

Appendix IV.D-1

Historic Resources Report



CENTURY PLAZA HOTEL

Los Angeles, California

Historic Resource Evaluation and Project Analysis



prepared for:
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prepared by:
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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010

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A | Introduction

On behalf of Next Century Associates, LLC (NCA), which owns the Century Plaza Hotel (Hotel), Architectural Resources Group, Inc. (ARG) has prepared this historic resource evaluation of the Hotel. ARG has reviewed the building for potential eligibility for the California Register of Historical Resources (California Register) and City of Los Angeles Historic-Cultural Monument designation (HCM).

Billed as the “showpiece” for the entire Century City development, the Hotel was designed in 1963 by architect Minoru Yamasaki for owner-developer Aluminum Company of America (Alcoa) and built at a cost of \$30 million. The Hotel’s completion was marked by two weeks of inaugural festivities in June, 1966. Century City exemplified one of the prevailing progressive urban planning theories of its time, that of a city within a city. The Hotel was at the core of that development, both symbolically and architecturally.

Yamasaki, one of the leaders of the New Formalist movement of architecture, designed the Hotel in a manner epitomizing his design philosophy at the time. Highly representative of Yamasaki’s penchant for ornamentation through materials and pattern, the Hotel features a non-rectangular plan, precast concrete balconies creating a strong shadow pattern, and metal ornament. From the time of its construction, the Hotel was distinguished by its architectural form. In turn, it became over time one of Los Angeles’s most recognizable Modernist icons.

Apart from its architectural significance, the Century Plaza Hotel is linked to countless events of historic importance as the Hotel immediately became the City’s preferred prestige site for awards presentations, presidential press conferences, political fundraisers, peace rallies and protests, inaugural celebrations, and all types of social gatherings, including charity balls, galas, and annual awards presentations. Of all the events in the Hotel’s history, the most important occurred in August 1969 when one of only a small handful of Presidential state dinners ever held outside the White House honored the Apollo 11 Mission. This state dinner was the first ever to have been nationally televised live and was reported to have been “one of the largest, most prestigious, and most publicized state dinners in history.”¹ Popular with U.S. presidents, the Hotel is perhaps most closely associated with the political career of President Ronald Reagan who stayed at the Hotel for long stretches and was among the first guests of the Hotel’s tower addition (Tower). The 30-story Tower was constructed adjacent to the Hotel (to the south) in 1984 as part of a 322-room expansion of the Century Plaza. The Tower was demolished circa 2006.

By their nature, hotels and convention facilities may play host to important events and host significant individuals, especially luxury hotels of this caliber. However, the Century Plaza Hotel, as the scene of

¹ “Nixon Is Host in Los Angeles at a State Dinner for 3 Men.” in *New York Times*. 14 August 1969, p. 1; and “1,500 to Join Nixon and Astronauts on the Coast.” in *New York Times*. 6 August 1969, p. 18.

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numerous televised events of national importance and a place where history was repeatedly made, rises to the top echelon of venues of its type in Los Angeles.

The Hotel appears to be eligible for the California Register at the national level of significance under Criterion 1 for its role in the social history of the City of Los Angeles as a hub of political, social and cultural activity. The Hotel also appears to be eligible for the California Register under Criterion 3 as an example of pivotal work of Minoru Yamasaki. Though fewer than 50 years of age, sufficient time has passed to understand its significance and enough scholarly evidence exists to support these findings. The Hotel also appears to be eligible for designation as a Los Angeles HCM for the aforementioned reasons.

The Period of Significance for the Hotel for listing on the California Register under Criterion 1 has been defined as 1966 to 1984 and under Criterion 3 as 1966.

The second section of this report analyzes the proposed rehabilitation and reuse of the Hotel and adjacent proposed new construction on the site (Project). ARG has been retained to review the current Project Documents for the Project and to assess eligibility based on the information currently available at this stage of the design process.

ARG finds that upon completion of the Project, it appears that the Hotel would remain eligible for the California Register under Criteria 1 and 3 and for designation as a Los Angeles HCM.

