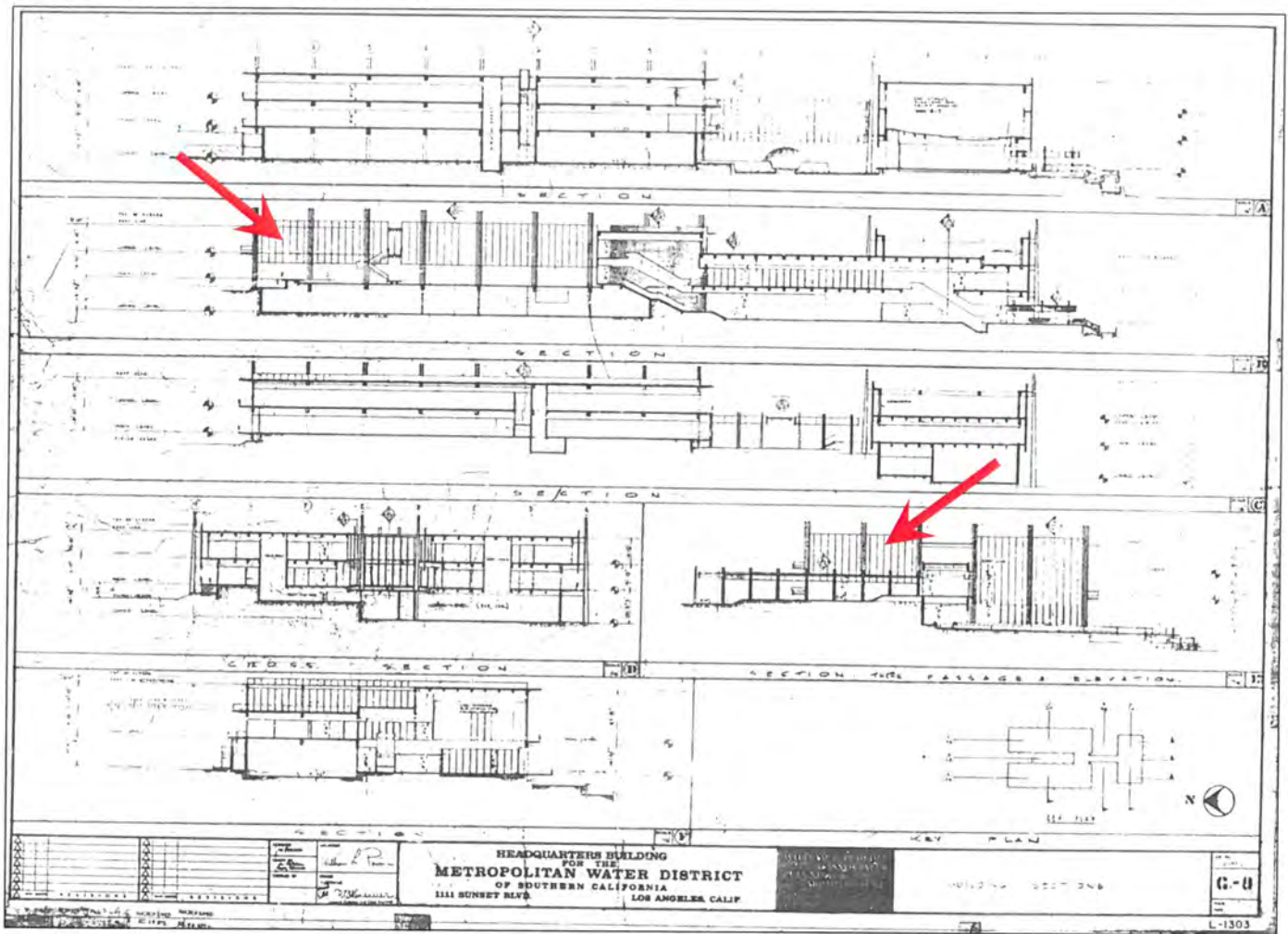
Figure 12: Annex during renovation, note window systems that appear to be new, (<http://theelysian.la/>, c. 2012)

Attachment A: Figures & Drawings



Drawing 2: Original elevations, note screens, drawing dated 1961

Attachment A: Figures & Drawings



Drawing 3: Original sections, note screens, drawing dated 1961

Attachment B

William L. Pereira and Associates (1959-1983)

List of Buildings in Los Angeles County

(unless otherwise noted, list adapted from James Steele, *William Pereira*, (Los Angeles: USC Guild Press, 2002))

1959

1. Lockheed Aircraft Corporation Master Plan, Palmdale, CA
2. Carthay Circle Theatre, Los Angeles, CA (*alterations to an existing building, demolished*)
3. Santa Fe Springs Master Plan, buildings include Civic Center, Community Building (1965), and Library (1961), Santa Fe Springs, California
4. Firestone Aeronautical Research Laboratory, Caltech campus, Pasadena, CA
5. Los Angeles County Zoo, Los Angeles, CA
6. Vogue Theatre, Los Angeles, CA (*alterations to an existing building*)
7. Del E. Webb Corporation, Master Plan, Glendale, CA
8. Hollywood Motion Picture and TV Museum, Los Angeles, CA (*not constructed*)

1960

9. Redevelopment Plan, Santa Monica, CA
10. Union Oil headquarters, Los Angeles (*now Los Angeles Center Studios*)
11. Assistance League of Southern California, Master Plan, Los Angeles, CA
12. Otis College of Art & Design, Los Angeles, CA (*not constructed*)
13. Revue Studios Master Plan, Universal Studios, Burbank, CA
14. Children's Theatre Arts Center, Los Angeles, CA
15. Fox Hills Home Savings and Loan, Culver City, California (*not known if constructed*)
16. University of Southern California Master Plan, campus buildings include Ahmanson Center for Biological Research (1954), Bing Hall (1976), Booth Ferris Memorial Hall (1964), Rubenheimer Music Faculty Building (1975), Olin Hall of Engineering (1963), Charles Lee Powell Hall (1973), Virginia Ramo Hall of Music (1974), Henry Salvatori Computer Science Center (1976), Stauffer Hall of Science (1965), Seaver Science Center (1970), Seaver Science Library (1970), Vivian Hall of Engineering (1966), Loker Hydrocarbon Institute (1979/1995), Los Angeles, CA¹
17. Loyola University Communications School and Recreation Complex (*demolished*), Los Angeles, CA

1961

18. Hancock Park Master Plan, Los Angeles, CA

1962

No buildings in Los Angeles County

1963

19. Santa Catalina Island Master Plan, Santa Catalina Island, CA
20. Avalon Land Use Plan, Santa Catalina Island, CA
21. Two Harbors Study, Santa Catalina Island, CA
22. Avalon Airport Study, Santa Catalina Island, CA
23. Emerald Bay Study, Santa Catalina Island, CA
24. Hoffman Electronics Corporation Master Plan, El Monte, CA
25. Otis Chandler Residence, San Marino, CA (*not known if constructed*)
26. Union Bank, Pasadena, CA (*demolished*)
27. Ahmanson Ranch Master Plan, for Home Savings and Loan, Los Angeles, CA

¹ Historic Resources Group, "University of Southern California 2030 Master Plan," May 2011.

28. Calabasas Master Plan, Calabasas, CA
29. Gibraltar Savings and Loan Association, San Marino, CA (*demolished*)
30. Gibraltar Savings and Loan Association, Baldwin Hills, CA (*demolished*)
31. Continental Savings and Loan, Montebello, CA (*not known if constructed*)
32. West Covina Country Club and Garden Apartments, West Covina, CA (*not known if constructed*)
33. Metropolitan Water District, Los Angeles, CA (*significantly altered*)
34. Unocal 76 gas station, Beverly Hills, CA²

1964

35. Los Angeles County Museum of Art, Los Angeles, CA
36. Motion Picture and Television Relief Fund Master Plan, Los Angeles, CA
37. Douglas Aircraft Corporation Laboratory, Los Angeles, CA (*not known if constructed*)
38. ABC Paramount Theatres Office Building, Los Angeles, CA (*not constructed*)
39. Beacon Street Apartments, Avalon, CA (*not known if constructed*)
40. Howard Ahmanson Center, Los Angeles, CA (*not constructed*)
41. Descanso Canyon Hotel, Avalon, CA (*not known if constructed*)
42. Clementine Avenue Townhouses, Avalon, CA (*not known if constructed*)
43. Altamira Estates, Master Plan, Avalon, CA
44. Adamson Properties, Master Plan, Malibu, CA
45. David Bright residence, Los Angeles, CA
46. Art Building, Occidental College, Los Angeles, CA
47. Arthur Coons Center, Occidental College, Los Angeles, CA

1965

48. Los Angeles City College Communications Building, Los Angeles, CA
49. International Clubs, Inc., Los Angeles, CA (*not known if constructed*)
50. Mulholland Properties, Master Plan, Los Angeles, CA
51. Civic Center, San Dimas, CA
52. Avalon Townhouses, Santa Catalina Island, CA (*not known if constructed*)
53. Dickson Art Center, University of California, Los Angeles, CA (*significantly altered*)

1966

54. North American Aviation, Santa Catalina Island, CA (*not known if constructed*)
55. Arcade Lane, Master Plan, Pasadena, CA
56. Wilshire County Country Club, Los Angeles, CA (*alterations to an existing building*)
57. Robertson Plaza, Beverly Hills, CA³

1967

58. City of El Monte, Master Plan, El Monte, CA
59. Southern California Association of Airports, Regional Airport Systems Study
60. Litton Industries, Santa Catalina Island, CA
61. Shadow Valley Ranch, Master Plan, Los Angeles, CA
62. William Pereira Residence, Los Angeles, CA
63. Hollywood Communications Center, Los Angeles, CA (*not known if constructed*)
64. Burbank Airport, Study, Burbank, CA
65. Pepperdine University, Master Plan, Malibu, CA

² City of Beverly Hills Department of Building, Building Permit #6300822, August 20, 1963.

³ "Builders City Progress on 10-Story Plaza," *Los Angeles Times*, July 24, 1966, N7.

66. Los Angeles International Airport, Master Plan, buildings include World Airways Terminal, Parking Structure 2, alterations to Theme Building, Satellite Building II, roads, parking transport systems, and tunnels, Los Angeles, CA
- 1968**
67. CBS Studios Facilities, Renovations, Los Angeles, CA
 68. Occidental Life Insurance Company of California Headquarters, Los Angeles, CA
 69. American Red Cross Chapel, Los Angeles, CA (*not known if constructed*)
 70. North American Rockwell, Master Plan, Los Angeles, CA
 71. Lockheed Power Plant, Palmdale, CA
 72. Rye Canyon Science Laboratory, Palmdale, CA (*not known if constructed*)
- 1969**
73. Great Western Savings and Loan, Beverly Hills, CA
 74. Bunker Hill Towers, Los Angeles, CA (*not known if constructed*)
- 1970**
75. Inglewood Civic Center and Auditorium, Inglewood, CA
 76. Hollywood Park Hotel and Office Complex, Los Angeles, CA (*not known if constructed*)
 77. Autonetics, North American Rockwell, Los Angeles, CA
 78. Robinson's Store, Cerritos, CA⁴
- 1971**
79. Bank of America, Rosemead, CA
 80. Southern California Edison, Rosemead, CA
- 1972**
81. Torrance Airport, Master Plan, Torrance, CA
 82. Sears Roebuck and Company, Shopping Center, La Puente, CA
 83. Bob Hope Residence, CA (*not known if constructed*)
 84. Broadway Store, Arcadia, CA (*significantly altered or demolished*)
 85. Broadway Store, Fox Hills, CA
 86. Broadway Store, Glendale, CA
 87. Broadway Store, Sherman Oaks, CA (*significantly altered*)
 88. Los Angeles County, University of Southern California Hospital, Los Angeles, CA (*alterations to an existing building*)
- 1973**
89. Beverly Hills Medical Building, Beverly Hills, CA
 90. Wilshire Regent Hotel, Los Angeles, CA (*not known if constructed*)
 91. Continental Airlines First Class Lounge, Los Angeles International Airport, Los Angeles, CA (*significantly altered if still extant*)
 92. Braille Institute, Los Angeles, CA⁵
 93. Metropolitan Water District, Annex, Los Angeles, CA (*significantly altered*)
 94. Pacific Financial Center, Los Angeles, CA⁶
- 1974**
95. Burbank Airport, Master Plan, Burbank, CA
 96. Cerritos College, Master Plan, Cerritos, CA
 97. Griffith Park, Master Plan, Los Angeles, CA
 98. Hamilton Beach Cove Development, Santa Catalina Island, CA (*not known if constructed*)

⁴ "Robinson's Broadway in New Cerritos Mall," *Los Angeles Times*, February 8, 1970, J4.

⁵ "New Structure Will Serve Blind," *Los Angeles Times*, March 4, 1973, 11.

⁶ "Dinner to Honor William Pereira," *Los Angeles Times*, November 8, 1981, J4.

1975

No buildings in Los Angeles County

1976

- 99. Professional Office Building, Glendale, CA
- 100. Los Angeles Trade Tech Library, Los Angeles, CA (*not extant*)
- 101. Jet Propulsion Laboratory, Pasadena, CA (*not known if constructed*)
- 102. Biology Building, Caltech, Pasadena, CA (*not known if constructed*)

1977

- 103. Hollywood Revitalization Study, Los Angeles, CA
- 104. Toyota Headquarters, Torrance, CA
- 105. Long Beach Municipal Airport, Development Plan, Long Beach, CA
- 106. Warner Brothers Office Building, Burbank, CA (*not known if constructed*)
- 107. Pomona College, Master Plan, Pomona, CA
- 108. Produce Market, Los Angeles, CA

1978

- 109. American Airlines Corporate Headquarters, Los Angeles International Airport, Los Angeles, CA (*significantly altered if still extant*)
- 110. Host International Headquarters, Los Angeles, CA
- 111. Los Angeles Times, CA (*not known if constructed*)

1979

No buildings in Los Angeles County

1980

No buildings in Los Angeles County

1981

- 112. MCA Universal City Master Plan, Burbank, CA
- 113. Universal City Sheraton Hotel, Burbank, CA
- 114. Jonathan Club, Los Angeles, CA (*alterations to an existing building*)

1982

- 115. Whittier College Performing Arts Center, Whittier, CA (*not known if constructed*)
- 116. New Wilshire Apartments, Los Angeles, CA

1983

- 117. Park Wellington Condominiums, West Hollywood, CA
- 118. Lockheed headquarters, Calabasas, CA



**Historic Resource Assessment
1111 Sunset Boulevard
Los Angeles, CA**

July 2016

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I. INTRODUCTION AND EXECUTIVE SUMMARY

This report provides a historic resource assessment of the property located at 1111 Sunset Boulevard (Assessor Parcel Number 5544-030-052) and 1115 Sunset Boulevard (Assessor Parcel Number 5406-020-002, hereinafter collectively known as “subject property”). The subject property is located on the edge of the Echo Park neighborhood of Los Angeles, but within the Central City North Community Plan Area (CPA), as defined by the Los Angeles Department of City Planning. The subject property is bounded on the west by West Sunset Boulevard, the north by West White Knoll Drive, the east by Alpine Street, and the south by North Beaudry Avenue (Maps 1-3), just northwest of the intersection of the “Four-Level Interchange” of the Hollywood Freeway, Pasadena Freeway, Santa Ana Freeway, and Harbor Freeway. The subject property consists of an oval-shaped site and is developed with a complex of five buildings. Four of the buildings are currently vacant, but were used most recently as a church facility. Completed in 1963 and 1973, with a fifth building constructed in 1998, four of the buildings were constructed for the Metropolitan Water District (MWD).

The subject property has not been previously evaluated for historic, cultural, or architectural significance. The City of Los Angeles’ Office of Historic Resources is in the process of a citywide historic resource survey known as SurveyLA. While SurveyLA has completed the Central City North CPA, findings have not been published. Preliminary findings indicated that the subject property is not significant for its architectural design or association with architecture firm William Pereira and Associates, but is inconclusive as to its significance for association with MWD.¹ SurveyLA was also inconclusive regarding other resources associated with MWD, stating, “water and power buildings from this era will be evaluated at a later date pending further research.”²

The report will evaluate buildings at the subject property for historic and architectural significance in terms of eligibility for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and as a City of Los Angeles Historic Cultural Monument (HCM), both individually as well as part of a potential historic district. Evaluation will be based on eligibility criteria developed for SurveyLA.

The report concludes that, while the subject property may have been significant for its association with MWD and for its architectural design by William Pereira and Associates, an important Los Angeles-based architectural firm, the four older buildings lack sufficient integrity to convey that significance and therefore the subject property is not eligible for listing in the National or California registers or for local designation.

II. QUALIFICATIONS

This report was prepared by Jenna Snow with assistance by Andrea Thabet and editorial support and peer review provided by Leslie Heumann. Ms. Snow visited the site March 11, 2016.

In January 2015, Jenna Snow launched an independent historic preservation consulting practice with offices in Los Angeles. With over fifteen years of professional experience, Ms. Snow has a strong and broad understanding of best historic preservation practice, including federal, state, and local regulations. She has worked on a wide range of projects on both the east and west coasts, as well as internationally. Ms. Snow holds a M.S. in Historic Preservation from Columbia University and a B.A. in Fine Arts focusing on architectural history from Brandeis University. She meets the Secretary

¹ Janet Hansen, phone interview with Jenna Snow, July 14, 2016.

² Historic Places LA, “Metropolitan Water District of Southern California,” <www.historicplacesla.org/reports/3e7851d7-d916-4033-acbf-050795a76c0e>.

of the Interior's Professional Qualifications Standards in Architectural History. Throughout her career, Ms. Snow has authored, co-authored, and/or served as project manager for nearly 100 historic preservation projects, including a wide variety of historic resource assessments, National Register nominations, and historic resources surveys. She regularly contributes to environmental impact reports, historic preservation certification applications, Section 106 reviews and other work associated with historic building rehabilitation and preservation planning.

Ms. Heumann is an architectural historian with nearly 40 years of experience in all aspects of historic resources evaluation, documentation, preservation, and planning. She has extensive experience in the coordination of cultural resources surveys, assessment of historic significance, and preparation of documentation to support the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), and the National Historic Preservation Act (NHPA). Additional areas of expertise include application of the Secretary of the Interior's Standards for the Treatment of Historic Properties, preparation of Historic American Buildings Survey (HABS) documents, National Register of Historic Places and other registration program applications, and historic school modernization issues. Over the course of her career, Ms. Heumann has participated in historic resources projects in eight western states. Ms. Heumann satisfies the Secretary of the Interior's Professional Qualification Standards as an Architectural Historian. Currently, Ms. Heumann is an independent consultant specializing in a range of historic preservation services.

Dr. Andrea Thabet is a historian specializing in Los Angeles, urban, and public history, with a focus on urban renewal policy and cultural policy in the United States. Dr. Thabet has worked as a Curatorial Assistant at the Skirball Cultural Center and Museum in Los Angeles as well as at the Norton Simon Museum in Pasadena. In 2015, Dr. Thabet taught an upper division course entitled, "The Southern Civil Rights Movement, 1930-Present" at the University of California, Santa Barbara. She has consulted for a number of historic preservation projects, including research and writing for *Survey LA*, a city-wide project conducted by L.A.'s Office of Historic Resources. Currently, Dr. Thabet is an independent scholar focusing on Los Angeles history and serves as Co-Coordinator for the L.A. History & Metro Studies Group, based at the Huntington Library. Dr. Thabet holds a Ph.D and an M.A. in U.S. History from the University of California, Santa Barbara, and a B.A. in history with an Art History minor from Loyola Marymount University. Her published works on Los Angeles and urban history have appeared in both academic and popular journals, in both print and digital formats. She has presented her research at a number of academic conferences and public events.

III. REGULATORY SETTING

Federal

National Register of Historic Places

The National Register of Historic Places 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 indicate what properties should be considered for protection from destruction or impairment.”³ Administered by the National Park Service, the National Register is the nation’s official list of historic and cultural resources worthy of preservation. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. Resources are eligible for the National Register if they meet one or more of the following criteria for significance:

- A) are associated with events that have made a significant contribution to the broad patterns of our history; or
- B) are associated with the lives of significant persons 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) have yielded or may be likely to yield, information important in history or prehistory.⁴

Once a resource has been determined to satisfy one of the above criteria, then it must be assessed for “integrity.”⁵ Integrity refers to the ability of a property to convey its significance. Evaluation of integrity is based on “an understanding of a property’s physical features and how they relate to its significance.” The National Register recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. To retain integrity, a property must possess several, and usually most, of these aspects.

Relationship to Project

The subject property is not listed in the National Register and for the reasons stated below, is not eligible for listing in the National Register.

State

California Register

Based substantially on the National Register, the California Register is “an authoritative guide... used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected.”⁶ For a property to be eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under at least one of the following four criteria:

- 1) is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; or
- 2) is associated with the lives of persons important in our past; or

³ National Register Bulletin #16A: *How to Complete the National Register Registration Form* (National Park Service, 1997).

⁴ National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

⁵ National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

⁶ California Public Resources Code §5024.1(a), <<http://codes.lp.findlaw.com/cacode/PRC/1/d5/1/2/s5024.1>>.