B | Methodology

The methodology used to prepare the following historic resource evaluation was based on numerous site visits, documentary research, and an evaluation made under the criteria of the California Register and the Los Angeles Cultural Heritage Ordinance.

The site visits included both interior and exterior investigations, as well as an inspection of the site and immediate surroundings of the Hotel. The building was photographed at the time of the site visits for documentation and evaluation purposes.

For the development of historic context, ARG conducted research at the following repositories:

- The Los Angeles Public Library, Central (clippings and vertical files on Century City)
- Los Angeles Department of Building and Safety (building permits)
- Helen Topping Architecture and Fine Arts Library, University of Southern California
- Collections of the Los Angeles Conservancy

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In addition, research was collected from the Westin archive at the Washington State University Library; the digital archives of the Los Angeles Public Library, UCLA, and USC; and the Avery Index of Columbia University.

The following project documents (Project Documents) formed the basis of the project analysis component of this report:

- *Attachment A: Description of Preservation Components, Viewshed Components and Site Development Components*
- *Attachment B: Treatment Protocol*
- *Exhibits 1-7*

All Project Documents are dated February 10, 2010 and are attached as Appendix A. As the design of the proposed project has evolved, ARG has reviewed additional concept design renderings, especially relating to the treatment of the sunken plaza. These renderings, titled *Sunken Plaza Concept Study*, are dated July 23, 2010 and attached in Appendix A.

It is ARG's understanding that a portion of the site, including the Hotel building, the Viewshed Zone and the Transition Zone as depicted in Attachment A, may be nominated a Los Angeles HCM. Therefore, in assessing whether eligibility will be retained if the Project is implemented, as a matter of conservative analysis the continued eligibility of these portions of the property is analyzed herein.

Part I | HISTORIC RESOURCE EVALUATION

I.1 | Eligibility Criteria

California Register of Historical Resources

The California Register of Historical Resources is the authoritative guide to the State's significant historical and archeological resources. It serves to identify, evaluate, register and protect California's historical resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for historic preservation grant funding and affords certain protections under the California Environmental Quality Act (CEQA). All resources listed on or formally determined eligible for the National Register are eligible for the California Register. In addition, properties designated under municipal or county ordinances are also eligible for listing on the California Register.

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To be eligible for the California Register, an historical resource must be significant at the local, state, or national level under one or more of the following criteria:

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

City of Los Angeles Historic-Cultural Monument Designation

Historic-Cultural Monument designation is reserved for those resources that have a special aesthetic, architectural, or engineering interest or value of a historic nature. The Cultural Heritage Ordinance establishes criteria for designation as set forth within the definition of a Monument (Los Angeles Municipal Code § 22.171.7) A historical or cultural monument is any site (including significant trees or other plant life located thereon), building, or structure of particular historical or cultural significance to the City of Los Angeles, such as historic structures or sites:

- in which the broad cultural, political, 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
- which are a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

A proposed resource may be eligible for designation if it meets at least one of the criteria above.

I.2 | Evaluating Resources of the Recent Past

The National Register of Historic Places (National Register) excludes resources that have been constructed within the past 50 years unless they are of exceptional importance. According to National Register guidelines, “50 years is a general estimate of the time needed to develop historical perspective and to evaluate significance. This consideration guards against the listing of properties of passing contemporary interest and ensures that the National Register is a list of truly historic places.”²

The California Register has a similar rule to the National Register and provides that a resource that is fewer than 50 years old may be eligible for listing if sufficient time has passed to “obtain a scholarly perspective on the events or individuals associated with the resource.”³ Therefore, a resource less than 50 years old may be eligible for listing on the California Register “if it can be demonstrated that sufficient time has passed to understand its historical importance.”⁴

Eligibility for designation as a Los Angeles Historic-Cultural Monument is not contingent on age. The Los Angeles Cultural Heritage Ordinance does not include language on the amount of time that needs to have passed in order to gain perspective on the significance of a potential monument.