- 3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values; or
- 4) has yielded, or may be likely to yield, information important in prehistory or history.

Also included in the California Register are properties which have been formally determined eligible for listing in, or are listed in the National Register; are registered State Historical Landmark Number 770, and all consecutively numbered landmarks above Number 770; and Points of Historical Interest, which have been reviewed and recommended to the State Historical Resources Commission for listing.

The primary difference between eligibility for listing in the National and California registers is integrity. Properties eligible for listing in the National Register generally have a higher degree of integrity than those only eligible for listing in the California Register. There is, however, no difference with regard to significance.

Relationship to Project

Similar to the National Register, the subject property is not listed in the California Register and for the reasons stated below, is not eligible for listing in the California Register.

California Environmental Quality Act (CEQA)

The purpose of CEQA is to evaluate whether a proposed project may have an adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation. *Guidelines for California Quality Act* (CEQA Guidelines) are the regulations that govern the implementation of CEQA. CEQA Guidelines are codified in the California Code of Regulations (CCR), Title 14, Chapter 3, § 15000 et seq. and are binding on state and local public agencies. The basic goal of CEQA is to develop and maintain a high-quality environment now and in the future.

CEQA defines a historical resource as:

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

Relationship to Project

As the subject property does not appear eligible for listing in the National or California Registers or eligible for designation under local ordinances meeting conditions in CEQA guidelines Section 5024.1(g), it is not a historical resource for purposes of CEQA.

Local

City of Los Angeles Historic Cultural Monument

§22.171.7 of Los Angeles Administrative Code defines criteria for designation of a Historic-Cultural Monument (HCM). For ease in applying local eligibility, the following numbers are assigned to the criteria, which align, to a large degree, with National and California Register criteria. Resources eligible for HCM designation are:

- 1) Historic structures or sites in which the broad cultural, economic or social history of the nation, state or community is reflected and exemplified; identified with important events in the main currents of national, state, or local history; or
- 2) Historic structures or sites identified with personages in the main currents of national, state or local history; or
- 3) Historic structures or sites which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction or a notable work of a master builder, designer, or architect whose individual genius influenced his age.

While National and California register criteria apply to individual sites as well as districts, local historic district criteria are contained in separate legislation. According to §12.20.3 of the Los Angeles Municipal Code, which became effective on May 12, 2004, a Historic Preservation Overlay Zone (HPOZ) “is any area of the City of Los Angeles containing buildings, structures, landscaping, natural features or lots having historic, architectural, cultural or aesthetic significance and designated as a Historic Preservation Overlay Zone.” Contributing resources must meet at least one of the following criteria:

1. adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time
2. owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city
3. retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of an historic place or area of historic interest in the City.

Relationship to Project

Like the National and California Registers, the subject property is not a local HCM, nor is it eligible as an HCM. While the subject property may be considered as a potential historic district, there does not appear to be any larger potential historic district to which the subject property could contribute.

SurveyLA

The City of Los Angeles’ Office of Historic Resources is in the process of a citywide historic resource survey known as SurveyLA. The goal of SurveyLA is to provide baseline information on historic resources in order to inform planning decisions and support City policy goals and processes. Field surveys have been undertaken in phases by Community Plan Areas and are expected to be completed by 2016. A citywide Historic Context Statement, prepared in conjunction with SurveyLA, provides the framework for identifying and evaluating historic resources. The Historic Context Statement is not a traditional narrative history; rather it is organized by broad contexts and then divided into themes and subthemes. Property types are identified for each theme or subtheme with established eligibility criteria. Establishing eligibility criteria provides some consistency through survey and evaluation efforts.

Relationship to Project

The subject property is located in the Central City North CPA. While SurveyLA has completed field survey in this area, results have not yet been published and are not available. Therefore, it is not known if SurveyLA identified the subject property or not.

IV. PROPERTY DESCRIPTION AND HISTORY



Physical Description

Site (Figures 2-5)

The subject property is located on the southeastern edge of the Echo Park neighborhood of Los Angeles and is within the Central City North CPA, as defined by the Los Angeles Department of Planning. As previously noted, the subject property is bounded on the west by West Sunset Boulevard, the north by West White Knoll Drive, the east by Alpine Street, and the south by North Beaudry Avenue (Maps 1-3), close to the four-level freeway interchange. The oval-shaped site contains a complex of five buildings.

The subject property is located on a low hill above Sunset Boulevard, which is a wide, major thoroughfare connecting downtown Los Angeles with the ocean. West White Knoll Drive, Alpine Street, and North Beaudry Avenue separate the subject property from surrounding development, which mostly consists of single and multi-family residential buildings. Development on Sunset

Boulevard consists of low-scale commercial buildings. In addition to its location on a low hill, the subject property is further set off from Sunset Boulevard by a wall topped by a chain-link fence and mature landscaping that consists of tall palm trees. The low wall continues around the entire property. Jacaranda trees are planted at regular intervals along Sunset Boulevard in tree wells lining the sidewalk.

The main entrance to the site is located near the intersection of North Beaudry Avenue and Alpine Street. Two gated driveways give access to the site. The northern of the two driveways opens into a circular drive with landscaped plantings within the circle, as well as three, metal flagpoles. The driveways provide access to tiered surface parking areas that are paved in concrete. Much of the south and east sides of the site are dedicated to surface parking. Tall pine trees punctuate the surface parking areas. A secondary entrance is located at the west side of West Knoll Drive, near the intersection of Sunset Boulevard.

Building 1 – Administration (Figures 7-20)

Rectangular in plan and oriented in an east-west direction, Building 1 is designed in a Modern style and is three stories high with a flat roof and overhanging eaves. The building is finished in smooth stucco. Paired fins extend out from the north and south elevations like flying buttresses and extend above the roofline. Balconies wrap around the building at each floor level, with the exception of the third floor balcony at the west elevation. Fenestration generally consists of floor to ceiling fixed metal sash. Windows are interrupted in some areas with doors leading out to the balconies, both

single metal doors with one glass light and single wood doors. Some portions of the windows operate with a metal, horizontal sliding sash.

Entrance to Building 1 is centered on the south elevation. A dry water feature and fountain front the south elevation. The walkway to main entrance appears to float above water feature. A canopy extends out from an inset door. The canopy is supported on shorter, paired fins that echo the fins on north and south elevations. The entrance consists of paired metal doors, each with one glass light and fixed glass sidelights. Fins on the south elevation define five bays. There are irregularly spaced ribbons of floor to ceiling windows along the south elevation. First floor windows are located west of the main entrance and wrap around to most of the west elevation. Second floor windows begin in the center of the elevation and extend around to the full extent of the east elevation. There is limited fenestration on the third floor. Venting is located on the north and south elevations at the third floor level.

The main feature of the interior of Building 1 is the double height board room on the second floor. Floor, wall, and ceiling finishes have been removed. The entrance on the south elevation gives access to an entry vestibule. Double metal doors opposite the main entrance open into an escalator. Original floor finishes in the entry vestibule and in some, limited areas of the corridors consist of tile with a contrasting pattern of oval shapes.

Building 2 – Bridge (Figures 21-28)

Modern in style, building 2 connects Building 1 with Building 3. Only the east elevation of Building 2 is visible. Building 5 is attached to the west elevation. Two stories high, Building 2 has a flat roof and is finished in smooth stucco with stone veneer adjacent to the entrance to the south. The stucco is scored above the second floor windows. Entrance to Building 2 is accessed down a flight of stairs and consists of three, paired aluminum and glass doors with transoms and a contemporary awning above. An ecclesiastical mosaic is placed on a stone retaining wall along the north side of the stairs. The entrance appears off center because of the retaining wall. A large cross spans from the top of the doors to the roofline. A continuous row of metal sash windows extends across the second floor.

The interior of Building 2 consists of a corridor on both the first and second floors. The first floor corridor has a concrete planter immediately north of the three double entry doors. The wall adjacent to the planter is finished in contemporary tile, as is the floor. A cased opening is located at the south side of corridor and four, paired, wood doors open into Building 5 along the west side of the first floor corridor. The second floor corridor has a row of metal sash windows along the east elevation. Two metal safety bars are placed along lower third of the windows. Some upper portions of the windows operate as vertical sliding sash. There is a soffit above the windows as well as along the upper portion of west wall. The ceiling is slightly dropped with waffles that appear almost as coffers. Original floor finishes consist of tile with a contrasting pattern of oval shapes.

Building 3a and 3b – Offices (Figures 29-48)

Building 3a and 3b is U-shaped in plan with longer wings extending in a north-south direction and connected along the south. A landscaped courtyard is located between the wings. Designed in a Modern style, the building is two stories high with a basement that visible along the west elevation facing Sunset Boulevard. It has a flat roof with overhanging eaves and is finished in smooth stucco. Similar to Building 1, paired fins extend up from the east and west elevations like buttresses, including within the courtyard, and extend above the roofline. The building features continuous bands of metal sash windows along the first and second floors, some of which have a portion that operates as horizontal sliding sash. A few windows have been modified by plywood boards and window air conditioning units. Windows have been interrupted in a few places with paired, metal

doors with one glass light. Solid metal spandrel panels are placed below windows. A continuous, shallow balcony extends from both the first and second floor plates. At the east and south elevations, the first floor balcony floats slightly off the ground, while at the west elevation, due to the change in elevation, the first floor balcony is raised above the basement level. Some balconies have metal safety railings. Only second floor balconies are located within the courtyard. The courtyard has an overgrown landscape with grass, a few palm trees, and several ficus trees. A concrete and metal, half turn stair approximately bisects the courtyard and terminates in a bridge that connects wings.

The interior wings of Building 3 consist of two, double-loaded corridors with offices along the exterior elevations and elevator, stairs, restrooms, and mechanical equipment located in the center. Most finishes in the corridors and in the offices have been removed, including ceiling and floor finishes. Some corridors have suspended ceilings with fluorescent light fixtures. Some offices have contemporary carpeting, suspended ceilings, and fluorescent light fixtures, while others feature wood paneling and wood bookshelves. The first floor corridor along the south elevation is single-loaded with a row of windows looking out onto the courtyard and metal and glass doors at either side of the elevation. Original floor finishes in the first floor corridor along the south elevation consist of tile with a contrasting pattern of oval shapes.

Building 4 – Annex (Figures 49-54)

Currently not located on the same parcel as the other four buildings, Building 4 is rectangular in plan and nine stories high with a flat roof and overhanging eaves. Building 4 encloses the interior courtyard between the wings of Building 3 on the north side. The most prominent feature of Building 4 is its glass curtain wall with generally fixed, metal sash window panels. Some windows operate as awnings while other panels are single metal and glass doors. Cantilevered balconies extend out from each floor plate. Metal security bars along the balcony are almost invisible. Paired fins extend up from the east and west elevations like buttresses and extend to the roofline, but not beyond it. The main entrance, which consists of a paired, contemporary, metal and glass door, is located along the east elevation and is accessed by an extended walkway.

Building 5 – Church (Figures 55-59)

Unlike the other buildings of the complex, Building 5 clearly reveals its later construction date in the appearance in architectural treatment. Located adjacent to Building 2, Building 5 is rectangular in plan with a flat roof and a dropped metal cornice. The building is finished in smooth, scored stucco with limited areas of stone veneer. The main, west elevation, faces Sunset Boulevard, and features a tall cross that extends beyond the roofline at the south and a curved apse that steps out from the face of the elevation. A sign for the site is placed above the apse. Windows are located between the curved portion and the face of the building and are not visible from the west. A thin, stained glass strip runs up the center of the elevation. On the north and south elevations, there are two rows of windows connected at the top, right below the metal cornice. Metal doors are located below the rows of windows.

On the interior, Building 5 contains one large, double height sanctuary accessed along the east elevation through four pairs of wood double doors. Structural supports line the north and south walls. A raised platform is located at the west elevation. Seating takes up most of the space and is raked up to the east.

Alterations

The subject property has sustained substantial alterations. As seen in historic photographs (see Attachment 3: Historic Photographs), the site initially consisted of three, interconnected, low

buildings (Buildings 1, 2, and 3), completed in 1963 and designed by the architectural firm of William Pereira and Associates. In 1973, a new office tower (Building 4) was completed for a cost of \$5 million⁷. While an article appearing in the *Los Angeles Times* in 1973 attributed the design of the building to William D. Coffey Associates,⁸ correspondence of the MWD Board indicates that William Pereira and Associates had designed three schemes for a tower, beginning in 1964.⁹ Given that William D. Coffey Associates primarily worked as structural engineers, it is possible the firm created construction documents based on designs by William Pereira and Associates.¹¹ The addition was followed earlier design themes, incorporating paired fins and concrete balcony railings. The 8-story tower enclosed the interior courtyard between the two wings of Building 3.

Building 5 was constructed in 1998 for a cost of \$1,068,000.¹² Designed for Holy Hill Community Church, Building 5 attached to the west elevation of Building 2 and was a major intrusion to the earlier design, effectively removing the western entrance into the complex, as well as obliterating the north elevation of Building 1 and the south elevation of Building 3. In addition, almost all water features seen in historic photographs (see Historic Photographs 1, 7, 8, 10, 11, 12, 13, and 17) were removed. As seen specifically in Historic Photographs 7, 11, and 12, the western entrance into the complex was reached via a walkway that appeared to float on top of a shallow pond with fountains on either side and wall fountains spurting water from the south elevation of Building 3. The seemingly floating walkway terminated in a semicircular opening in the west elevation of Building 2. With an otherwise blank ground floor, the west elevation of Building 2 also featured a translucent metal screen above the first floor that extended above the roofline. Construction of Building 5 removed all water features at this elevation, as well as removed the physical, material features of the west elevation of Building 2, north elevation of Building 1 and south elevation of Building 3, replacing it with a contemporary building that is not in scale with the rest of the site. The only remnants of water features at the site are located along the south elevation of Building 1. A few paired fins are evident within Building 5, as well as exterior north elevation, structurally integral fragments of Building 1 and Building 3.

Construction of the retaining wall along the east elevation of Building 2, along with the mural and reconfiguration of the eastern entry sequence occurred with construction of Building 5 in 1998. As seen in Historic Photographs 3 and 18, the eastern entry to Building 2 was up a short flight of steps and along a covered walkway to what now appears as the second floor of Building 2. What is now the second floor of Building 2 appears to have originally had fins separating window panels (see Historic Photograph 41). The once horizontal roofline now gently curves down from south to north. Any features associated with the original main entrance along the east elevation have been removed, including historic entry doors and replacement of all glazing along this elevation (see Historic Photograph 27). Furthermore, as seen in Historic Photograph 27, glazing lined the west elevation of what is now the second floor of Building 2. Construction of Building 5 removed all glazing along the west elevation. Excavation of what is now the first floor of Building 2, along with the mosaic tile mural on the side of the retaining wall, dates from 1998. In addition, the entrance at the new first floor of Building 2 was constructed in 1998. All interior finishes on the first floor of Building 2 date from this period.

⁷ City of Los Angeles, Department of Building and Safety, Permit #85019, March 10, 1969.

⁸ "Water District Annex Under Construction," *Los Angeles Times*, January 21, 1973, 125.

⁹ See Metropolitan Board Document Archive at <http://edmsidm.mwdh2o.com/idmweb/browser.asp>.

¹¹ William D. Coffey is listed as the structural engineer for The Black Cat at 3090 West Sunset Boulevard (1939, HCM #939); Bard's Pasadena Theatre (1925); Orpheum Theater in San Francisco (1963); and 4040 Woking Way in the Los Feliz Neighborhood of Los Angeles (1938).

¹² City of Los Angeles, Department of Building and Safety, Permit #97014-30000-05630, October 14, 1998.

Building 4 was renovated, beginning in 2007. Work consisted of conversion of the office building to a residential use. As part of the conversion, all fenestration was replaced, all concrete railings at the balconies removed, and two additional floors were added to the roof, requiring extension of the paired fins.¹³ The paired fins were also fused together and no longer extend beyond the roofline, but terminate at a new, wide overhanging cornice. Removal of the concrete railings has resulted in a much more transparent sensation of the exterior skin. Water features at the entrance at the east elevation were added as part of this project. All interior spaces and features have been replaced.¹⁴

New interior partitions, new ceilings, and other interior alterations have occurred almost continuously in Buildings 1 and 3 since they were constructed. Significant public interior spaces included the Board Room on the second floor of Building 1 and the cafeteria on the ground floor of Building 1 (see Historic Photographs 14, 15, 26, and 34). All interior finishes of both spaces have been removed. Although the circulation pattern of Building 3 appears to have remained mostly constant, interior office configurations and finishes were significantly altered after 1998.

One of the most visually significant alterations to Buildings 1 and 3 have been removal of all, pierced, concrete sunscreens (or *brise soleils*). While some sunscreens fell off in the 1994 Northridge earthquake, the remainder were removed in 2015 due to ongoing structural and security concerns. Historic photographs show concrete sunscreens with a grid of oval cut-outs spanning between the paired fins and extending from above the ground floor to above the roof line. These sunscreens were the most prominent feature of Buildings 1 and 3. In addition, all concrete balcony railings were also removed.

Property History

The subject property was constructed as the headquarters for the Metropolitan Water District (MWD). Buildings 1, 2, and 3 were designed by William Pereira and Associates, with construction beginning in 1961 and completed in 1963. The reinforced concrete structures consisted of three long, two-story buildings, “joined by a central glass pavilion,” providing nearly 100,000 square feet of office space.¹⁵ The design also included foot bridges between wings, an auditorium, cafeteria, and “an entrance gallery containing a public display...of permanent exhibits,” highlighting MWD’s history.¹⁶ As was often the case during this era, Pereira’s firm provided a ‘total design’ – both architectural and structural planning, as well as interior design and furnishings.¹⁷

The subject property is located immediately west of Downtown Los Angeles along Sunset Boulevard. One of the longest streets in Los Angeles, Sunset Boulevard was originally a dirt road leading from downtown to the west. Sunset Boulevard is first recorded in city documents in 1888 and grew in importance as Los Angeles grew and expanded towards the ocean.¹⁸ The subject property is located in a little-known neighborhood called Victor Heights, which is roughly bounded by Sunset Boulevard to the south, the 110 freeway to the east, and Elysian Park to the north and west. While some identify Victor Heights as a district of Echo Park, the area has also become known as the “Forgotten Edge” as the police department did not know where it was located at one time.¹⁹

The neighborhood was named for Victor Beaudry, the younger brother of Prudent Beaudry.

¹³ City of Los Angeles, Department of Building and Safety, Permit #05016-10000-01868, February 13, 2007.

¹⁴ “The Elysian: An Architectural Gem Is Reborn,” *theelysian.la*.

¹⁵ MWD Annual Report, 1962, p. 83.

¹⁶ MWD Annual Report, 1961, p. 74.

¹⁷ MWD Annual Report, 1962, p. 69-70.

¹⁸ Amy Dawes, *Sunset Boulevard: Cruising the Heart of Los Angeles* (Los Angeles, CA: The Los Angeles Times, 2002) 35.

¹⁹ Iris Yokoi, “Chinatown/Echo Park ‘Forgotten Edge’ Takes a Stand,” *Los Angeles Times*, March 27, 1994, 7.

Originally from Quebec, the Beaudry brothers moved to Northern California to seek their fortunes. The brothers eventually moved to Los Angeles and Prudent served as mayor of Los Angeles between 1874 and 1876. Victor Beaudry had a variety of professional pursuits, including real estate development, a merchant, first president of the Los Angeles City Water Company, city councilman, and co-owner of the Temple Street Cable Road.²⁰ Lots in the Victor Heights Tract were subdivided and sold by a syndicate in 1886.²¹

The subject property occupies the site of the former Beaudry Park. Located at the center of the tract, Beaudry Park, was sold in 1883 to the Daughters of Charity of St. Vincent de Paul,²² who constructed St. Vincent's Sanitarium. Prior to that time, Beaudry Park had been developed as a private park by Victor Beaudry and designed by landscape gardener, Francis Tamiet.²³ It is said to have been planted with "a veritable forest of fruit and ornamental trees: 475 oranges, 2,600 Mexican limes, 1,200 gums, 1,000 cypresses, and 100 Monterey pines,"²⁴ although historic photos of the hospital do not show such a forest. St. Vincent's hospital had "all the appointments of a first-class hospital, and all the requirements and conveniences of a home for invalids. Its location makes it peculiarly adapted as a Sanitarium for people with respiratory and nervous diseases."²⁵ In 1913, the hospital became the first in California to be accredited by the American College of Surgeons. The hospital opened a new facility in the Westlake neighborhood of Los Angeles in 1927.²⁶ The new hospital was constructed just in time, as a fire in the middle of the night earlier that year had damaged the north wing of the hospital at Beaudry Park.²⁷ The hospital at Beaudry Park was demolished and the site remained generally vacant, with the exception of a 36-unit apartment building at the east side of the site, until the buildings at the subject property were constructed.

By the time MWD moved into their new headquarters in 1963, District employees had already outgrown the new building, requiring them to lease additional office space nearby. This solution was not optimal, prompting the construction of an office tower annex on the Sunset property, which was completed in 1973, also designed by William Pereira and Associates. Continued personnel growth prompted MWD to leave the Sunset Boulevard property in 1993, eventually relocating their headquarters to a newly-constructed building adjacent to Union Station in 1998. The property transferred to Holy Hill Community Church in 1994 and construction on Building 5, as the church's new sanctuary, began in 1998. Building 4, MWD annex, remained vacant. The church experienced financial and other troubles, prompting them to subdivide and sell Building 4 in 2011. The church declared bankruptcy in 2014.

²⁰ Keith Anderson, *The Los Angeles State Normal School, UCLA's Forgotten Past: 1881-1919*, (2015) 6.

²¹ "The Victor Heights Tract," *Los Angeles Herald*, Volume 26, No. 45, November 24, 1886.

²² "Property Transfers," *Los Angeles Herald*, April 8, 1883.

²³ "Display Ad," *Los Angeles Herald*, December 18, 1875, 1.

²⁴ Nathan Masters, "Bellevue Terrace and Beaudry Park: L.A.'s Two Lost Hilltop Gardens," December 4, 2014, <<https://www.kcet.org/lost-la/bellevue-terrace-and-beaudry-park-las-two-lost-hilltop-gardens>>.

²⁵ "Display Ad," *Los Angeles Times*, November 29, 1885, 2.

²⁶ "New Hospital Ready to Open," *Los Angeles Times*, November 24, 1927, A12.

²⁷ "Flames Rage in Hospital," *Los Angeles Times*, January 23, 1927, 1.

V. HISTORIC CONTEXT

The subject property is evaluated for significance within the following historic contexts, as defined by SurveyLA: Public and Private Institutional Development, 1850-1980 with the subcontext Government Infrastructure and Services, 1850-1980 and theme Municipal Water and Power, 1916-1980; and Architecture and Engineering, 1850-1980 with the subcontext L.A. Modernism, 1919-1980 and theme Post-War Modernism, 1946-1976. The focus of the former context will be the Metropolitan Water District.

Metropolitan Water District

The Metropolitan Water District (MWD) is “arguably the nation’s and even the world’s biggest and most important public water agency of its kind,”²⁸ responsible for supplying water to “85 percent of the population of six Southland counties: Los Angeles, Orange, Ventura, Riverside, San Bernardino, and San Diego.”²⁹ During its 88-year history, MWD’s policy choices and strategies have ultimately aimed to secure “a reliable and safe water supply – in an environmentally and economically responsible manner – for one of the world’s great regional economies.”³⁰ MWD oversees a range of water management, planning, research, and conservation activities, including: construction, operation, and maintenance of the Colorado River Aqueduct; water distribution to District members; construction and maintenance of reservoirs, feeder lines, treatment plants, hydroelectric plants, pumping stations, and water storage; water replenishment of underground basins; water quality studies; water-related research projects; and planning and investment for future water needs.³¹

MWD began as a small, regional public entity that grew gradually during the 1930s and 40s, before annexing “most of Southern California into its service territory” after World War II.³² Southern California’s exponential population growth and increasing demand for water led to the rapid expansion of MWD projects and personnel, leading the agency to construct a new headquarters at the subject property in 1961. Historian Steven Eric credits MWD’s water projects and infrastructure as a major force in “Southern California’s astonishing 20th-century development.”³³ MWD currently consists of 26 member agencies serving a population of 19 million (see Attachment F).³⁴

MWD was founded in 1928 with the main goal of bringing water from the Colorado River to the Los Angeles basin and its environs,³⁵ in order to meet increasing water demands for a growing population. Like many other early Los Angeles public agencies, MWD began as a regional partnership between the city of Los Angeles and roughly 12 other Southern California cities.³⁶ In 1927, the California Legislature passed the Metropolitan Water District Act establishing MWD, which funded its operations through a voter-approved bond issue.³⁷ Initially, MWD was charged with financing and building the Colorado River Aqueduct – a 242-mile “engineering marvel that

²⁸ Steven P. Eric, *Beyond Chinatown: The Metropolitan Water District, Growth, and the Environment in Southern California*, (Stanford: Stanford University Press, 2006), p. 5. The MWD essentially supplies wholesale water supplies to members, while L.A.’s Department of Water and Power is a retail water supplier, which purchases some of its water supply from the MWD.

²⁹ Eric, *Beyond Chinatown*, p. 10.

³⁰ Eric, *Beyond Chinatown*, p. 5.

³¹ “The Metropolitan Water District of Southern California—An Overview.” (MWD, June 6, 2015).; “The District at a Glance.” (MWD, 2014).

³² Eric, *Beyond Chinatown*, p. 5.

³³ Eric, *Beyond Chinatown*, p. 7.

³⁴ “The District at a Glance.” (MWD, 2014). Member agencies consist of 11 municipal water districts, 14 cities, and one county water authority.

³⁵ Eric, *Beyond Chinatown*, p. 5.

³⁶ The Metropolitan Water District of Southern California, Nineteenth Annual Report, 1957, p. vii. MWD originally consisted of nine cities in 1928, and adding four cities in 1931, for a total of 13 by the time the Colorado River Aqueduct opened in 1941. Eric, *Beyond Chinatown*, Table 1.2, p. 12.

³⁷ “The Metropolitan Water District of Southern California—An Overview.” (MWD, June 6, 2015), p. 1.; “The District at a Glance.” (MWD, 2014).

once was the longest and most expensive aqueduct in the world.”³⁸ The Aqueduct opened in 1941, initially serving a population of 2,100,000 and a service area of 608 square miles, “two thirds of which lay within Los Angeles’s city limits.”³⁹ MWD’s early years were characterized by cooperation among member cities, and later, water districts. During the 1930s, “MWD played midwife to another engineering marvel – Hoover Dam (Lake Mead) – by purchasing a significant share of the project’s hydropower.”⁴⁰ Throughout the 1930s and 1940s, the “Colorado River Aqueduct facilities... [were] under construction almost continuously,” in order to accommodate the water needs of new members and a growing population.⁴¹

As a result of Southern California’s rapid economic, housing, industrial, and population growth in the decades after World War II, MWD began a “major system expansion” in 1952 that would help meet heavily increased water demand. While MWD completed construction of the Colorado River Aqueduct in 1941, the District deferred constructing other portions of the Aqueduct’s distribution system until such additions were needed. Up until 1952, additional construction had been minor. But by 1957, MWD consisted of 3,019 square miles and 79 incorporated cities, serving a population of 6,543,000.⁴² Frequent dry years prompted new cities to seek “additional reliable water supplies.”⁴³ Moreover, in both urban and suburban areas, “per capita use of water” increased because of a “rising standard of living and... new water-using equipment in most modern homes.” Likewise, MWD saw an increase of over fifty percent in “municipal... and industrial uses of water in Southern California” during this same period, while “local water supplies became less adequate and more severely over-pumped.”⁴⁴ At that point, MWD inaugurated an accelerated construction plan “to provide increased water service to the enlarged and ever-growing district,”⁴⁵ and hired additional personnel to oversee operations and maintenance.⁴⁶

Because growth of MWD’s projects and personnel during the 1940s and 1950s showed no signs of slowing, the District’s Board of Directors commissioned a survey to study the construction of new District headquarters. At that time, MWD had been leasing office space at the Million Dollar Theater building at the corner of 3rd Street and Broadway, where they had been since shortly after they had been formed.⁴⁷ The Headquarters Survey, issued in 1958, studied MWD’s requirements for potential locations and concluded that the new Headquarters office building should be constructed in downtown Los Angeles near the Civic Center.⁴⁸ The MWD Board concurred with the report, choosing a 6.9-acre site located at Sunset Boulevard and Beaudry Avenue, within the neighborhood of Victor Heights. As evidenced by its name, the land was at the summit of a hill overlooking downtown’s Bunker Hill neighborhood and the L.A. Civic Center.⁴⁹

Construction of MWD’s new Headquarters north of downtown and the 101-freeway, just west of Chinatown, can be seen as part of a broader urban renewal construction boom that took place in

³⁸ Eric, *Beyond Chinatown*, p. 7.

³⁹ Eric, *Beyond Chinatown*, p. 9. On population and square miles, see: The Metropolitan Water District of Southern California, Annual Report, 1957, p. vii. (Hereafter MWD Annual Report)

⁴⁰ Eric, *Beyond Chinatown*, p. 7.

⁴¹ MWD Annual Report, 1957, p. 71.

⁴² MWD Annual Report, 1957, p. 71.

⁴³ “The Metropolitan Water District of Southern California—An Overview.” (MWD, June 6, 2015), p. 1.

⁴⁴ MWD Annual Report, 1957, p. 108.

⁴⁵ MWD Annual Report, 1957, p. 71.

⁴⁶ MWD Annual Report, 1957, p. 127.

⁴⁷ “Water District Moving to New Quarters Soon,” *Los Angeles Times*, November 22, 1962, H10.

⁴⁸ “Headquarters Facility Survey for the Metropolitan Water District of Southern California,” March 31, 1958, MWD Board Archives, p. 1, 53. The District’s headquarters prior to the Sunset location were at 3rd Street and Broadway, in downtown Los Angeles. See: Charles C. Cooper, Jr. to MWD Board of Directors, January 8, 1963, MWD Board Archives.

⁴⁹ Annual Report, 1961, p. 74; contract awarded in April 1961 to Diversified Builders, Inc. for construction.

downtown Los Angeles during the 1950s and 1960s. MWD chose the Sunset location for several reasons: transportation convenience, parking facilities, relative accessibility of the site by visitors, room for future expansion, and “prestige and dignity of location.”⁵⁰ However, probably the most important factor was close proximity to the hub of business and government in Los Angeles in order to facilitate “easy contact among the management and governmental agencies of the community.”⁵¹ The Survey report argued, “The case is well established for reversing the [decentralization] trend and developing an efficient concentration as the core of the community. Current planning, much of it now in the stage of implementation, is in the direction of providing the type of Civic Center which will make possible optimum use of management and governmental time in the conduct of community affairs.”⁵² Also under construction during the same period were a number of office buildings in nearby Bunker Hill, as well as the L.A. Music Center and the Department of Water and Power (DWP) Headquarters, both within Civic Center boundaries. Further, A.C. Martin & Associates – architects of the DWP Headquarters – were already developing several properties nearby through slum clearance, and urged MWD leaders to consider the Sunset site as part of a “modern business community” currently under development within the vicinity.⁵³ Thus, the choice of the Sunset and Beaudry property can be seen as part of a broader civic effort to centralize government, business, and cultural spaces through new construction, and to eradicate areas of blight through a widely celebrated urban renewal program that focused heavily on downtown Los Angeles.⁵⁴

Pereira’s design of MWD complex held some commonalities with at least two other Los Angeles buildings concurrently under construction – the DWP Headquarters building (1965), visible from the subject property (Historic Photograph 5) and designed by A.C. Martin & Associates; and the Los Angeles County Museum of Art (1965) on Wilshire Boulevard in Hancock Park, also designed by William Pereira and Associates. MWD and DWP buildings had similar design features – structural sunshade elements, reflecting pools, and fountains – all of which celebrated both organizations’ unique roles in fostering the growth of Southern California through the supply of water.⁵⁵ MWD’s 1963 Annual Report featured a photograph of the Headquarters fountains, which symbolized, “the all-important function of The Metropolitan Water District of Southern California to provide ample supplemental water for more than 8,500,000 people.”⁵⁶ Likewise, the seventeen-story DWP building “appears as a Modern temple dedicated to the worship of water,” built in the International-style, to centralize the agency’s more than 3,000 employees, previously scattered among eleven office sites throughout Los Angeles. The building’s reflecting pool doubled as an integral part of the air-conditioning system.⁵⁷ Los Angeles County Museum of Art was designed during the same period and broke ground in November 1962. The three-building campus similarly featured reflecting pools that served as air-conditioning evaporation pans.⁵⁸ MWD employees occupied the new headquarters at the subject property in February 1963, and dedication ceremonies were held in June that same

⁵⁰ “Headquarters Facility Survey for the Metropolitan Water District of Southern California,” March 31, 1958, MWD Board Archives, p. 1.

⁵¹ “Headquarters Facility Survey,” p. 3-4. The Survey notes that no other available central city sites offered enough room for expansion or above-ground parking (p. 8).

⁵² “Headquarters Facility Survey,” p. 4.

⁵³ A.C. Martin to Chairman of the Land Committee, MWD, February 20, 1959, MWD Board Archives.

⁵⁴ The MWD indicated that an action was filed to condemn the Sunset property in 1958, prior to the MWD’s purchase in 1959. See: MWD Annual Report, 1961, p. 131.

⁵⁵ Information on DWP Building found on L.A. Conservancy website: <https://www.laconservancy.org/locations/department-water-and-power-building>.

⁵⁶ MWD Annual Report, 1963.

⁵⁷ Water and Power Associates, “Construction of DWP’s General Office Building (GOB): http://waterandpower.org/museum/Construction_of_the_GOB.html

⁵⁸ Margaret Leslie Davis, *The Culture Broker: Franklin D. Murphy and the Transformation of Los Angeles* (Berkeley: University of California Press, 2007) 65–66, 209–210.; Suzanne Muchnic, *Odd Man In: Norton Simon and the Pursuit of Culture* (Berkeley: University of California Press, 1998), 57.

year.⁵⁹ MWD believed, “these excellent working quarters should prove an important aid to District personnel in meeting their responsibilities to the more than 8.5 million people now living within the boundaries of the District.”⁶⁰

In addition to the agency’s regular operations during the 1960s, MWD would also come to play a central role in providing “vital support” for the State Water Project,⁶¹ which led to additional need for personnel and office space. The State Water Project (SWP) was the first phase of the California Water Plan,⁶² “a long-range comprehensive program for the coordinated development and beneficial use of the water resources of the State.”⁶³ Like MWD’s other 1950s and 60s construction programs, the SWP sought to solve the water needs of a “burgeoning Southland population,”⁶⁴ through an “orderly and coordinated development and utilization of the State’s water resources.”⁶⁵ In cooperation with 30 other public agencies, MWD helped make possible the construction of the 444-mile California Aqueduct, and would begin delivering water from Northern California to its member agencies in the 1970s.⁶⁶ MWD’s involvement in the SWP added to the agency’s need for increased office space. In 1962, the District employed 597 people, but by 1970 that number had grown to 1,582 District employees, with the greatest years of personnel growth occurring between 1963 and 1967.⁶⁷ Even after MWD acquired an office building on Soto Street, there remained “a critical shortage of space in the headquarters building... [which] will become more acute in the near future.”⁶⁸ After much study of possible options, MWD’s Board of Directors voted to construct a eight-story adjoining office tower on the Sunset property, also designed by William Pereira and Associates, which opened in 1973.⁶⁹ The Board opted to build additional office spaces on-site, rather than locate employees in leased space elsewhere, because the “inconvenience and inefficiency of a dispersed operation” was counterproductive.

During the 1990s, MWD continued to grow as it responded to ever-increasing population growth and water demands. For example, MWD financed and constructed the Diamond Valley Lake in Riverside County, a massive project aimed at “providing Southern California with a six-month drinking supply in case of earthquake or drought.”⁷⁰ As MWD’s operations and personnel continued to grow, the agency once again required more office space. The District moved out of their headquarters at the subject property in 1993, relocating to office space at downtown’s California Plaza until a new headquarters was built next to Union Station. MWD would move into its new headquarters located at 700 N. Alameda Street in 1998.⁷¹ The new office building would eventually

⁵⁹ MWD Annual Report, 1964, p. 83, 180.

⁶⁰ MWD Annual Report, 1963, p. xxx.

⁶¹ Eric, *Beyond Chinatown*, p. 5.

⁶² MWD Annual Report, 1963, p. xxviii. The MWD signed a contract with the State of California in 1960 to deliver water from Northern California to the District via the California Aqueduct. See: MWD Annual Report, 1962, p. xxvii.

⁶³ MWD Annual Report, 1969, p. 119.

⁶⁴ Eric, *Beyond Chinatown*, p. 7.

⁶⁵ MWD Annual Report, 1959, p. 116; the State Water Project was authorized and guided by the California Water Plan, A.B. 1063, authorized by the California Legislature in 1957. See: Eric, *Beyond Chinatown*, p. 241.

⁶⁶ MWD Annual Report, 2015, p. xiv.

⁶⁷ See MWD Annual Reports 1962-1970.

⁶⁸ R.A. Skinner to MWD Board of Directors, September 9, 1965, MWD Board Archives. As early as 1964, MWD Directors were looking into building new office space on the Sunset site. See: R.A. Skinner to MWD Board of Directors, May 7, 1964, MWD Board Archives.

⁶⁹ R.A. Skinner to MWD Board of Directors, September 9, 1965, MWD Board Archives.; Henry J. Mills to MWD Board of Directors, January 10, 1969, MWD Board Archives.; MWD Annual Report, 1968, p. xxxvi; MWD Annual Report, 1971, p. 74.

⁷⁰ Eric, *Beyond Chinatown*, p. 7; MWD Annual Report, 2007.

⁷¹ The 1993 move-date is cited in: Ryan Vaillancourt, “Downtown Firm Seeks to Revive Dilapidated MWD Building,” *L.A. Downtown News*, October 11, 2011. Another source cites the move date as 1994. See: Roger Vincent, “Vacant offices designed by William Pereira to become apartments,” *Los Angeles Times*, March 6, 2014. The *Times* article quotes a developer’s perspective on the Sunset Headquarters tower: “This is one of Los Angeles’ most architecturally important buildings from the era and one of Pereira’s

house over 900 employees.⁷² Prior to settling on constructing a new headquarters adjacent to Union Station, MWD considered redeveloping the Sunset site, building on a vacant site in LaVerne, or buying and rehabilitating Times Mirror Square in downtown L.A. An MWD spokesman cited easy access to subway and commuter train lines were a significant factor in choosing the Union Station headquarters site, in addition to offering a location with greater prestige and visibility.⁷³ The District's site choice may also have been influenced by the L.A. City Council. In 1991, the Council passed a motion which argued that, because "Los Angeles was a major force in establishing MWD," because both the City and the DWP "play an integral role in helping the Metropolitan Water District carry out its mission," and because of "the close proximity of MWD's headquarters to the City's decision makers has fostered the kind of working relationships which are necessary to... efficient and effective operations," the City Council requested MWD maintain its headquarters within downtown Los Angeles.⁷⁴

While MWD's early years were characterized by cooperation among cities, counties, and local government, more recently MWD's leaders have been mired in conflict and controversy. In the 1990s, MWD has dealt with increasing challenges, namely the desire by San Diego civic leaders to become water independent from MWD and Los Angeles, as well as intense conflict "over the Colorado River and fragile Bay-Delta ecosystem in Northern California." In addition, the rise in water privatization has threatened MWD's stability within the context of uncertain "water reliability" as a result of frequent drought. MWD currently faces its greatest challenges because of unabated population growth, especially in Los Angeles and San Diego counties, along with the ravages of lengthy drought periods and "adverse climate changes."⁷⁵ Still, MWD remains "a global leader in water resources management and diversification, conservation efforts, and reclamation. MWD now serves as the region's de facto water policymaker, promoting storage" for dry-year use, "as well as providing financial incentives for member-agency local projects such as conservation, reclamation, and desalination."⁷⁶ Currently, the MWD has approximately 1,900 employees, serving a population of 19 million over a service area of roughly 5,200 square miles in six Southern California Counties, from Ventura to San Diego.⁷⁷

William Pereira and Associates

William Leonard Pereira (1909-1985) was an important Los Angeles architect in the postwar period. Though his buildings were often quite stark and sterile in their appearance, they were noted for their functional style with a certain flair that made them unmistakable. He took pride in the concept of designing for the future. Remarkably prolific, he was known for his unmistakable style of architecture, which came to define the look of mid-twentieth century America. He is credited for a huge number of architectural and urban design projects and may be best known for the Transamerica Building in San Francisco (1973), LAX Theme Pavilion (with Paul R. Williams and Welton Becket, 1957-1961), and the master plan for Irvine Ranch (1961).

Pereira was born in Chicago and graduated from the University of Illinois in 1930. After

few contributions to the downtown L.A. area....It's been gratifying to help bring it back to life after such a long, unfortunate dormancy."

⁷² MWD Annual Report, 2007.

⁷³ "Union Station Site for MWD Gets Major Boost," *Los Angeles Times*, December 8 1993. The Board of Directors selected the Union Station site in April 1994. See: Letter to MWD Board of Directors, 18 May 1994, MWD Board Archives.

⁷⁴ L.A. City Clerk to MWD, "Requesting that Metropolitan Water District retain headquarters in downtown Los Angeles," August 9, 1991, MWD Board Archives.

⁷⁵ Eric, *Beyond Chinatown*, p. 5.

⁷⁶ Eric, *Beyond Chinatown*, p. 7-9.

⁷⁷ Eric, *Beyond Chinatown*, p. 10.

graduation, he worked as a draftsman for Holabird and Root.⁷⁸ William Pereira soon formed a partnership with his brother, Hal Pereira in Chicago. In 1934, he received a commission by the movie theater chain Balaban and Katz, which was owned by Paramount. Paramount Pictures then hired him as an architect and art designer and brought him to Los Angeles in 1938. Pereira won an Oscar for special effects in 1942 for *Reap the Wild Wind* and later became a fellow of the Academy of Motion Picture Arts and Sciences. He established his own architecture firm in Los Angeles around 1940.