Since this report focuses on the Century Plaza Hotel’s eligibility for listing on the California Register and as a Los Angeles Historic-Cultural Monument, the guidelines of the California Register relating to age and eligibility will be considered herein.

I.3 | Physical Description

Site

The Century Plaza Hotel is located at 2025 Avenue of the Stars in Century City, a 180-acre section of the City of Los Angeles which was formerly the backlot of Fox Studios. The Century City area is bounded by Santa Monica Boulevard to the north, West Pico Boulevard to the south, Century Park W. to the west, and Century Park E. to the east. The rectangle is bisected east-west by Avenue of the Stars, and north-south by W. Olympic Boulevard creating four quadrants. The southwest quadrant includes various functions, including Fox Studio’s backlot, and the southeast quadrant is residential. The two northern quadrants are primarily office and commercial uses. The Hotel is located in the northwest quadrant of Century City facing the fountains on Avenue of the Stars. The Hotel site is generally a rectangular-shaped property bounded by Constellation Boulevard to the northwest; Avenue of the Stars to the

² National Register Bulletin, How to Apply the National Register Criteria for Evaluation. Page 41.

³ California Office of Historic Preservation Technical Assistance Series #6, *California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)*.

http://www.parks.ca.gov/pages/1069/files/06calreg&natreg_090606.pdf

⁴ Ibid.

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northeast; a high-rise residential development recently completed to the southeast (“The Century”); and MGM Drive, MGM Tower, and a multi-level parking structure to the southwest.

Hotel

The Hotel is the western terminus of an axis that extends across Avenue of the Stars through the gap in 2000 Avenue of the Stars (Creative Artists Agency, built 2006) and the Century Plaza Towers (built 1975). The crescent-shaped plan of the Hotel is its dominant character defining feature, and the principal façade, the concave side, faces Avenue of the Stars. The building is a steel-frame, reinforced concrete structure finished with cement plaster and anodized aluminum panels. A flat roof tops the building and projects to form wide eaves, which are ornamented with an anodized aluminum screen detailed with a rectangular and oval pattern, emulating an egg-and-dart pattern. The building is composed of 16 stories above ground and four below.⁵ A C-shaped rooftop penthouse contains mechanical equipment. The Hotel’s first two stories are devoted to public spaces while all upper floors above contain guest rooms. At each of the top 14 floors, projecting concrete slabs create balconies. The façade is divided into 30 vertical bays by narrow projecting piers, which form partition walls between each balcony. Simple metal railings line the balconies. Where the balcony floors and vertical piers intersect, the balcony slabs have crescent-shaped cutouts, which are echoed in the form of the railing. Full-height windows and glazed doors fill the wall plane of each balcony and the openings on the first and second floors. A cantilevered canopy, consisting of a steel frame and translucent plastic panels, covers the main entrance. A fabric awning supported by metal tubes has been mounted above the canopy. The concrete balconies and flat roof create a strong horizontal emphasis which is balanced by the vertical piers.

The main façade is distinguished by a below-grade, open-air plaza (“Plaza”), a sunken level accessible by staircases and serving as an oval around which vehicular traffic circulates. It was originally the location of outdoor dining and retail shops. A subterranean tunnel traverses eastward beneath Avenue of the Stars, connecting the Plaza to the Creative Artists Agency (CAA) building across the street.

Although the rear (west) façade is convex, the design composition is similar to that of the front façade; piers and cantilevered concrete balconies divide the façade into 30 bays. Unlike the front façade, two elevator towers complete the symmetrical arrangement. The northern elevator tower is flush and the southern elevator projects from the building; both are covered in vertical anodized aluminum panels.

The north and south façades are nearly identical. Each has a central bay with concrete balconies and railings like those on the front and rear elevations. Vertical bands of aluminum panels flank the central

⁵ Historic documentation, including original building permits, refers to the Hotel as being 20 stories in height: 16 stories above ground and four below. Recent documentation refers to the building as 19-stories in height. For historic context, the Hotel will be described in this section as it was historically. In Section II, *Project Analysis*, the Hotel will be described as 19 stories in height to maintain consistency with the Project Documents. For clarification, above grade floors include the lobby, mezzanine, and 5-19th guest room floors. There is no 13th floor.

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bay. Unlike the east and west elevations, the design of these elevations is predominantly vertical in character. A one-story, semicircular addition was constructed at the north façade as an enlargement of the existing restaurant in 1984.

I.4 | Historical Background

Century City Master Plan and Site Development

Tom Mix, a cowboy star of the silent-film era, purchased a large parcel of low rolling grasslands approximately ten miles west of downtown Los Angeles in the early 20th century which would later become Century City. In 1925 Mix sold his ranch to William Fox, owner of the Fox Studio Corporation, who used it as a backlot.⁶ Ten years later, in 1935, 20th Century Fox was formed by the merger of Fox Film Corporation with Twentieth Century Pictures but by the late 1950s the company was in financial trouble. In an effort to solve the budget crisis, 20th Century Fox investigated developing the backlot. The company hired Welton Becket and Associates, one of Southern California's leading architectural firms, to submit a financial analysis of the development of the site in 1958. Becket revealed a Century City master plan at a 25 May 1958 groundbreaking ceremony meant to attract investors.⁷

In March 1959 New York real estate developer William Zeckendorf paid \$5 million for a six-month option on the property. In 1961, in partnership with Alcoa Properties, Inc., Zeckendorf purchased the 260-acre site. Two years later the joint venture was dissolved, and Alcoa Properties assumed complete ownership.⁸ That year demolition of the backlot began. Alcoa retained Welton Becket to oversee a new master plan; Becket developed a framework for buildings, landscaped boulevards, fountains, multi-level plazas, bridges, and underground pedestrian concourses.⁹ The master plan divided the land into four quadrants. Residential buildings were concentrated in the southeast quadrant, and the southwest quadrant was leased to 20th Century Fox for its studio. The northern quadrants were dedicated primarily to commercial and office uses. The mixed-used development was part of a larger trend in the area; in the 1960s several planned communities were developed in Los Angeles on previously undeveloped land.¹⁰ However, unlike other developments, which focused primarily on low-density, residential development, Century City was conceived of as a modern urban center for West Los Angeles, "a total urban environment where people can work, live, play and shop," which included a shopping center, high-rise office buildings, residential dwellings, hotels, a large cultural theme center, and

⁶ Kristan Lawson and Anneli Rufus. *California Babylon: A Guide to Sites of Scandal, Mayhem, and Celluloid in the Golden State* (New York, St. Martin's Griffin, 2000) 114.

⁷ Century Plaza Hotel Exhibit located in the concourse, October 2008.

⁸ Robert Witherspoon, Jon P. Abbett, and Robert M. Gladstone. *Mixed-Use Developments: New Ways of Land Use* (Washington: Urban Land Institute, 1976) 28.

⁹ "2000 Avenue of the Stars Project, Draft EIR" (August 2002)128, 131.

¹⁰ *Ibid.*, 130.

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underground parking.¹¹ Almost immediately, the vision for Century City evolved with a planning study prepared by the architectural firm of Charles Luckman Associates in 1966.¹²

Over several decades of development, a number of notable corporate commercial architects were hired to design the major buildings of Century City: Daniel Mann Johnson and Mendenhall (DMJM); Anthony Lumsden and Cesar Pelli; William Pereira and Associates; Minoru Yamasaki; Albert C. Martin and Associates; Skidmore, Owings, and Merrill; and Welton Becket and Associates.