Hearing that his former classmate from University of Illinois had left Lever Brothers, William Pereira invited Charles Luckman to form a Los Angeles-based architecture firm. Although the partnership lasted less than a decade, the architectural firm, Pereira and Luckman, was quite successful, due in part to Charles Luckman's understanding of marketing techniques. Charles Luckman writes in his memoir, "I thought that Bill and I would have something unique to sell to clients: the partnership of an architect and a businessman. As a former top executive, I could talk to clients on their level, and Bill as a first-rate architect could deliver what I could sell."⁷⁹ Pereira and Luckman rapidly grew to national stature with offices in both Los Angeles and New York. By 1955, Pereira and Luckman had 400 employees and more than \$500 million in projects in progress.⁸⁰ With promises that projects would always come in within budget, Pereira and Luckman are responsible for the designs of CBS Television City in Los Angeles (1952), Robinson's Department Store in Beverly Hills (1952), Disneyland Hotel (1958), the "Theme Building" at Los Angeles International Airport (with others, 1958, HCM #570), United States Air Force and Naval Base in Cadiz, Spain (1956), and Nellis Air Force Base in Las Vegas (1957). William Pereira and Charles Luckman split in 1958 over a disagreement between approaches in architectural and marketing practices. William Pereira said afterward, "the businessman who hires us doesn't need another businessman to do the work; he needs an architect. It was like working in a factory... I just know I wasn't doing my best."⁸¹

In 1958, William Pereira reorganized his practice as William L. Pereira and Associates, Architects and Planners. By 1970, he had promoted three additional principals, Gin D. Wong, James H. Langenheim, and James M. Sink.⁸² In addition to the subject property, his firm was responsible for the design of Los Angeles County Museum of Art (1964), University of California San Diego (UCSD) Geisel Library (1965-1969), Mutual Benefit Life Insurance Company Building (1970-1971), and the Braille Institute, Los Angeles (1974).

William Pereira taught at the University of Southern California, beginning in 1947 as a visiting professor of architecture of fifth year design, becoming full professor a year later, and staying until 1957.⁸³ Dean of USC School of Architecture, Robert Timme, noted that "one of Pereira's great attributes [was] that of critic and team leader."⁸⁴ Many members of his firm had been his students at USC, including several who went on to become principals.

William Pereira was recognized in his time for his contribution to architecture. He received numerous awards, including a Museum of Modern Art Citation in 1944 for his design of

⁷⁸ AIA Archives, "Application for Membership: William L. Pereira," March 31, 1938.

⁷⁹ Charles Luckman, *Twice in a Lifetime: From Soap to Skyscrapers*. (New York: W.W. Norton, c1988), 277.

⁸⁰ Steele, James, *William Pereira* (Los Angeles: Architectural Guild Press, 2002), 18.

⁸¹ Steele, James, *William Pereira* (Los Angeles: Architectural Guild Press, 2002), 18.

⁸² American Architects Directory, 1970, 706.

⁸³ AIA Archives, "Nomination for Fellowship: William L. Pereira," December 21, 1957.

⁸⁴ Robert Timme, *William Pereira* James Steele, editor, (Los Angeles: Architectural Guild Press, 2002), 9.

Lake Country Tuberculosis Sanatorium in Waukegan, IL as “one of the fifty outstanding buildings built in the United States in the last twenty-five years” and the American Institute of Architects Honor Awards in 1946, 1951, and 1954 for nine separate buildings.⁸⁵ In support of Pereira’s nomination as a fellow of the AIA, his former student and associate Gin Wong noted Pereira’s “high regard for design integrity in good progressive architecture, his outstanding talent for creating good design, and his complete devotion to the field of architecture.”⁸⁶

James Hay Langenheim

Design of the three initial buildings at the subject property for MWD can be attributed to James H. Langenheim,⁸⁷ who was a partner in the firm William Pereira and Associates. James (Jim) Hay Langenheim (1921-2010),⁸⁸ joined Pereira and Luckman in 1951,⁸⁹ the same year he graduated from University of Southern California.⁹⁰ Prior to joining the firm of Pereira and Luckman, James Langenheim worked for a brief stint as a draftsman for architect John Lautner from 1946-1949, followed by a year each working for Douglas Honnold and Palmer, Krisel, Lindsey.⁹¹ He served in the U.S. Navy during World War II. Report of his promotion from vice-president to partner of the Pereira firm indicated he shared “design responsibility for Disneyland Hotel, Convair Astronautics and General Atomics in San Diego, the new IBM Building in Los Angeles, Robinson’s-Palm Springs, Beckman Helipot, the Chrysler Training Center in Santa Ana and Prudential Center in Boston, among others.”⁹² In addition, he was partner-in-charge of design of the Los Angeles County Museum of Art⁹³ and it is rumored that he created the original design of the LAX Theme Building, a distinctive white building that resembles a flying saucer landing on its four legs.⁹⁴ After leaving the firm, James Langenheim moved to Archisystems, where he served as vice president of architecture and design.⁹⁵ One of his first projects was reconstructing the Desert Inn and County Club in Las Vegas (1978) by “unify[ing] the hotel’s six main structures and supporting facilities with hexagonal module concept and garden-like atmosphere” and constructing two new buildings.⁹⁶ The same year, he began design on the Fashion Show mall in Las Vegas.⁹⁷ In the 1980s, as principal of James Langenheim & Associates, he designed Aaron and Candy Spelling’s 56,500 square foot Chateausque mansion in Los Angeles.⁹⁸ Despite the fact that little has been written about James Langenheim, during his lifetime or after his death, his grave states, “world renowned architect.”⁹⁹

L.A. Modernism: Post-War Modernism, 1946-1976

Post-War Modernism was a continuation of Modern movements and is an amalgamation of

⁸⁵ AIA Archives, “Nomination for Fellowship: William L. Pereira,” December 21, 1957.

⁸⁶ AIA Archives, “Nomination for Fellowship: William L. Pereira,” December 21, 1957.

⁸⁷ “Headquarters Building Opens,” *Los Angeles Times*, June 30, 1963, N2.

⁸⁸ Social Security Administration. *Social Security Death Index, Master File*. Social Security Administration.

⁸⁹ “New Partners of Planning, Architectural Firm Named,” *Los Angeles Times*, January 18, 1959, F14.

⁹⁰ University of Southern California, *El Rodeo Yearbook*, 1951.

⁹¹ James Hay Langenheim (ahd 1025531), Membership Files, The American Institute of Architects Archives, The AIA Historical Directory of American Architects.

⁹² “New Partners of Planning, Architectural Firm Named,” *Los Angeles Times*, January 18, 1959, F14.

⁹³ “New County Museum,” *Independent Star-News* (Pasadena), April 4, 1965, 3.

⁹⁴ Sam Gnerre, “LAX Theme Building,” *The Daily Breeze*, posted November 11, 2009,

<<http://blogs.dailybreeze.com/history/2009/11/11/lax-theme-building/>>.

⁹⁵ Terence M. Green, “The Fashion Show: A New Act on Las Vegas Strip,” *Los Angeles Times*, July 23, 1978, I.1.

⁹⁶ “Desert Inn and Country Club Celebrates First of Three Openings in Las Vegas,” *Los Angeles Times*, July 9, 1978, J22.

⁹⁷ Terence M. Green, “The Fashion Show: A New Act on Las Vegas Strip,” *Los Angeles Times*, July 23, 1978, I.1.

⁹⁸ Jeannine Stein, “The House of Spelling: Massive Construction Project in Holmby Hills Flusters Some Neighbors,” *Los Angeles Times*, April 8, 1988, F1.

⁹⁹ Findagrave.com, <<http://www.findagrave.com/cgi-bin/fg.cgi?page=pv&GRid=90525793&PIpi=60381573>>.

architectural expressions from the earlier periods, including the International and Bauhaus styles. Modernism became the pre-eminent design solution from about 1932 to about 1984 for commercial and institutional buildings and Los Angeles became a center of innovation, attracting designers from all over the world. Los Angeles-based Modernist architects of the pre-WWII and Depression era such as Lloyd Wright, Richard Neutra, and Claud Beelman were joined by emerging architects of the Modern movement, such as Welton Becket, Raphael Soriano, William Pereira, and Craig Ellwood. Modern architects found commercial and institutional clients who wanted to adopt a modern style to distinguish their buildings.¹⁰⁰ Various styles of Post-War Modernism are characterized by a simplification of form and elimination of ornament. Most examples have flat roofs, deep roof overhangs, and a mix of masonry and glass exterior cladding.

The subject property combines elements of Post-War Modernism with New Formalism. Expression of New Formalism can be seen in its use of concrete sun screens over expanses of glass and a landscaped plaza with fountains. Eligibility criteria established by SurveyLA for the subtheme Corporate International, 1946-1976 for an institutional property type are:

- Box-shaped form
- Constructed of concrete, steel and glass
- Flat roofs, either with flush eaves or cantilevered slabs
- Horizontal bands of flush, metal-framed windows, or curtain walls
- Lack of applied ornament
- Articulated ground story, often double-height and set back behind columns or pilotis
- Integral parking lot, either subterranean or above grade
- Landscaped plaza or integral plantings at ground floor

¹⁰⁰ Sam Hall Kaplan, *LA Lost and Found: An Architectural History of Los Angeles*, (New York, Crown Publishers, Inc, 1987).

VI HISTORIC RESOURCE ASSESSMENT

Because eligibility criteria for local HCM designation align in large degree with eligibility criteria for National and California Registers, the following evaluation considers eligibility under each of the criterion at federal, state and local levels under a single heading. For a property to be considered a historical resource under CEQA, it need only appear eligible for designation under one criterion.

Criterion A/1/1: Is associated with events that have made a significant contribution to the broad patterns of our history and cultural heritage.

The subject property appears significant for its association with the Metropolitan Water District. As the nation's largest public water agency of its kind, MWD currently serves over 19 million people in southern California over a 5,200 square mile area. The significance of MWD cannot be overstated as Los Angeles, in fact, a large portion of southern California, would not exist without a reliable source of water. Much of the history of Los Angeles connects to the history of water: acquiring it, moving it, distributing it, processing it. MWD is the major player in that context. Established in 1928 with the main goal of bringing water from the Colorado River to the Los Angeles basin and its environs, MWD continues to provide a reliable and safe water supply. Four of the buildings at the subject property were constructed for MWD as their headquarters, and MWD occupied the buildings between 1963 and 1993. Although eligibility criteria established for SurveyLA for Administration Buildings associated with the theme Municipal Water and Power, 1916-1980 specifically calls out association with Los Angeles Gas and Electric Corp., Bureau of Power and Light, and the Department of Water and Power, MWD appears equally significant, if not more important to all of southern California than those organizations. Therefore, the subject property appears eligible under criterion A/1/1 with a period of significance of 1963, the year MWD moved to the subject property, until 1993, the year they moved out. As discussed below, due to losses of integrity, the subject property is no longer able to convey its significance for its association with MWD.

Criterion B/2/2: Is associated with the lives of persons important in our past.

As a large municipal organization, few, if any, specific individuals can be associated with the subject property and none rise to the level required to warrant consideration under Criterion B/2/2.

Criterion C/3/3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values.

When constructed, Buildings 1, 2, and 3 at the subject property were excellent examples of Post War Modernism, combining Corporate Modernism with elements of New Formalism. Significant, character defining features of the three, interconnected buildings included the large, pierced concrete screens on Buildings 1 and 3, as well as fountains and water features along the south and west elevations. Other character-defining features of the buildings were their box-like forms; construction of concrete, steel, and glass; flat roofs; lack ornamentation; horizontal bands of windows; cantilevered balconies; and distinctive fins. Designed by the prominent architecture firm of William Pereira and Associates, Buildings 1, 2, and 3 are also significant for their association with the work of a creative individual. While the three buildings, at one time, may have been significant under criterion C/3/3 with the period of significance of 1963, as described below, due to losses of character-defining features, the three buildings lack integrity and are no longer able to convey that significance. Building 4, constructed on the site where future expansion had been clearly contemplated from the outset, continued design idioms of the three earlier buildings, and was also significant under criterion C/3/3 with the period of significance of 1973, the year it was completed. However, due to recent construction activities and additions, this building also lacks integrity and is not able to convey that significance.

Criterion D/4: Has yielded, or may be likely to yield, information important in prehistory or history.

The subject property cannot be reasonably expected to yield information important in prehistory or history; therefore, it is not eligible under Criterion D/4.

Integrity

For a property to be eligible for designation at the local, state or national level, it must meet at least one eligibility criterion listed above and retain sufficient integrity to convey that historic significance. Integrity is defined as physical and visual characteristics necessary to convey its significance. Evaluation of integrity is founded on “an understanding of a property’s physical features and how they relate to its significance.”¹⁰¹ The seven aspects of integrity are Location, Design, Setting, Materials, Workmanship, Feeling, and Association. To satisfy the integrity requirement, a property must retain at least a majority of seven aspects. The following describes how the subject property does or does not meet each of the seven aspects of integrity. Based on the following, the subject property in its current state does not retain sufficient integrity to convey its significance as the headquarters for MWD or for its exemplary architecture designed by the firm of William Pereira and Associates.

Location: The subject property retains integrity of location as none of the buildings appear to have moved or been moved to the site.

Design: Buildings 1, 2, 3, and 4 at the subject property appear to have been substantially altered since they were constructed. Some of the most visible alterations include:

Building 1:	Removal of all pierced, concrete screens at north and south elevations Removal of all concrete balcony railings Removal of north elevation at west side Replacement of some fenestration Removal of signage at west elevation Degradation of pools Loss of historic fabric in board room and cafeteria
Building 2:	Removal of west elevation, including entry walkways, fountains, and other water features Removal of east elevation entry canopy Excavation of east elevation to create a new main entrance Addition of parapet at east elevation Removal of main entrance from second to first floor Change of circulation pattern Replacement of fenestration at east elevation Removal of fenestration at west elevation
Building 3a & 3b:	Removal of all pierced, concrete sunscreens at west and east elevations and within courtyard Removal of all concrete balcony railings Replacement of some fenestration Removal of south elevation at west side Removal of pools west of Building 3a
Building 4:	Replacement of all fenestration

¹⁰¹ Rebecca H. Shrimpton, editor, *How to Apply the National Register Criteria for Evaluation* (Washington, DC: National Park Service, Department of the Interior, 1998) 44, <<http://www.nps.gov/history/nr/publications/bulletins/nrb15/>>.

- Addition of two-story penthouse
- Removal of all concrete balcony railings
- Extension and fusing together of paired fins
- Addition of wide overhanging cornice
- New interior finishes and spaces
- Addition of water features at entrance

Given all of these alterations, the subject property lacks integrity of design and cannot convey any of its original design intent.

Setting: Integrity of setting is defined as the relationships between buildings and open space. Construction of Building 5 destroyed all sense of the relationship of Buildings 1, 2 and 3 had with each other. In addition, it completely changed how the complex was accessed from the east and west, removing the entry along the west elevation and reconfiguring the entry along the east elevation. Therefore, the subject property does not retain integrity of setting.

Materials: The subject property does not retain integrity of materials, given the substantial alterations to almost all buildings, specifically loss of all pierced, concrete sunscreens and concrete railings along balconies as well as loss of water features. In addition, with the exception of some areas of original tile flooring, almost all interior finishes have been removed, including those in the former board room. Therefore, the subject property lacks integrity of materials.

Workmanship: Loss of materials has resulted in loss of integrity of workmanship, or evidence of artisans' labor and skill in constructing or altering a building.

Feeling: Because the subject property has lost integrity of setting, design, materials, and workmanship, it does not retain integrity of feeling, which is defined as a property's expression of the aesthetic or historic sense of a particular period of time resulting from the presence of physical features that, taken together, convey the property's historic character.

Association: The subject property does not retain integrity of association. With the addition of Building 5, loss of most water features, and refurbishment of Building 4, the subject property no longer conveys any sense of its former association with MWD.

Given the extensive alterations to all the buildings, specifically as a result of construction of Building 5, it would not even be possible to bring the complex back to anything resembling what it was when it was occupied by MWD without extensive reconstruction. In addition to removing Building 5, Building 2 would need to be reconstructed based on original drawings using historic materials and methods, including both the east and west entrances, as well as all missing water features. In addition, the south elevation of Building 3a and the northwest elevation of Building 1 would also require reconstruction. Finally, all sunscreens and concrete railings would require reconstruction, also based on original drawings and using historic materials.

However, an evaluation of integrity must be based on a buildings current physical state rather than in anticipation of future restoration or reconstruction of visual character. Even if the subject property were essentially reconstructed, National Register guidance indicates that a reconstructed property is eligible for designation only if it is an accurate reconstruction, i.e. historic drawings would need to be replicated exactly, using historic materials. In addition, a reconstruction is only

eligible if “no other building, object, or structure with the same association survives.”¹⁰² While MWD occupied the subject property for 30 years, it also occupied the still-extant Million Dollar Theater for approximately 35 years prior to that time.

¹⁰² National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

VIII CONCLUSION

The subject property was evaluated for historic and architectural significance. The history, including its association with MWD, as well as its alterations, was researched and evaluated. The subject property was found significant for its association with MWD, as well as for its distinctive architecture designed by the important firm of William Pereira and Association. However, due to its numerous and extensive alterations, additions, and removal of all character defining features, it does not convey sufficient integrity to convey that significance and therefore is not eligible for listing in the National or California Registers or as a local HCM. It is therefore not a historical resource as defined by CEQA.

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Attachment A: Maps



Map 1: Location map, 1111 Sunset Blvd. circled (Source: Google maps, 2016)



Map 2: Detail of location map, 1111 Sunset Blvd. circled (Source: Google maps, 2016)

1111 Sunset Boulevard, Los Angeles, CA

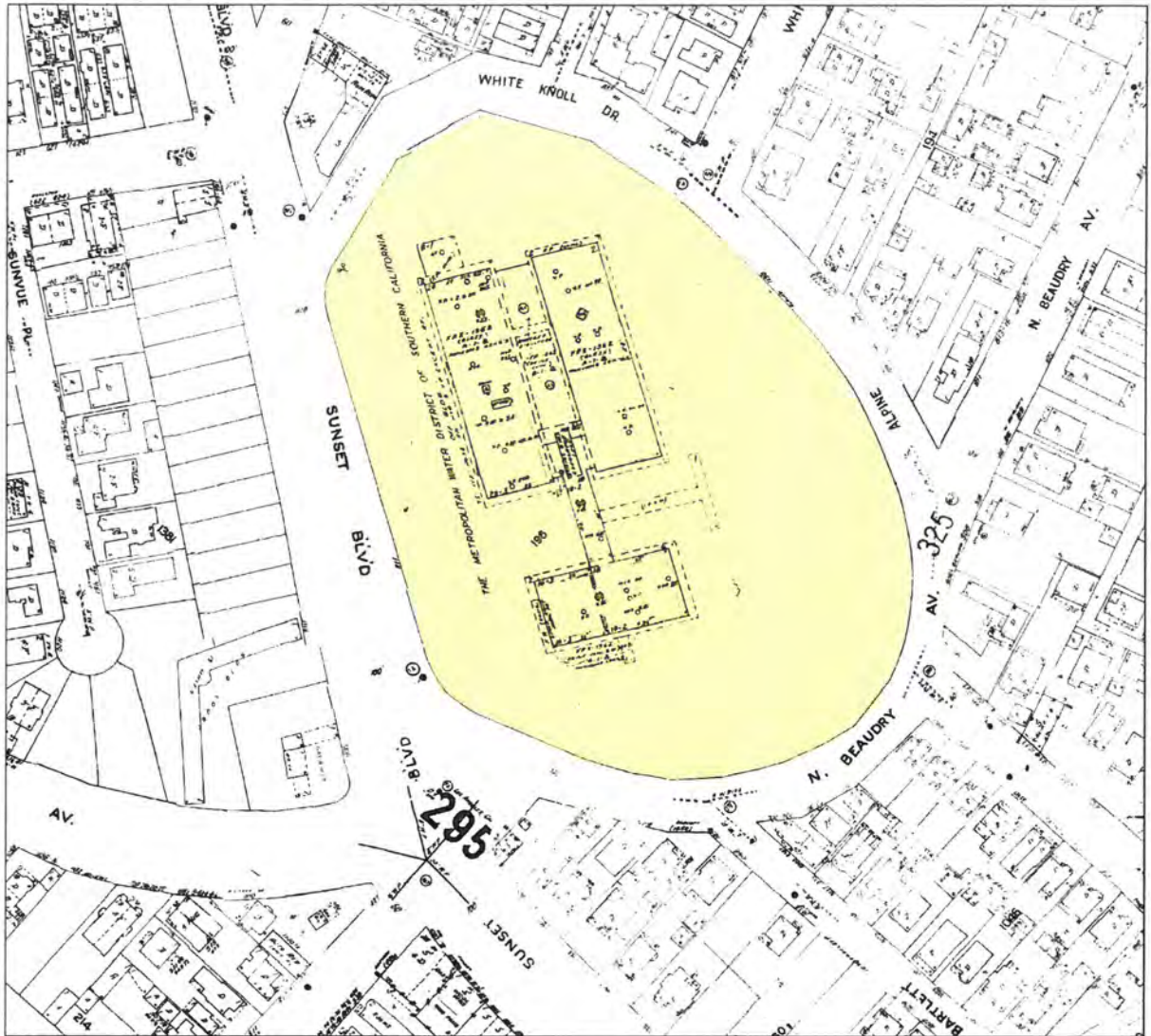
Attachment A: Maps



Map 3: Location map, 1111 Sunset Blvd. highlighted yellow (Source: Los Angeles County Assessor, 2016)

1111 Sunset Boulevard, Los Angeles, CA

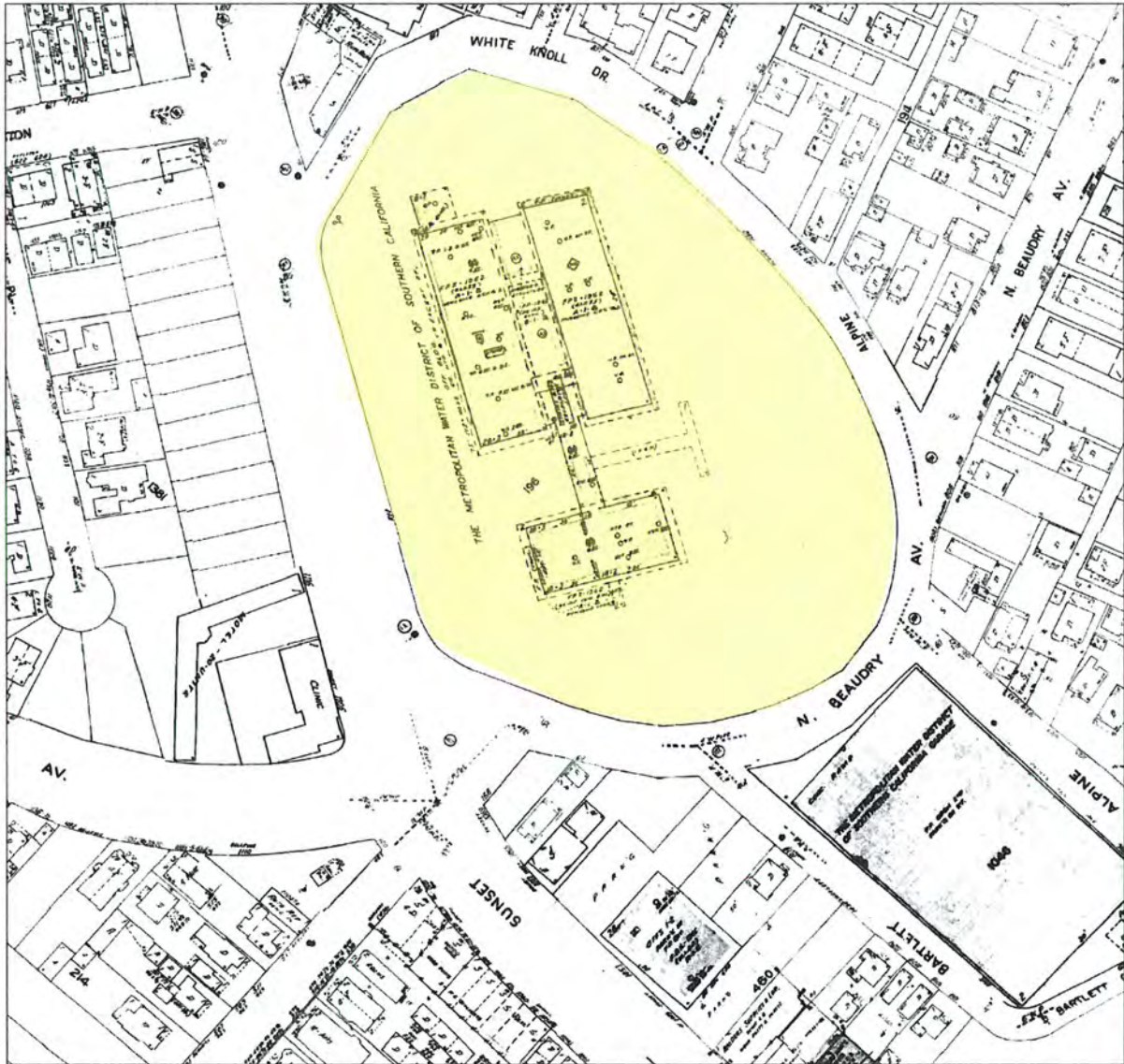
Attachment B: Historic Maps



Map 4: Sanborn Fire Insurance map, subject property highlighted yellow (1964)

1111 Sunset Boulevard, Los Angeles, CA

Attachment B: Historic Maps



Map 5: Sanborn Fire Insurance map, subject property highlighted yellow (1970)

1111 Sunset Boulevard, Los Angeles, CA

Attachment C: Contemporary Photographs



Figure 1: Contemporary map identifying four buildings at the subject property

Attachment C: Contemporary Photographs



Figure 2: Subject property, main entrance from Alpine St, view west (Snow, 2016)



Figure 3: Subject property landscaping and parking along east elevation, view north (Snow, 2016)

1111 Sunset Boulevard, Los Angeles, CA

Attachment C: Contemporary Photographs



Figure 4: Subject property from Sunset Blvd, view northeast (Snow, 2016)



Figure 5: Subject property from North Beaudry Avenue, view north (Snow, 2016)

1111 Sunset Boulevard, Los Angeles, CA

Attachment C: Contemporary Photographs



Figure 7: Building 1, panorama view of south elevation, view north (Snow, 2016)



Figure 8: Building 1, south elevation, view northeast (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 9: Building 1, south elevation, view east, note empty and altered water features (Snow, 2016)



Figure 10 Building 1, south elevation, main entrance, view north (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 11: Building 1, south elevation, balcony at second floor view west (Snow, 2016)



Figure 12: Building 1, west elevation, view southeast (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 13: Building 1, south (left) and east (right) elevation, view northwest (Snow, 2016)



Figure 14: Building 1, east elevation, view west (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 15: Building 1, north elevation, view southwest (Snow, 2016)



Figure 16: Building 1, north elevation, view southeast (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 17: Building 1, interior, main entrance at south elevation, view southeast (Snow, 2016)

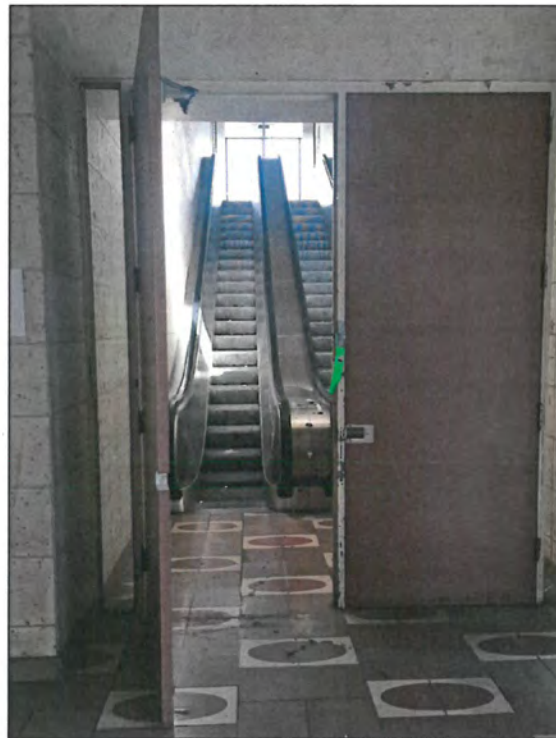


Figure 18: Building 1, interior, escalator from main entrance at south elevation, view north (Snow, 2016)

1111 Sunset Boulevard, Los Angeles, CA

Attachment C: Contemporary Photographs



Figure 19: Building 1, interior, board room, compare with Historic Photograph 14, view north (Snow, 2016)



Figure 20: Building 1, interior, typical second floor office space, view southeast (Snow, 2016)

1111 Sunset Boulevard, Los Angeles, CA

Attachment C: Contemporary Photographs

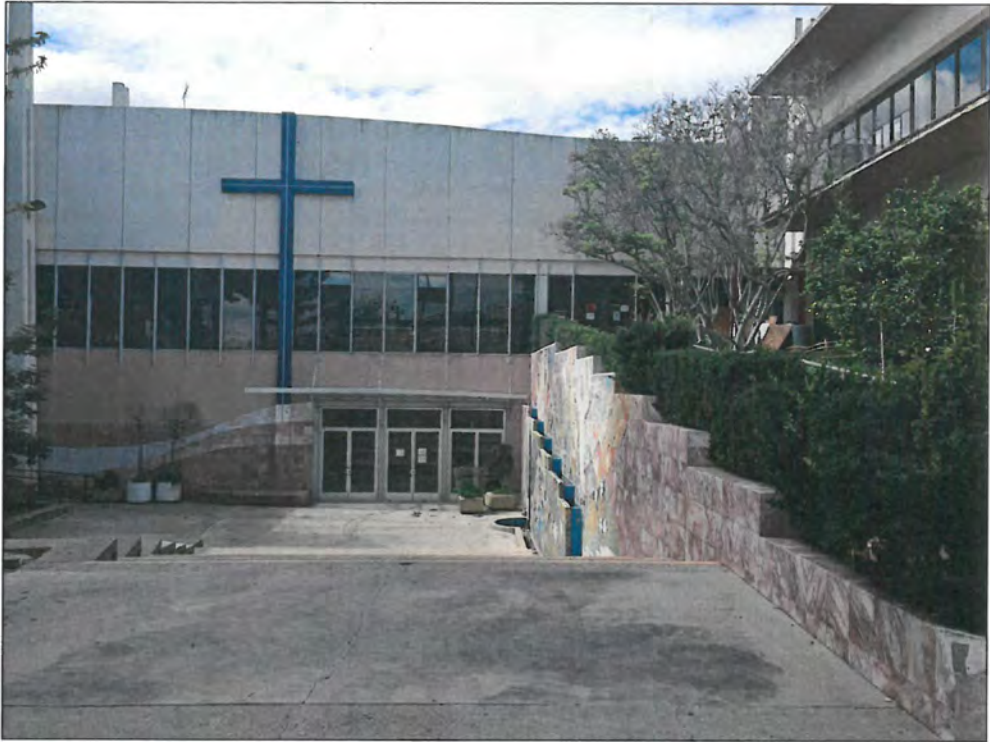


Figure 21: Building 2, east elevation, view west (Snow, 2016)



Figure 22: Building 2, east elevation, view northwest (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 23: Building 2, east elevation, view southwest from Building 3 (Snow, 2016)



Figure 24: Building 2, interior, entrance at first floor, view southeast (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 25: Building 2, interior, first floor, view south, note entrance to church at right (Snow, 2016)



Figure 26: Building 2, interior, first floor, view north, note concrete planter at right (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 27: Building 2, interior, second floor corridor, view south (Snow, 2016)



Figure 28: Building 2, interior, second floor windows, view southeast (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 29: Building 3b, east elevation, view northwest (Snow, 2016)



Figure 30: Building 3b, east elevation, view south (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 31: Building 3a, west elevation, view southeast (Snow, 2016)



Figure 32: Building 3a, west elevation, view northeast (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 33: Building 3b, south elevation, view north (Snow, 2016)



Figure 34: Building 3a (right) and Building 3b (left), interior courtyard, view north (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 35: Building 3a and 3b, interior courtyard, view south (Snow, 2016)



Figure 36: Building 3a and 3b, interior courtyard, view north (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 37: Building 3a and 3b, interior courtyard, view northwest (Snow, 2016)



Figure 38: Building 3a and 3b, interior courtyard, view southeast (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 39: Building 3a and 3b interior courtyard, view northwest (Snow, 2016)



Figure 40: Building 3a and 3b, bridge between two wings spanning courtyard, view east (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 41: Building 3a and 3b, interior, corridor along south elevation, view east (Snow, 2016)



Figure 42: Building 3a and 3b, interior, typical corridor (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 43: Building 3a and 3b, interior, typical corridor (Snow, 2016)



Figure 44: Building 3a and 3b, interior, typical elevator lobby (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 45: Building 3a and 3b, interior, typical stair (Snow, 2016)



Figure 46: Building 3a and 3b, interior, typical office (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 47: Building 3a and 3b, interior, typical office (Snow, 2016)



Figure 48: Building 3a and 3b, interior, typical office (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 49: Building 4, south elevation, view north from roof of Building 3 (Snow, 2016)



Figure 50: Building 4, south elevation, view northeast from roof of Building 3 (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 51: Building 4, east elevation, view west (Snow, 2016)



Figure 52: Building 4, east elevation, main entry, view west (Snow, 2016)



Figure 53: Building 4, north elevation, view southeast (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 54: Building 4, west elevation, view southeast (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 55: Building 5, west elevation, view east (Snow, 2016)



Figure 56: Building 5, north elevation, view south (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 57: Building 5, south elevation, view northwest (Snow, 2016)



Figure 58: Building 5, interior, sanctuary, view west (Snow, 2016)

Attachment C: Contemporary Photographs



Figure 59: Building 5, interior, sanctuary, view east (Snow, 2016)

Attachment D: Historic Photographs



Historic Photograph 1: Rendering of west elevation facing Sunset Boulevard, view northeast (University of Southern California, Harold Examiner Collection, 1961)

Attachment D: Historic Photographs



Historic Photograph 2: Building 3a (left) and Building 1 (right), view southeast from Sunset Boulevard (Julius Shulman, Getty Research Institute, 1963)



Historic Photograph 3: Building 1 (left) and Building 3b (right), view west (Julius Shulman, Getty Research Institute, 1963)

Attachment D: Historic Photographs



Historic Photograph 4: Building 1, south elevation, view northeast, compare with Figure 8 (Julius Shulman, Getty Research Institute, 1963)

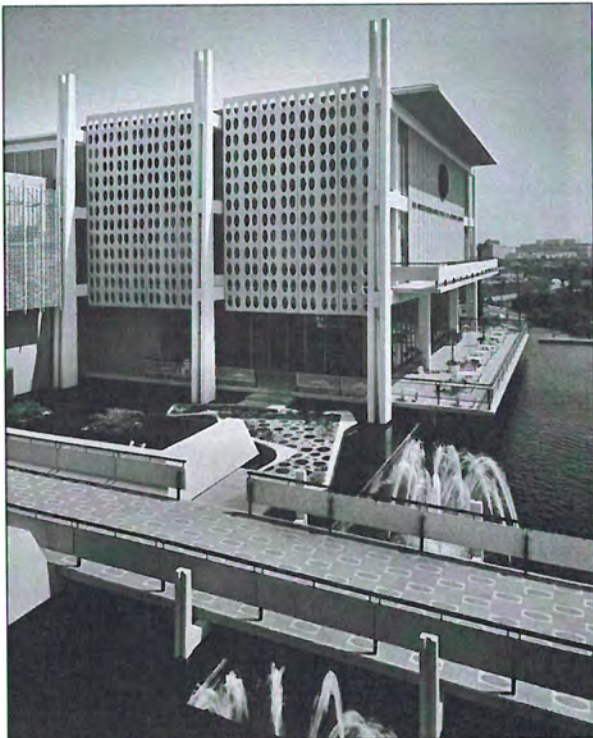


Historic Photograph 5: Building 3a, west elevation, view south toward downtown (Julius Shulman, Getty Research Institute, 1963)



Historic Photograph 6: Building 1, south elevation, view north (Julius Shulman, Getty Research Institute, 1963)

Attachment D: Historic Photographs



Historic Photograph 7: Building 1, west and south elevations, view southeast (Julius Shulman, Getty Research Institute, 1963)



Historic Photograph 8: Building 3a (background) and Building 1 (foreground), view north (Julius Shulman, Getty Research Institute, 1963)



Historic Photograph 9: Building 1, south elevation, view northwest (Julius Shulman, Getty Research Institute, 1963)

1111 Sunset Boulevard, Los Angeles, CA



Historic Photograph 10: Building 3a, south elevation, view north (Julius Shulman, Getty Research Institute, 1963)

Attachment D: Historic Photographs



Historic Photograph 11: Building 2, west elevation (center), Building 3a south elevation (left), and Building 1 north elevation (right), view east, note Building 4 currently in this location (Julius Shulman, Getty Research Institute, 1963)



Historic Photograph 12: Building 2 west elevation (center), Building 3a south elevation (left), view east (Julius Shulman, Getty Research Institute, 1963)

Attachment D: Historic Photographs



Historic Photograph 13: Building 1 (right), Building 2 (center), and Building 3a (left), view east from Sunset Boulevard (Julius Shulman, Getty Research Institute, 1963)

Attachment D: Historic Photographs



Historic Photograph 14: Building 1, interior, board room, view north, compare with Figure 19 (Julius Shulman, Getty Research Institute, 1963)



Historic Photograph 15: Building 1, interior, board room, view southwest (Julius Shulman, Getty Research Institute, 1963)

Attachment D: Historic Photographs

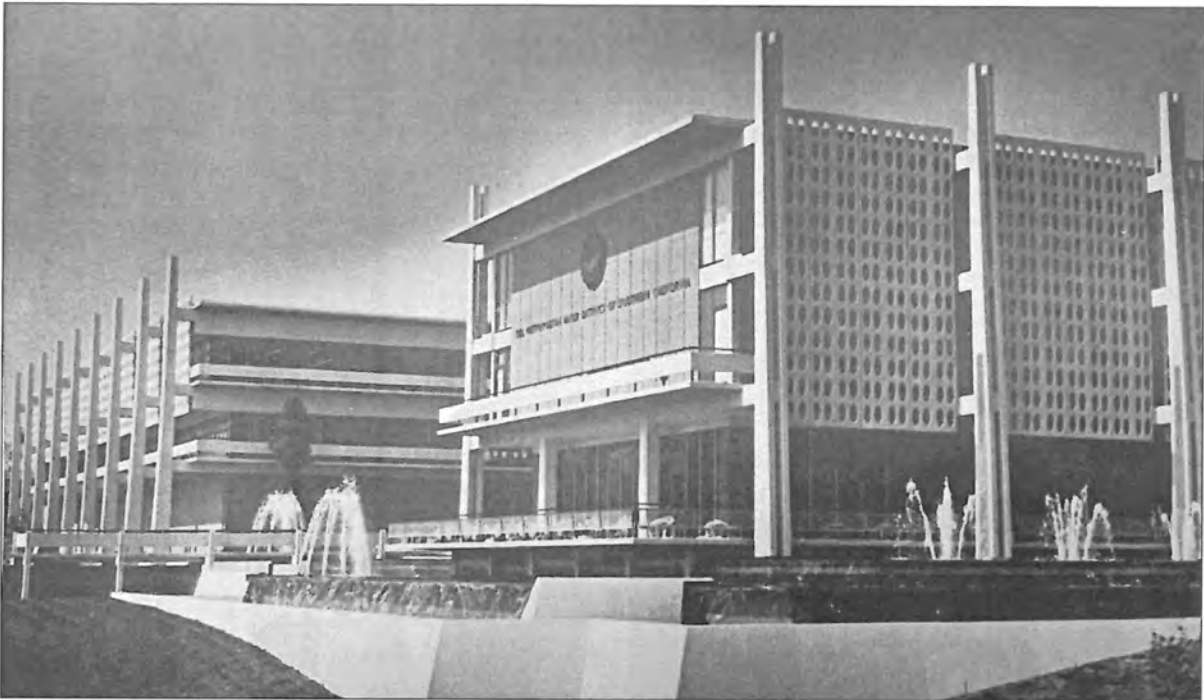


Historic Photograph 16: Building 3a (left) and Building 1 (right) under construction, view southeast from Sunset Boulevard (1962, MWD Annual Report, caption reads, “Pictured...is a recent view of the Metropolitan Water District’s new headquarters building at 1111 Sunset Boulevard. Construction is now nearly 90 percent complete.”)



Historic Photograph 17: 1962, MWD Annual Report, caption reads, “Several members of the Engineering and Operations Committee of the Board of Directors together with Executive and Staff officers are shown on an inspection tour of the new headquarters building now under construction.”)
1111 Sunset Boulevard, Los Angeles, CA

Attachment D: Historic Photographs



Historic Photograph 18: Building 3a (left) and Building 1 (right), view southeast from Sunset Boulevard (1963, MWD Annual Report, caption reads, “Lower levels of District’s new Headquarters Building are recessed with fountains and reflecting pools at their bases.”)



Historic Photograph 19: Building 1 (center) through arched west entry into Building 2, view southwest (1963, MWD Annual Report, caption reads, “View from the pedestrian entrance toward the cafeteria.”)

1111 Sunset Boulevard, Los Angeles, CA

Attachment D: Historic Photographs



Historic Photograph 20: Building 2 (center), Building 3b (right), view west (1963, MWD Annual Report)



Historic Photograph 21: Entry portico fronting Building 2, view south toward downtown (1963, MWD Annual Report)



Historic Photograph 22: Building 3a west elevation, view north (1963, MWD Annual Report, caption reads, "Fountains at the new Headquarters Building symbolize the all important function of The Metropolitan Water District...to provide ample supplemental water for more than 8,500,000 people.")
1111 Sunset Boulevard, Los Angeles, CA

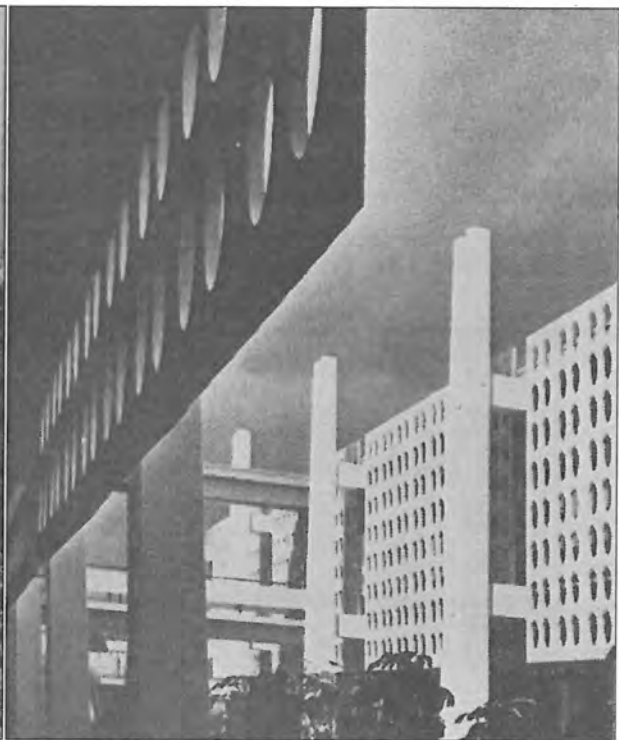
Attachment D: Historic Photographs



Historic Photograph 23: Building 3a, west elevation, view southeast (1963, MWD Annual Report, caption reads, "Pedestrian walkway to the west wing of the Headquarters Building.")

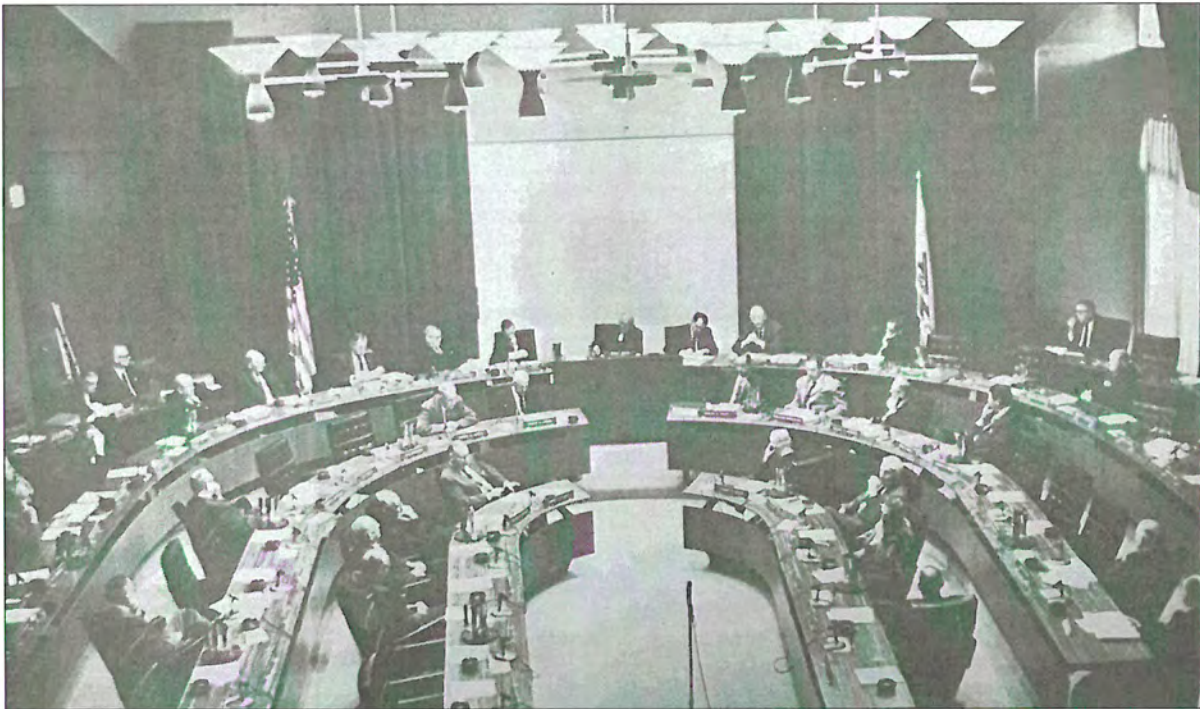


Historic Photograph 24: Building 3a and 3b, interior courtyard, compare with Figure 38 (1963, MWD Annual Report)
1111 Sunset Boulevard, Los Angeles, CA



Historic Photograph 25: Building 3a and 3b, interior courtyard, compare with Figure 36 (1963, MWD Annual Report)

Attachment D: Historic Photographs



Historic Photograph 26: Building 1, interior board room (1963, MWD Annual Report, caption reads, "District Directors hold monthly meetings in the Board room of the Headquarters Building.")



Historic Photograph 27: Building 2, interior, view north (1963, MWD Annual Report, caption reads, "View of the lobby with the escalators to the cafeteria in the foreground.")

Attachment D: Historic Photographs



Historic Photograph 28: 1963, MWD Annual Report, caption reads, "Modernization of equipment and procedures is evidenced by this new IBM data processing machine in the Accounting Division."



Historic Photograph 29: 1963, MWD Annual Report, caption reads, "Drafting area in the Engineering Division in the east wing of the Headquarters Building."

Attachment D: Historic Photographs



Historic Photograph 30: Building 3a, west elevation, view southeast (1964, MWD Annual Report)



Historic Photograph 31: Building 3a (left) and Building 1 (right), west elevation, view southwest (1964, MWD Annual Report)



Historic Photograph 32: Building 1 (left) and Building 2 (right), east elevation, view west (1964, MWD Annual Report, caption reads, "District women employees leave Headquarters Building on a tour of the Aqueduct and distribution facilities.")

1111 Sunset Boulevard, Los Angeles, CA

Attachment D: Historic Photographs



Historic Photograph 33: Building 1, north and west elevations, view southeast (1965, MWD Annual Report)



Historic Photograph 34: 1965, MWD Annual Report, caption reads, "Headquarters cafeteria facilities."

Attachment D: Historic Photographs



Historic Photograph 35: Building 1 (left), Building 2 (center) and Building 3b (right), east elevation, view west (1966, MWD Annual Report)



Historic Photograph 36: Building 3a, west elevation, view southeast (1966, MWD Annual Report)

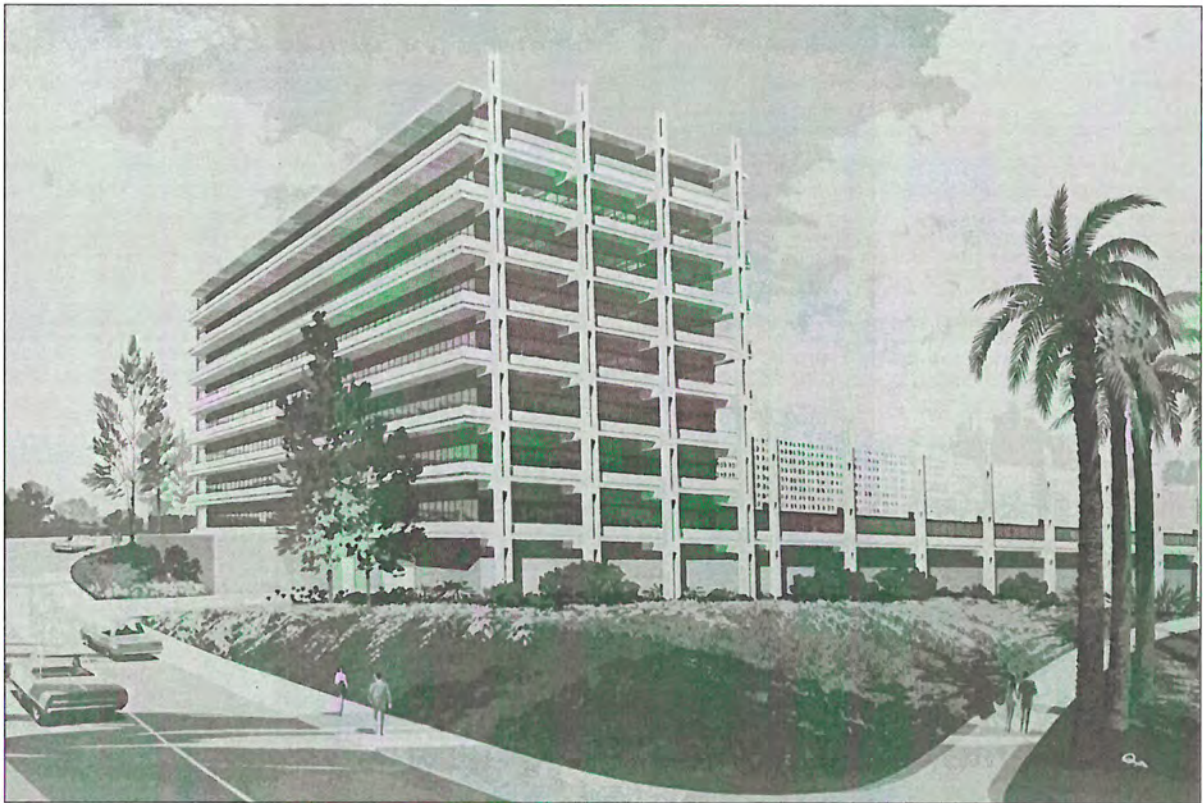
1111 Sunset Boulevard, Los Angeles, CA

Attachment D: Historic Photographs



Historic Photograph 37: Building 2, interior, compare with Figure 27 (1968, MWD Annual Report)

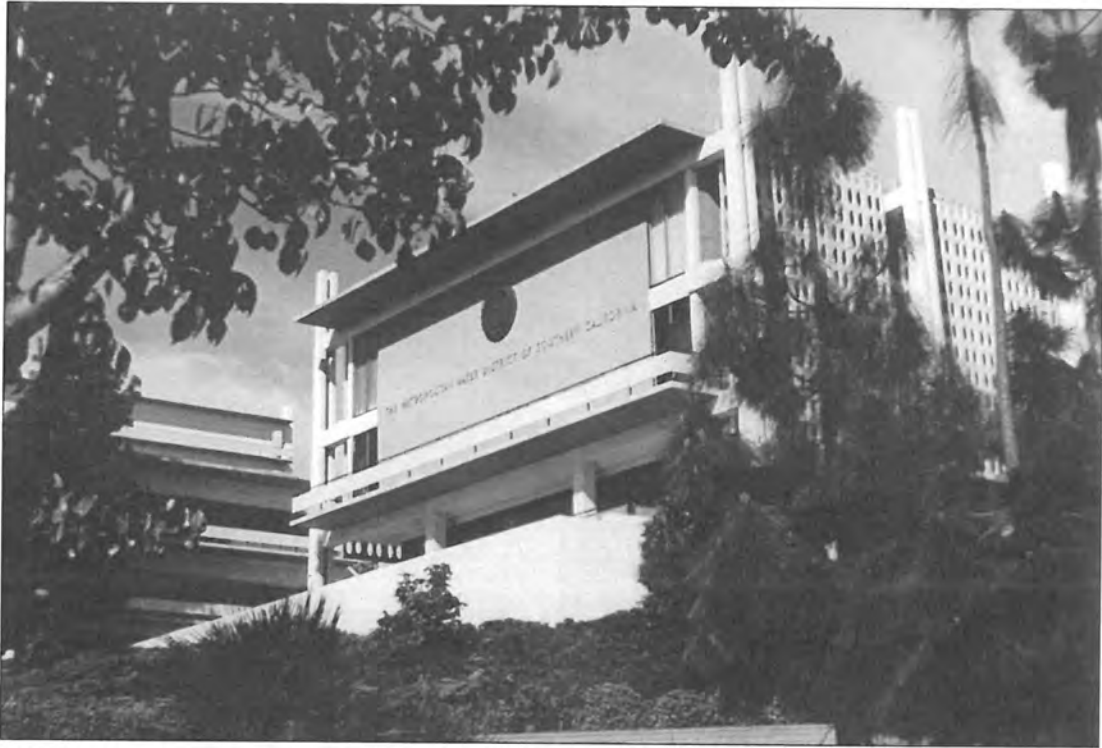
Attachment D: Historic Photographs



Historic Photograph 38: Rendering of Building 5, view southeast (1971, MWD Annual Report)

1111 Sunset Boulevard, Los Angeles, CA

Attachment D: Historic Photographs



Historic Photograph 39: Building 1 (right), Building 3a (left), view northeast (Los Angeles Public Library, 1978)

Attachment D: Historic Photographs



Historic Photograph 40: Building 1 (right) and Building 3a (left), view northeast (source unknown, circa 1960s)



Historic Photograph 41: Building 1 (right) and Building 3a (left), view northeast (source unknown, circa 1960s)

Attachment D: Historic Photographs



Historic Photograph 42: Building 1 (left), Building 2 (center) and Building 3b (right), view west (source unknown, circa 1960s)



Historic Photograph 43: Building 1, south elevation, view northwest (source unknown, circa 1960s)



Historic Photograph 44: Building 3a, west elevation, view southeast (source unknown, circa 1960s)

Attachment E: Building and Alteration Permits

Date	Address	Description	Valuation	Architect or Contractor	Owner	Permit No.
5/12/1961	1111 Sunset Blvd	None. 1 of 7		Diversified Builders Inc.	MWD of So. Cal.	LA 88165
5/12/1961	1111 Sunset Blvd	None. 2 of 7		Diversified Builders Inc.	MWD of So. Cal.	LA 88166
5/12/1961	1111 Sunset Blvd	None. 3 of 7		Diversified Builders Inc.	MWD of So. Cal.	LA 88167
5/12/1961	1111 Sunset Blvd	None. 4 of 7	\$2,620,000.00	Diversified Builders Inc.	MWD of So. Cal.	LA 88168
5/12/1961	1111 Sunset Blvd	None. 5 of 7		Diversified Builders Inc.	MWD of So. Cal.	LA 88169
5/12/1961	1111 Sunset Blvd	None. 6 of 7		Diversified Builders Inc.	MWD of So. Cal.	LA 88170
5/12/1961	1111 Sunset Blvd	3 stories, type 1, 200' x 375' irregular office building, restaurant and basement parking, 225 parking spaces. G-1, G-2, F-1 occupancy. (from C of O). 7 of 7		WM. L. Perera and Assoc. (Arch.)	MWD of So. Cal.	LA 88171
5/12/1961	1111 Sunset Blvd	Grading		Not yet selected	MWD of So. Cal.	LA 88184
9/26/1961	1111 Sunset Blvd	Add precast concrete screen panels	\$60,000.00	Diversified Builders Inc.	MWD of So. Cal.	LA 98368
4/11/1962	1111 Sunset Blvd		\$2,000.00	Diversified Builders Inc.	MWD of So. Cal.	LA 07111
8/27/1962	1111 Sunset Blvd	1 of 2	\$450.00	Haro Co. (Contractor)	MWD of So. Cal.	LA 18846
8/27/1962	1111 Sunset Blvd	2 of 2	\$450.00	Haro Co. (Contractor)	MWD of So. Cal.	LA 18847
10/22/1962	1111 Sunset Blvd	Revised canopy framing	\$7,000.00	Diversified Builders Inc.	MWD of So. Cal.	LA 22885
5/2/1963	1111 Sunset Blvd	Mount precast conc. Seal to exterior face of wall	\$1,650.00	Diversified Builders Inc.	MWD of So. Cal.	LA 37146
6/17/1964	1111 Sunset Blvd	Elevated floor, ceiling, and partitions in basement room	\$20,000.00	Chey Chase Staff & Stone	MWD of So. Cal.	LA 68796
8/21/1964	1111 Sunset Blvd	Computer floor	\$8,792.00	Lasky Alum Inc.	MWD of So. Cal.	LA 74371
5/13/1965	1111 Sunset Blvd	Grading	\$600.00	George Vukich (Contractor)	MWD of So. Cal.	LA 95115
5/17/1965	1111 Sunset Blvd	Remove partition wall between telephone room W3 and W4 in basement.	\$600.00	George Vukich (Contractor)	MWD of So. Cal.	LA 95114
6/6/1966	1111 Sunset Blvd			Owner	MWD of So. Cal.	LA 26637
3/8/1968	1111 Sunset Blvd	Alteration of existing mec. equip. room in basement.	\$8,000.00	Edward M. Pozzo Co. (contractor)	MWD of So. Cal.	LA 62519
3/10/1969	1111 Sunset Blvd	Addition of new office tower/rigid structure steel frame/window walls all 4 sides/floors metal decking with 3.5" lightweight conc. Fill	\$5,000,000.00	William L. Perera	MWD of So. Cal.	LA 85019
2/3/1972	1111 Sunset Blvd	Foundation only for new addition	\$525,000.00	Stan Slavoff (engineer)	MWD of So. Cal.	LA 44473
2/3/1972	1111 Sunset Blvd	Change occupancy of lower level from F-1 to G-1 / legalize int. partitions	\$3,000.00	Stan Slavoff (engineer)	MWD of So. Cal.	LA 44474
3/10/1972	1111 Sunset Blvd	Addition of new office building.	\$5,250,000.00	Owner (architect) Stan Slavoff (Engineer)	MWD of So. Cal.	LA 48119
10/10/1972	1111 Sunset Blvd	Change of plans	\$5,000 (P.C.) \$2,000 (B.P.)	Stan Slavoff (engineer)	MWD of So. Cal.	LA 60106
11/10/1972	1111 Sunset Blvd	Revise ceiling suspension system.	\$10,000 (P.C.) \$101.00 (B.P.)	Stan Slavoff (engineer)	MWD of So. Cal.	LA 60897
6/21/1973	1111 Sunset Blvd	Add computer room (7th flr) and partition layout (1st - 7th floors). Ceiling height movable partitions w/ alum fram solid gyp bnd panels w/ vinylwall covering (flrs 1-7)	\$6,601 (P.C.) \$101.00 (B.P.)	Shirley Const. Co. Pasadena	MWD of So. Cal.	LA 73211
10/30/1973	1111 Sunset Blvd	Install new Gyp. Board wall to form new passageway in existing office area - non bearing wall 9' high	\$5,000.00	Owner	MWD of So. Cal.	LA 80072
12/5/1973	1111 Sunset Blvd	alterations level floor east and west	\$400.00	W.D. Coffey Assoc. (Engineer)	MWD of So. Cal.	LA 81842
1/25/1974	1111 Sunset Blvd	Install 7' x 36' ceramic wall mural in basement	\$16,000.00	W.D. Coffey Assoc. (Engineer)	MWD of So. Cal.	LA 84076
2/4/1974	1111 Sunset Blvd	Interior alterations	\$3,000.00	Stan Slavoff (engineer)	MWD of So. Cal.	LA 84501
3/6/1974	1111 Sunset Blvd	Install non-bearing walls upper level west	\$4,000.00	W.D. Coffey Assoc. (Engineer)	MWD of So. Cal.	LA 86080
4/8/1974	1111 Sunset Blvd	grading	\$6,000.00	W.D. Coffey Assoc. (Engineer)	MWD of So. Cal.	LA 87938
5/6/1974	1111 Sunset Blvd	Remove portion of existing reflection pool and relocate two exist doors (ground floor level) (non-structural).	\$4,000.00	Stan Slavoff (engineer)	MWD of So. Cal.	LA 89539
5/6/1974	1111 Sunset Blvd			Stan Slavoff (engineer)	MWD of So. Cal.	LA 89540

Attachment E: Building and Alteration Permits

Date	Address	Description	Valuation	Architect or Contractor	Owner	Permit No.
5/23/1974	1111 W. Sunset Blvd	Interior alterations for change of occupancy	\$70,000.00	W.D. Coffey Assoc. (Engineer)	MWD of So. Cal.	LA 90575
2/3/1975	1111 Sunset Blvd	New ceilings to enclose office and toilet. Alterations, construction of new partitions, dry wall, and plaster on 1st. Stud.	\$70,000.00	W.D. Coffey Assoc. (Engineer)	MWD of So. Cal.	LA 02925
1/28/1976	1111 Sunset Blvd	7th floor north annex building.	\$10,000.00	BS Const. CO.	MWD of So. Cal.	LA 20357
4/7/1976	1111 Sunset Blvd	Repartition interior partitions.	\$21,000.00	Owner	MWD of So. Cal.	LA 24159
3/7/1977	1111 Sunset Blvd	29' x 564" and 28' x 676" shade roof over A/C equipment on roof of an existing 8 story type I, office bldg. G-1 occupancy.			MWD of So. Cal.	LA35121
1/23/1981	1111 Sunset Blvd	Remove exist. Suspended luminous ceiling install new suspended coffered ceiling w/ acoust. Tile borer.	\$25,000.00	Stan Slavoff (engineer)	MWD of So. Cal.	LA 17503
8/5/1983	1111 Sunset Blvd	Interior walls, electrical outlets, air conditioning.	\$5,000.00	MWD (engineer and contractor)	MWD of So. Cal.	LA 69882
7/19/1984	1111 Sunset Blvd	add local s/c unit on roof under 500 lbs.	\$5,000.00	Owner	MWD of So. Cal.	LA 92424
7/19/1984	1111 Sunset Blvd	Remove concrete sun shade pannels from outside bldg with crane.	\$700.00	Owner	MWD of So. Cal.	LA 92425
11/2/1984	1111 Sunset Blvd	Install Microwave ant. (dish-tower)	\$25,000.00	Owner	MWD of So. Cal.	LA 99746
6/21/1985	1111 Sunset Blvd	Install concrete sun shades (3) replacing 3.	\$15,000.00	MWD	MWD of So. Cal.	LA 14741
8/8/1985	1111 Sunset Blvd	Reverse conc. Panel anchorage on LA-14741 (1985).	\$201.00	Jack Levin (engineer)	MWD of So. Cal.	LA 17753
4/21/1986	1111 Sunset Blvd	Interior remodeling.	\$10,000.00	Owner/builder	MWD of So. Cal.	LA 35134
4/24/1990	1111 Sunset Bl	Storage racks (interior only)	\$2,000 (BP)			
2/8/1991	1111 Sunset Bl	Add steel beam for hoist to remove roof equipment for maint.	\$10,000.00	General Storage Equipment (P.C.)	MWD of So. Cal.	LA 53032
9/27/1991	1111 Sunset Blvd	Installation of handicapped lift, new door, and canopy.	\$30,000.00	F.S. Samaha (Arch.) Rose Const. (Contractor)	MWD of So. Cal.	LA 81780
3/29/1995	1111 Sunset Blvd	Temp. change of use from auditorium 3/20/95 to 6/20/95 limited only to Sundays	\$201.00 (BP)			
7/11/1995	1111 Sunset Bl W	Elev. Lobby enclosures entire tower building, fire control room (Ground level) fire life safety ordinance.	\$4,000 (PC)	Owner Builder	Lasung World Fxa. Church	LA 33214
7/10/1997	1111 W. Sunset Blvd	interior remodel on 6th floor (11)	\$430,000.00	Atlas Fire Protection	Holy Hill Community Church	LA 84727
11/26/1997	1111 W. Sunset Blvd	Grading (remove and recompact) site prep for sanctuary/gymnasium addition to existing church	\$234,000.00		Holy Hill Community Church	97016-30000-15138
12/19/1997	1111 Sunset Blvd	Shaft ventilation at the southeasterly stairs fire life safety retrofit Ord. Sec. 91.8604-6.7	980 cu yd	Nestech Engineer	Holy Hill Community Church	97030-10000-01617
10/14/1998	1111 W. Sunset Blvd	86.5' x 154.0', Type 1, addition at the front of building. The 12,600 sq. ft. sanctuary addition.	\$5,000.00	Peter Bagatouran (Agent for owner)	Holy Hill Community Church	97016-20000-29238
1/11/2000	1111 W. Sunset Blvd	Change of use from office to residential care facility. (Including disabled access improvements) includes cafe/dining area, clinic, salons, rec rooms, reading room, office.	\$1,068,000.00	Cal City Construction Inc.	Holy Hill Community Church	97014-30000-05630
6/30/2000	1111 W. Sunset Blvd	Removal of interior non-structural partitions at existing bldg from basement to 7th floor. Rn for sam chang (Permit Expired)	\$230,000.00		Holy Hill Community Church	99016-10000-24276
9/15/2006	1111 W. Sunset Blvd	Tenant improvement on 1st floor. Add partition wall to divide one room into lecture room and computer room.	\$1,000.00	Sung Hak Ko (Agent for Owner)	Holy Hill Community Church	00016-10000-11727
2/13/2007	1111 W. Sunset Blvd	Adaptive reuse project (existing 8 stories with conversion of 9th floor mechanical penthouse to residential floor) proposed 71 joint live/work units. Existing structural moment frames were evaluated per FEMA 351. New 9th floor braced frames and ground	\$2,700,000.00	John Robert Rock (Architect)	Holy Hill Community Church	05016-10000-01868
5/9/2008	1111 W. Sunset Blvd	Supplemental to 05016-10000-01868: correct legal description, no change in plot plan.	\$301.00	John Robert Rock (Architect)	1111 Sunset Blvd L.P.	05016-10001-01868

Attachment E: Building and Alteration Permits

Date	Address	Description	Valuation	Architect or Contractor	Owner	Permit No.
6/25/2008	1111 W. Sunset Blvd	8' high, 12' x 22' CMU block wall enclosure for unmanned wireless telecommunications facility per ZA-2007-4722-CU.	\$10,000.00	Steve Kaalt (Agent for owner)	Holy Hill Community Church	08020-10000-00147
7/1/2008	1111 W. Sunset Blvd	Change of use from office 16489 sq. ft. to private university, including new exterior staircase no change in parking in chinatown redevelopment area.	\$150,000.00	Myung Change (Arch.)	Holy Hill Community Church	06016-10000-24704
9/3/2008	1111 W. Sunset Blvd	Use of land for the installation of an unmanned wireless telecommunications facility consisting of 12 antennas mounted on a new 70' high monopalm and 6 equipment cabinets in CMU block wall enclosure (08020-10000-01747) per ZA 2007-4722-CU. Grading under permit number (08030-1000-01748).	\$110,000.00	Russ Natrass (Contractor) Steve Kaalt (Agent for owner)	holy Hill Community Church	08020-10000-00146
9/3/2008	1111 W. Sunset Blvd	Suppl. Permit to permit #08030-10000-00146 for change of contractor to Civil Solutions Inc (Lic. #822691)	\$0.00	Russ Natrass (Contractor) Steve Kaalt (Agent for owner)	Holy Hill Community Church	08020-10001-00146
9/3/2008	1111 W. Sunset Blvd	Suppl. Permit to permit #08030-10000-00146 for change of contractor to Civil Solutions Inc (Lic. #822691)	\$0.00	Russ Natrass (Contractor) Steve Kaalt (Agent for owner)	Holy Hill Community Church	08020-10001-00147
12/5/2008	1111 W. Sunset Blvd	Suppl. Permit to permit #08030-10000-01740 for change of contractor to Civil Solutions Inc (Lic. #822691)	0 cu yd	Russ Natrass	Holy Hill Community Church	08030-10001-01740
3/19/2009	1111 W. Sunset Blvd	Use of Land (monopalm and 2766f telecommunications equipment cabinet enclosure).		Shevbridge, Michael James (architect)	Holy Hill Community Church	CERT 70871
7/30/2009	1111 W. Sunset Blvd	Installation of wireless telecommunications facility on roof top antennas mounted behind new roof screening equipment mounted on new steel platform on roof top by right.	\$120,000.00	Royal Street Communications	Holy Hill Community Church	09016-10000-07678
6/15/2012	1111 W. Sunset Blvd	Increase number of units from 71 to 91 units, revise unit layouts, and extend permit 05016-10000-01868. Add new mezzanines on 8th floor. Add roof pop-ups to accommodate mezzanines.	\$500,000.00	David Gray (Architect)	1111 Sunset, LLC	08016-10000-11438
6/15/2012	1111 W. Sunset Blvd	92 unit adaptive reuse - this submittal is for plan check extension for submittal under 08016-10000-11438 (Permit expired)	\$501.00	David Gray (Architect)	Holy Hill Community Church	11016-10000-07344
11/16/2012	1111 W. Sunset Blvd	Supplemental work to 08016-10000-11438 to revise floor plan layouts and convert basement area previously approved for equipment room area to parking garage.	\$100,000.00	Owner-Builder	1111 Sunset, LLC	08016-10001-11438
12/26/2012	1111 W. Sunset Blvd	Add two wireless cellular microwave dish antennas and two ODU units to exist roof top antenna array support pole.	\$15,000.00	Arvin Norouci - Metro PCS (California Tenant)	Holy Hill Community Church	12016-30000-25043
12/6/2013	1111 W. Sunset Blvd	Install total 44 - 4' x 10' solar panel DHW system, at roof area of (E) apt.	\$50,000.00	All Valley Solar (Agent for contractor)	Golden Fish LLC	13016-20000-21753
12/20/2013	1115 W. Sunset Blvd	1) Supplemental work to 08016-10000-11438 to increase number of units from 92 to 96; 2) Change structural plan @ ground floor deck by strengthening existing steel beams from below & architectural layout alterations; 3) Add grease interceptor.	\$50,000.00	Alon Averbuch (Agent for Owner)	1111 Sunset, LLC	08016-10003-11438
5/27/2014	1111 W. Sunset Blvd	To change address and correct legal description under permits 05016-10000-01868 and 08016-10001-11438. Correct owner under 05016-10000-01868.	\$501.00		1111 Sunset, LLC	08016-10002-11438
4/4/2014	1115 W. Sunset Blvd	Relocate 4 handicap parking stalls under the building convert three handicap parking stalls to standard parking stalls. Total handicap parking stalls proved is 6.	\$501.00	Yubal (no relationship given)	1111 Sunset, LLC	08016-10004-11438
2/12/2015	1111 W. Sunset Blvd	Remove (E) roof and facade mounted PCS equipment.	\$2,500.00	David Lawrence	Holy Hill Community Church	15016-20000-02683
3/4/2015	1111 W. Sunset Blvd	Proposed modifying existing telecom facility; install (3) new panel antennas, (3) new radios, and associated cabling on existing 70' monopalm.	\$25,000.00	Jeffrey Rome - SBC & Tmobile (Architect)	Holy Hill Community Church	14026-10000-00746
5/8/2015	1111 W. Sunset Blvd	TI to (E) cafeteria office use only. No change in parking enterprise zone.	\$244,250.00	Jule Pashayan	Holy Hill Community Church	15016-10000-06254

Attachment F: Metropolitan Water District Personnel Growth, 1956 – 1972, 2014

FISCAL YEAR	DISTRICT PERSONNEL	HEADQUARTERS PERSONNEL; ADMINISTRATION & DESIGN	SERVICE AREA	POPULATION SERVED
1956-57	549 employees	81 Administration; 124 Design	3,019 square miles	6,543,000
1957-58	643 employees	78 Administration; 154 Design	3,197 square miles	6,935,000
1958-59	616 employees	81 Administration; 122 Design	3,325 square miles	7,000,000
1959-60	592 employees		3,393 square miles	7,329,000
1960-61	567 employees		3,976 square miles	7,500,000 or 7,600,000
1961-62	597 employees		4,136 square miles	8,000,000
1962-63	684 employees		4,372 square miles	9,000,000
1963-64	813 employees	131 Administration; 178 Design	4,415 square miles	9.1 million
1964-65	944 employees	403 total in Admin & Design	4,500 square miles	9.4 million
1965-66	1193 employees	553 total in Admin & Design	4,500+ square miles	9.9+ million
1966-67	1482 employees	690 total in Admin & Design	4,500+ square miles	10 million
1967-68	1560 employees	766 total in Admin & Design	4,780 square miles	Over 10 million
1968-69	1564 employees	733 total in Admin & Design	4,790 square miles	Over 10 million
1969-70	1582 employees	675 total in Admin & Design	4,790 square miles	Over 10 million
1970-71	1505 employees	599 total in Admin & Design	4,800 square miles	Over 10 million
1971-72	1485 employees	644 total in Admin & Design	4,830 square miles	Over 10 million
2014	1829 employees	900+ based at Headquarters	5,200 square miles	Over 19 million

**METROPOLITAN WATER DISTRICT HEADQUARTERS
1111 W. SUNSET BOULEVARD, 1115 W. SUNSET BOULEVARD, 1040 W. ALPINE
STREET, 1047 W. BARTLETT STREET, AND 610 N. FIGUEROA TERRACE**

CHC-2016-2438-HCM

ENV-2016-2439-CE

Council District 1

LETTERS FROM MEMBERS OF THE PUBLIC



Melissa Jones <melissa.jones@lacity.org>

CHC-2016-2438-HCM - 1111 W Sunset Blvd

1 message

Dafne Gokcen <dfgokcen@gmail.com>

Tue, Sep 6, 2016 at 12:44 PM

To: lambert.giessinger@lacity.org, melissa.jones@lacity.org

Cc: gerald.gubatan@lacity.org

Good afternoon,

My name is Dafne Gokcen and I live at 930 Figueroa Terrace in the Victor Heights neighborhood. I am also a Victor Heights resident representative for the Historic Cultural Neighborhood Council, although I am writing today as a resident and not on behalf of the NC. The property at 1111 W Sunset has been in the news for some time now, and I know that your office is currently reviewing the historic merits of the property.

I am writing to let you know that I do **not** support this property being declared a historic monument. Having had the chance to hear from the property owners, and after reviewing old photos, it does not appear to me that any of the features that once made this property iconic continue to exist today. Instead, the Holy Hill Community Church stands as both an eyesore and a physical and psychological barrier between our community and the rest of the city.

Victor Heights is often referred to as the Forgotten Edge. The MWD campus is the gateway from Sunset Boulevard into our small hillside community, and the property as it exists today has only helped reinforce our image as being hidden and forgotten. The redevelopment of the glass tower at 1115 Sunset as The Elysian has helped bring new life to our community - but the development was done without a historic designation and with substantial alterations to the original tower. The final result is beautiful but not historically pristine.

We in the neighborhood do not yet know what the new property owners at 1111 Sunset intend to do with the property. I think that many of my neighbors are scared of what could be and have decided it is safer to try to preserve what exists today - even if it is an eyesore - rather than take a chance on new development. I am as curious as they are about what will be proposed for the property, and I intend to use my position as both a resident stakeholder and a Neighborhood Council board member to make sure the developers propose something in the best interest of the community. One thing I do know is that the Victor Heights community will never be able to move forward without the demolition of the old Holy Hill church.

Therefore, I support the demolition of the building at 1111 Sunset and I urge your office and the Cultural Heritage Commission to deny this application and not designate the property as historic.

Thank you for your time,

Dafne Gokcen

930 Figueroa Terrace #627

Los Angeles, CA 90012

1st Vice President & Victor Heights Resident Representative - Historic Cultural Neighborhood Council

September 7, 2016

Via E-mail- melissa.jones@lacity.org

Office of Historic Resources
Department of City Planning
200 North Spring Street, Room 559
Los Angeles CA 90012

The undersigned are asking you to fulfill your responsibility as guardians of our Historic resources in Los Angeles and designate the MWD Headquarters building as a Los Angeles Historic-Cultural Monument.

Recently a demolition permit was filed for removing the 1963 part of the Metropolitan Water District former Headquarter.

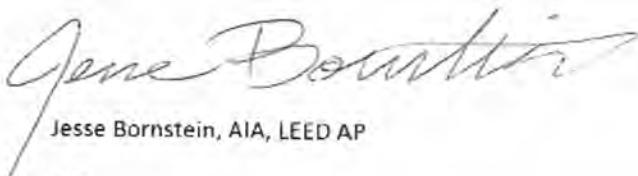
The removal of the structure will eradicate a significant chapter in our collective history, a chapter about water and about life in Los Angeles.

We assume that you are all well versed with the significant role MWD played in the three decades starting in the early 60th. You may want to watch the short history of the agency in a movie it produced to celebrate its 75th Birthday <https://www.youtube.com/watch?v=YN0DtPHogaw>

We are looking for your leadership in making sure that the History and the extraordinary Architecture of Los Angeles based William Pereira who was commissioned by MWD will be preserved and respected with the current and future owners plans to develop this property.

For too long Mid-Century architecture has not been given its rightful place in the list of local historic resources of our city. We are confident that you recognize that despite recent actions (such as removal of some non- structural façade elements) a respectful adaptive reuse and rehabilitation of this historic building will bring out its former glory so that the historic building will remain there to tell its stories of the history of water and Mid-Century architecture to future generations.

Respectfully



Jesse Bornstein, AIA, LEED AP

CC:

Lambert Giessinger, Historic Preservation Architect, (213) 978-1183 lambert.giessinger@lacity.org
Ken Bernstein, Manager and Principal City Planner, (213) 978-1181 ken.bernstein@lacity.org
Gilbert Cedillo, Councilmember District 1 councilmember.cedillo@lacity.org
Gerald Gubatan, planning deputy for CD1 gerald.gubatan@lacity.org

Monica Pereira

September 6, 2016

Cultural Heritage Commission,
200 North Spring Street, 5th Floor
LA CA 90012

President Richard Barron,
Vice President Gail Kennard,
Commissioner Jeremy Irvine,
Commissioner Barry Milofsky,
Commissioner Elisse Scrafano,

RE: 1111 Sunset Blvd – Former MWD headquarters by William Pereira

Dear Cultural Heritage Commissioners,

My name is Monica Pereira and I am the daughter of William Pereira.

I assume that all of you are quite aware of my father's contribution to the cultural history and environment of Los Angeles, Orange County, San Francisco and the United States. His buildings are iconic. He was called the "modern maverick" by the New York Times. He was way ahead of his time.

Back in 2013, I was interviewed by Leonard Hill for a documentary about my father's role as the architect for the new headquarters of the Metropolitan Water District. The documentary was intended to celebrate the restoration of one part of the building and the legacy of my father's architecture as well as keep the

history of water in Los Angeles alive. How sad it would be to lose another part of Los Angeles' history.

It came to me as a complete shock that the original portion of the campus, built in the early sixties, is slated for demolition. It is hard for me to comprehend how, as a society, we can allow the destruction of such treasures and our connection to our own history.

My father was very proud of the MWD building and showed me with pride how he was able to save the original palm trees that were growing beautifully since they were planted at the end of the 19th century by the Sisters Hospital. It is this type of respect for the past and design for the future that should guide the developer that has decided that this beautiful building does not merit restoration.

I urge you to take any step necessary to ensure that Los Angeles collective history and the treasures of our past are protected.

Respectfully,

Monica Pereira

Daughter of William Pereira

Harry Chandler

353 S Broadway, Penthouse, Los Angeles, CA 90013 (323) 854-2075

harry@dreamcity.com

September 6, 2016

Cultural Heritage Commission,
City Hall 5th Floor
200 North Springs Street
Los Angeles CA 90012
President Richard Barron,
Commissioner Jeremy Irvine,
Commissioner Gail Kennard,
Commissioner Barry Milofsky,
Commissioner Elisse Scarfano,

Via E-mail L Melissa.jones@lacity.org

RE: 1111 Sunset Blvd – William Pereira

Dear Cultural Heritage Commissioners,

My Name is Harry Chandler and I am the grandson of Dorothy Chandler and the son of Otis Chandler.

I am writing this letter to you, with the request that you take the necessary steps to protect the heritage of our City.

I have recently moved into a beautifully restored historic building on Broadway with a roof top unit that was carefully added to the original building. The project was designed by Architect David Gray that happens to be the Architect in charge of the restoration of the Annex of MWD.

I felt my heart dropping down when David mentioned that another Pereira building is being threatened. I grew up in a home that was designed by William Pereira and spent years with my grandmother enjoying music and the Music Center that of course was designed by William Pereira. And my father worked for many years working in the addition that William Pereira designed for the Los Angeles Times/Times Mirror Company.

I am just one of thousands of people in Los Angeles that got to experience the brilliance of this architect and it is inconceivable that one of his

Harry Chandler

353 S Broadway, Penthouse, Los Angeles, CA 90013 (323) 854-2075

harry@dreamcity.com

signature works, which was photographed extensively by Julius Schulman, could get knocked down.

I assume you are all aware of the importance of protecting the MWD building!

Thanks for your attention to this matter.

Regards,

Harry Chandler

CC: Lambert Giessinger lambert.giessinger@lacity.org



Melissa Jones <melissa.jones@lacity.org>

Save Perrera's MWD building

1 message

Harry Chandler <harry@dreamcity.com>

Sun, Sep 4, 2016 at 8:30 AM

To: melissa.jones@lacity.org

Cc: lambert.giessinger@lacity.org, ken.bernstein@lacity.org, councilmember.cedillo@lacity.org, gerald.gubatan@lacity.org

Dear folks,

William Perrera was one of LA's most important architects.

I have a personal connection to him, as well. His firm designed the home that I grew up in, the Music Center buildings for my grandmother, Dorothy, and the office building on 2nd and Broadway that my father, Otis, worked in at the Times.

I urge you to not allow the demolition of the 1963 part of the Metropolitan Water District former Headquarter.

Respectfully,

Harry Chandler

harry chandler | (323) 854-2075 | harry@dreamcity.com

August 31, 2016

Ms. Melissa Jones
Office of Historic Resources
Department of City Planning
200 North Spring Street, Room 559
Los Angeles California 90012

SENT VIA EMAIL
(melissa.jones@lacity.org)

Dear Melissa:

I am asking the Office of Historic Resources to fulfill its responsibility as guardians of the historic resources in Los Angeles, to designate the MWD Headquarters Building as a Los Angeles Historical-Cultural Monument.

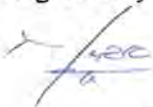
It is my understanding that a demolition permit was recently filed seeking permission to remove the iconic 1963 portion of the Metropolitan Water District's (MWD) former headquarters building. The removal of this structure will eradicate a significant chapter in our City's collective architectural history, a chapter about water and about life in Los Angeles.

As a guardian of the City's Historic resources, I assume that you are well versed in the significant role that the MWD played in the three decades starting in the early 1960s. I suggest that you and your colleagues view a brief history of the agency in a movie it produced to celebrate its 75th Birthday <https://www.youtube.com/watch?v=YN0DtPHogaw>.

I am hopeful that your leadership as a member of the City's Office of Historic Resources will ensure that the history and the extraordinary architecture of renowned Los Angeles architect, William Pereira, who was commissioned by MWD to design this structure, will be preserved by the current and future owners of this property.

For too long, mid-century architecture has been ignored its rightful place on the City's list of local historic resources. I am hopeful that with your agency's guidance, a respectful adaptive reuse and rehabilitation of this truly historic building will preserve and protect its former glory for future generations.

Sincerely,
Rothenberg Sawasy Architects, Inc.



Mark Alan Rothenberg, AIA, NCARB
President

cc: Lambert Giessinger, Historic Preservation Architect (lambert.giessinger@lacity.org)
Ken Bernstein, Manager and Principal City Planner, (ken.bernstein@lacity.org)
Gilbert Cedillo, Councilmember District 1 (councilmember.cedillo@lacity.org)
Gerald Gubatan, planning deputy for CDI (gerald.gubatan@lacity.org)



Melissa Jones <melissa.jones@lacity.org>

MWD Headquarters Building

1 message

George D. Rollins III <georgedrollins@gmail.com>

Wed, Aug 31, 2016 at 1:23 PM

To: melissa.jones@lacity.org

August 31, 2016

Via E-mail- melissa.jones@lacity.org

Office of Historic Resources

Department of City Planning

200 North Spring Street, Room 559

Los Angeles CA 90012

I am George D. Rollins III, and I have worked and lived in the heart of downtown for over 40 years. I appreciate Los Angeles' historic architecture and in fact own a building designed by John Parkinson. I am one of those folks who loves L.A.

As our city grows and changes I feel it imperative to protect its rich history, especially our historical buildings that communicate a depth of meaning to where we have been and how far we've come.

I am writing you to ask that you designate the MWD Headquarters building, designed by architect William Pereira as a Los Angeles Historic-Cultural Monument.

Recently a demolition permit was filed for removing the 1963 part of the Metropolitan Water District former Headquarter.

The removal of this structure would eradicate a significant contribution to the fabric and history of life in Los Angeles.

Respectfully,

George D. Rollins III

CC:

Lambert Giessinger, Historic Preservation Architect; (213) 978-1183 lambert.giessinger@lacity.org

Ken Bernstein, Manager and Principal City Planner, (213) 978-1181 ken.bernstein@lacity.org

Gilbert Cedillo, Councilmember District 1 councilmember.cedillo@lacity.org

Gerald Gubatan, planning deputy for CD1 gerald.gubatan@lacity.org



Melissa Jones <melissa.jones@lacity.org>

Letter to the Cultural Heritage Commission

1 message

Hraztan Zeitlian <Hraztan@struere.com>

Wed, Aug 31, 2016 at 11:28 AM

To: melissa.jones@lacity.org

Cc: lambert.giessinger@lacity.org, ken.bernstein@lacity.org, councilmember.cedillo@lacity.org, gerald.gubatan@lacity.org, Yuval Bar-Zemer <yuval@linear-city.com>

August 30, 2016

Via E-mail

To Whom It May Concern

Office of Historic Resources

Department of City Planning

200 North Spring Street, Room 559

Los Angeles CA 90012

Dear Madam/Sir,

I am an Architect that believes in preserving the rich patrimony of Los Angeles Modern Architecture. Since the American history of the City of Los Angeles is so recent, it is imperative that we save for posterity all the buildings of Architectural significance that help give this history its grounding. **The MWD Headquarters building** is one such important building.

I am asking you to fulfill your responsibility as guardians of our Historic resources in Los Angeles and **designate the MWD Headquarters building as a Los Angeles Historic-Cultural Monument.**

Recently a demolition permit was filed for removing the 1963 part of the Metropolitan Water District former Headquarter.

The removal of the structure will eradicate a significant chapter in our collective history, a chapter about water and about life in Los Angeles.

I assume that you are all well versed with the significant role MWD played in the three decades starting in the early 60th. You may want to watch the short history of the agency in a movie it produced to celebrate its 75th Birthday <https://www.youtube.com/watch?v=YNoDtPHogaw>

I am looking for your leadership in making sure that the History and the extraordinary Architecture of Los Angeles based William Pereira who was commissioned by MWD will be preserved and respected with the current and future owners plans to develop this property.

For too long Mid-Century architecture has not been given its rightful place in the list of local historic resources of our city. I am confident that you recognize that despite recent actions (such as removal of some non- structural façade elements) a respectful adaptive reuse and rehabilitation of this historic building will bring out its former glory so that the historic building will remain there to tell its stories of the history of water and Mid-Century architecture to future generations.

Respectfully,



Hraztan Zeitlian | AIA, LEED BD+C, NCARB
Architect, Design Principal

S T R U E R E

T 310.748.7649 | hraztan@struere.com | struere.com

STRUERE

Hraztan Zeitlian's work has garnered many Design Awards, including 3 American Architecture national Design Awards from the Chicago Athenaeum and 2 American Institute of Architects Los Angeles Awards. In 2008-2014 Hraztan served on the California Architects Board. In 2010 Los Angeles Mayor Antonio Villaraigosa appointed him to the Mayor's Design Advisory Panel where he continues to serve.

CC:

Lambert Giessinger, Historic Preservation Architect

Ken Bernstein, Manager and Principal City Planner

Gilbert Cedillo, Councilmember District 1

Gerald Gubatan, planning deputy for CD1



Melissa Jones <melissa.jones@lacity.org>

(no subject)

1 message

Allie Weinstein <allieroseweinstein@gmail.com>

Wed, Aug 31, 2016 at 11:00 AM

To: melissa.jones@lacity.org

Cc: ken.bernstein@lacity.org, councilmember.cedillo@lacity.org, gerald.gubatan@lacity.org

August 31, 2016

Via E-mail- melissa.jones@lacity.org

Office of Historic Resources

Department of City Planning

200 North Spring Street, Room 559

Los Angeles CA 90012

The undersigned are asking you to fulfill your responsibility as guardians of our Historic resources in Los Angeles and designate the MWD Headquarters building as a Los Angeles Historic-Cultural Monument.

Recently a demolition permit was filed for removing the 1963 part of the Metropolitan Water District former Headquarter.

The removal of the structure will eradicate a significant chapter in our collective history, a chapter about water and about life in Los Angeles.

We assume that you are all well versed with the significant role MWD played in the three decades starting in the early 60th. You may want to watch the short history of the agency in a movie it produced to celebrate its 75th Birthday <https://www.youtube.com/watch?v=YNoDtPHogaw>

We are looking for your leadership in making sure that the History and the extraordinary Architecture of Los Angeles based William Pereira who was commissioned by MWD will be preserved and respected with the current and future owners plans to develop this property.

For too long Mid-Century architecture has not been given its rightful place in the list of local historic resources of our city. We are confident that you recognize that despite recent actions (such as removal of some non- structural façade elements) a respectful adaptive reuse and rehabilitation of this historic building will bring out its former glory so that the historic building will remain there to tell its stories of the history of water and Mid-Century architecture to future generations.

Respectfully

Allie Weinstein

CC:

Lambert Giessinger, Historic Preservation Architect; (213) 978-1183 lambert.giessinger@lacity.org

Ken Bernstein, Manager and Principal City Planner, (213) 978-1181 ken.bernstein@lacity.org

Gilbert Cedillo, Councilmember District 1 councilmember.cedillo@lacity.org

August 30, 2016

Via E-mail- melissa.jones@lacity.org

Office of Historic Resources Department of City Planning

200 North Spring Street, Room 559

Los Angeles CA 90012

The undersigned are asking you to fulfill your responsibility as guardians of our Historic resources in Los Angeles and designate the MWD Headquarters building as a Los Angeles Historic-Cultural Monument.

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We are looking for your leadership in making sure that the History and the extraordinary Architecture of Los Angeles based William Pereira who was commissioned by MWD will be preserved and respected with the current and future owners plans to develop this property.

For too long Mid-Century architecture has not been given its rightful place in the list of local historic resources of our city. We are confident that you recognize that despite recent actions (such as removal of some non- structural façade elements) a respectful adaptive reuse and rehabilitation of this historic building will bring out its former glory so that the historic building will remain there to tell its stories of the history of water and Mid-Century architecture to future generations.

Respectfully,



Gregory D. Hindson, President of Mollenhauer Group

CC:

Lambert Giessinger, Historic Preservation Architect; (213) 978-1183 lambert.giessinger@lacity.org

Ken Bernstein, Manager and Principal City Planner, (213) 978-1181 ken.bernstein@lacity.org

Gilbert Cedillo, Councilmember District 1 councilmember.cedillo@lacity.org

Gerald Gubatan, planning deputy for CD1 gerald.gubatan@lacity.org



Melissa Jones <melissa.jones@lacity.org>

URGENT protection of important cultural heritage

1 message

Wendrich, Willeke <wendrich@humnet.ucla.edu>

Tue, Aug 30, 2016 at 7:11 PM

To: "melissa.jones@lacity.org" <melissa.jones@lacity.org>

Cc: "lambert.giessinger@lacity.org" <lambert.giessinger@lacity.org>, "ken.bernstein@lacity.org" <ken.bernstein@lacity.org>, "councilmember.cedillo@lacity.org" <councilmember.cedillo@lacity.org>, "gerald.gubatan@lacity.org" <gerald.gubatan@lacity.org>

August 30, 2016

Office of Historic Resources

Department of City Planning

200 North Spring Street, Room 559

Los Angeles CA 90012

I'm asking you to fulfill your responsibility as guardians of our Historic resources in Los Angeles and designate the MWD Headquarters building as a Los Angeles Historic-Cultural Monument.

Recently a demolition permit was filed for removing the 1963 part of the Metropolitan Water District former Headquarter.

The removal of the structure will eradicate a significant chapter in our collective history, a chapter about water and about life in Los Angeles.

We assume that you are all well versed with the significant role MWD played in the three decades starting in the early 60th. You may want to watch the short history of the agency in a movie it produced to celebrate its 75th Birthday <https://www.youtube.com/watch?v=YNoDtPHogaw>

We are looking for your leadership in making sure that the History and the extraordinary Architecture of Los Angeles based William Pereira who was commissioned by MWD will be preserved and respected with the current and future owners plans to develop this property.

For too long Mid-Century architecture has not been given its rightful place in the list of local historic resources of our city. We are confident that you recognize that despite recent actions (such as removal of some non- structural façade elements) a respectful adaptive reuse and rehabilitation of this historic building will bring out its former glory so that the historic building will remain there to tell its stories of the history of water and Mid-Century architecture to future generations.

Respectfully

Willeke Wendrich

Director Cotsen Institute of Archaeology at UCLA

Faculty Director Center for Digital Humanities

Joan Silsbee Chair of African Cultural Archaeology

Prof. Egyptian Archaeology and Digital Humanities

August 30, 2016

Via E-mail- melissa.jones@lacity.org

Office of Historic Resources

Department of City Planning

200 North Spring Street, Room 559

Los Angeles CA 90012

The undersigned are asking you to fulfill your responsibility as guardians of our Historic resources in Los Angeles and designate the MWD Headquarters building as a Los Angeles Historic-Cultural Monument.

Recently a demolition permit was filed for removing the 1963 part of the Metropolitan Water District former Headquarter.

The removal of the structure will eradicate a significant chapter in our collective history, a chapter about water and about life in Los Angeles.

We assume that you are all well versed with the significant role MWD played in the three decades starting in the early 60th. You may want to watch the short history of the agency in a movie it produced to celebrate its 75th Birthday <https://www.youtube.com/watch?v=YNoDtPHogaw>

We are looking for your leadership in making sure that the History and the extraordinary Architecture of Los Angeles based William Pereira who was commissioned by MWD will be preserved and respected with the current and future owners plans to develop this property.

For too long Mid-Century architecture has not been given its rightful place in the list of local historic resources of our city. We are confident that you recognize that despite recent actions (such as removal of some non- structural façade elements) a respectful adaptive reuse and rehabilitation of this historic building will bring out its former glory so that the historic building will remain there to tell its stories of the history of water and Mid-Century architecture to future generations.

Respectfully

Signature

CC:



Judd Payne

Lambert Giessinger, Historic Preservation Architect; (213) 978-1183 lambert.giessinger@lacity.org

Ken Bernstein, Manager and Principal City Planner, (213) 978-1181 ken.bernstein@lacity.org

Gilbert Cedillo, Councilmember District 1 councilmember.cedillo@lacity.org

Gerald Gubatan, planning deputy for CD1 gerald.gubatan@lacity.org



Melissa Jones <melissa.jones@lacity.org>

Opposition to the Metropolitan Water District Campus Demolition, Support of Historic designation

1 message

Laura Velkei <lvelkei@gmail.com>

Tue, Aug 30, 2016 at 8:52 AM

To: melissa.jones@lacity.org

Cc: lambert.giessinger@lacity.org, ken.bernstein@lacity.org, janet.hansen@lacity.org, Gilbert Cedillo

<gilbert.cedillo@lacity.org>, Gerald Gubatan <Gerald.Gubatan@lacity.org>, Alan Kumamoto <akumamoto@aol.com>

Dear Commissioners -

The Historic Cultural Neighborhood Council's (HCNC) Board of Directors voted unanimously to oppose the demolition of the Metropolitan Water District Campus recently petitioned for by the new property owners of 1111 Sunset Blvd.

In addition, the board also voted to support the landmark designation of the campus.

The historical significance of both the work of William Pereira and the long and wiley history of water in Los Angeles is undisputed. We ask that you aid us in designating this building so that current and future developers work towards the restoration of such landmark buildings thru adaptive re-use.

Please help us ensure that a significant piece of LA history is here for future generations.

Respectfully,

Laura Velkei
educate. unify. activate.

(213) 373-1038

lvelkei@gmail.com

Historic Cultural Neighborhood Council (HCNC)

3rd Vice President

Chair, Land Use Committee

Follow me on:

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NON SUPPORT-MWD DEMO COMMISSIONERS.pdf

405K

OFFICERS

Alan Kumamoto, President
Dafne Gokcen, 1st Vice President
Steve Nagano, 2nd Vice President
Laura Velkei, 3rd Vice President
Yuval Bar-Zemer, 4th Vice President
Lydia Moreno, Treasurer
Shirley Zhang, Secretary

H C N C

**Historic Cultural
Neighborhood
Council**



HISTORIC CULTURAL
NEIGHBORHOOD COUNCIL
c/o Koban 307 E First Street
Los Angeles, CA 90012

President: hcncla@gmail.com
Secretary: hcncla@gmail.com
t. 213. 849.0012
f. 213. 613.0282

Historic Cultural Neighborhood Council

August 29, 2016

Via email - melissa.jones@lacity.org

Attn: Melissa Jones
Office of Historic Resources
Department of City Planning
200 N. Spring Street, Room 559
Los Angeles, CA 90012

Commissioner Richard Barron (Chair)
Commissioner Jeremy Irvine
Commissioner Gail Kennard
Commissioner Barry Milofsk
Commissioner Elisse Scarfano

RE: Demolition permit 16019-10000-02512 and application for Historic Landmark Designation of the Metropolitan Water District (MWD) Headquarters

Dear Commissioners,

The above applications were presented to the Historic Cultural Neighborhood Council (HCNC) by a current board member at its July 12th General Board Meeting.

The HCNC Board expressed serious concerns about the City issuing a demolition permit for a building that represents a significant chapter in the history of our City. In addition, the iconic MWD Campus was designed by the renowned LA architect of the 50's and 60's William Pereira whose quintessential style created the iconic LA we enjoy today.

Further, the new property owners did not bring their intentions to our board or the community to garner input on what the neighborhood might wish to advocate for.

The HCNC Board voted to unanimously oppose the granting of a demolition permit and further voted to fully support the designation of the Metropolitan Water District campus located at 1111 West Sunset Blvd as a Historic landmark.

Sincerely,

Alan Kumamoto
President, HCNC

Cc: Lambert Giessinger, Historic Preservation Architect; (213) 978-1183 lambert.giessinger@lacity.org
Ken Bernstein, Manager and Principal City Planner, (213) 978-1181; ken.bernstein@lacity.org
Janet Hansen, Deputy Manager, (213) 978-1191; janet.hansen@lacity.org
Gilbert Cedillo, Councilmember District 1— councilmember.cedillo@lacity.org
Gerald Gubatan, planning deputy for CD1 — gerald.gubatan@lacity.org



ECHO PARK NEIGHBORHOOD COUNCIL



CERTIFIED NEIGHBORHOOD COUNCIL
APRIL 16, 2002

TELEPHONE: 323 337 2033
WEBSITE: gepenc.org
EMAIL: paul.bowers.epnc@gmail.com
MAILING ADDRESS
P.O. BOX 26557
LOS ANGELES, CA 90026

August 25, 2016

Councilman Gilbert Cedillo
Council District 1
200 N. Spring Street, Room 460
Los Angeles, CA 90012
Gilbert.cedillo@lacity.org

Re: Demolition permit 16019-10000-02512 and application for Historic Landmark Designation of the Metropolitan Water District (MWD) Headquarters at 1111 West Sunset Blvd

Dear Councilman Cedillo,

The Echo Park Neighborhood Council (EPNC) has serious concerns about the City issuing a demolition permit for a building that represents a significant chapter in the history of our City. The iconic MWD Campus was designed by the renowned LA architect of the 50's and 60's William Pereira, whose quintessential style created the iconic Los Angeles we enjoy today. We should preserve this history rather than destroy it.

The new property owners have yet to approach the newly assembled EPNC and discuss their intentions with our Planning and Land Use Committee (PLUC), Board of Governors or the community to garner input on what the neighborhood might wish to advocate for.

ECHO PARK NEIGHBORHOOD COUNCIL
Re: MWD Headquarters at 1111 West Sunset Blvd
August 25, 2016

On August 23, 2016, at a Brown Act noticed meeting, the EPNC Board of Governors voted 17 yeas and 0 nays and 1 abstention to OPPOSE the granting of a demolition permit, and further voted 17 yeas and 0 nays and 1 abstention to fully SUPPORT the designation of the Metropolitan Water District campus located at 1111 West Sunset Blvd. as a Historic Landmark.

Sincerely,



Tad Yenawine
Chair, Echo Park Neighborhood Council

cc: lambert.giessinger@lacity.org
ken.bernstein@lacity.org
ldishman@laconservancy.org
afine@laconservancy.org
melissa.jones@lacity.org



THE
KERNER ENTERTAINMENT
COMPANY

JORDAN KERNER

August 25, 2016

RE: Please fulfill the historic designation of culturally important buildings in Los Angeles.

Dear Cultural Heritage Commissioners,

Commissioner Richard Barron (Chair)
Commissioner Jeremy Irvine
Commissioner Gail Kennard
Commissioner Barry Milofsky,
Commissioner Elisse Scarfano,

Recently a demolition permit was filed for removing the 1963 section of the Metropolitan Water District former Headquarters.

The removal of the structure will eradicate a significant chapter in our collective history regarding water and life in Los Angeles.

I assume that you are all well versed with the significant role MWD played in the three decades starting in the early days of the city. You may want to view the short history of the agency in a movie it produced to celebrate its 75th Birthday.

<https://www.youtube.com/watch?v=YNoDtPHogaw>

I am seeking your leadership to insure that the historic building designed by the extraordinary Architecture of Los Angeles based William Pereira, commissioned by MWD, will be preserved and respected

For too long mid-century architecture has not been given its rightful place on the list of local historical sites in our city, and I am confident that you can recognize that despite the attempts of the owner to remove some non-structural façade elements, a proper adaptive reuse restoration will bring this building to its former glory. We must preserve the integrity of such properties and commit to their restoration.

Thank you for your consideration of this very important matter. As a filmmaker and contributor to the economy, the unique architectural integrity of our city and its buildings such as these, add to the uniqueness of shooting films in our city; the jobs which result from their restoration and their use in film and television; and the overall contribution that they make to architectural tourism.

My best regards,



Jordan Kerner
1990 Westwood Blvd
Suite 305
Los Angeles, CA 90025

CC:

Lambert Giessinger, Historic Preservation Architect; (213) 978-1183; lambert.giessinger@lacity.org

Ken Bernstein, Manager and Principal City Planner, (213) 978-1181; ken.bernstein@lacity.org

Janet Hansen, Deputy Manager, (213) 978-1191; janet.hansen@lacity.org

Melissa Jones, Planning Assistant, (213) 978-1192; melissa.jones@lacity.org

Gilbert Cedillo, Councilmember District 1- councilmember.cedillo@lacity.org

Gerald Gubatan, planning deputy for CD1 --- gerald.gubatan@lacity.org

Yuval Bar-Zemer, Manager
Linear City Development LLC