The vision for Century City, that of graceful high-rise buildings separated by spacious landscaped plazas and wide boulevards, resulted in office, commercial, residential, retail, and hospitality uses within a one-mile area. Referred to as a “modern Acropolis” by *Time* magazine and by *Business Week* as “Los Angeles New Ultra Uptown,” Century City provided a dramatic new landmark in the Los Angeles basin skyline.¹³ Century City was referred to as Alcoa’s masterful rebuttal to sprawl, a “city-within-a-city”.¹⁴

Alcoa

With Century City, Alcoa moved into the real estate development business. Alcoa’s plan for West Los Angeles’ modern urban center was the largest development built by the company. Other development projects in the 1950s and 60s included the 30-story Alcoa Building in Pittsburgh (1953),¹⁵ which featured a faceted aluminum wall, and San Francisco’s Alcoa Building at the Golden Gateway Center (1968). As with other properties owned by Alcoa Properties Inc., buildings sheathed in aluminum panels promoted a lightweight building material and were a testimonial to their product. Articles publicized the “extensive use of aluminum” in the Century Plaza Hotel.¹⁶

At Century City all structures were owned by Alcoa. While the Hotel was operated by Western International Hotels, it was owned by Alcoa, “down to the bed sheets, knives and forks.”¹⁷

Hotel Design History

The first buildings constructed at Century City were the Century Square shopping center complex on Santa Monica Boulevard (now known as the Westfield Century City), the “gateway” buildings flanking the north end of Avenue of the Stars, the Century Plaza Hotel, and the residential towers at the south end of Avenue of the Stars at Pico Boulevard.¹⁸ Billed as the “showpiece,” the Hotel was the “spark” for

¹¹ “20-Story Hotel Starts ‘Biggest’ Year for Century City Complex.” in *Los Angeles Times* (30 January 1966) J2.

¹² “Century City Design Changes Announced.” in *Los Angeles Times*. 19 June 1966, p. M2.

¹³ “Satellite City Caters to Players, Stayers, Shoppers.” in *Los Angeles Times*. 10 November 1966, p. WS_A2.

¹⁴ Promotional literature, Westin Archive Files.

¹⁵ “Faceted Metal Wall for Alcoa in Pittsburgh Sets New Style in Tall Buildings” in *Architectural Forum*. Volume 97. July 1952 p. 134-135.

¹⁶ “Luxury Hotel Will Be Built in Century City.” in *Los Angeles Times*. 13 March 1963, p. A1.

¹⁷ “Alcoa’s Gamble Paying Off at Century City.” in *Los Angeles Times*. 17 January 1966, p. B10.

¹⁸ “2000 Avenue of the Stars Project, Draft EIR,” 128.

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the entire \$500 million Century City development.¹⁹ Designed by noted architect Minoru Yamasaki, the Hotel was the “keystone” structure of Century City, located on axis with the fountains on Avenue of the Stars.²⁰

Based in Detroit, Yamasaki designed the Hotel at a distance while local architect Albert C. Martin oversaw construction. In addition, the design/construction team included: Worthington, Skilling, Helle, and Jackson, structural engineers; Donald A. Robbins for Western Supply and Service Co., interiors; Robert Herrick Carter, landscape architect; and George A. Fuller Company, contractor.²¹

In June 1966, a planning study for design changes to the Century City master plan was prepared by the architectural firm of Charles Luckman Associates.²² Consistent with Becket’s master plan, the study called for two low buildings across Avenue of the Stars opposite the Hotel, with a single tower beyond, on axis with the Hotel.²³ ABC Entertainment, the future occupant, decided not to use Welton Becket’s original design for the buildings and hired Henry George Greene. Greene retained Becket’s concept of two low buildings linked by a large courtyard, but unlike nearby buildings, Greene employed the Brutalist style.²⁴ The two buildings, 2020 and 2040 Avenue of the Stars (the ABC Entertainment Center and Schubert Theater), were completed in 1972 (demolished c. 2004 to accommodate 2000 Avenue of the Stars, the CAA building).²⁵

The single office tower envisioned east of the ABC Entertainment Center in the Century City master plan was replaced by 44-story twin towers designed by Minoru Yamasaki. The Century Plaza Towers were completed in 1975, nine years after the completion of the Hotel. The buildings are triangular in plan and utilize aluminum siding, again a showcase for Alcoa’s products. Although designed by the same architect and complementary in style and placement, the Hotel and Century Plaza Towers were not part of a unified concept and are clearly separate designs.

In 1983 the Hotel was expanded with the addition of a 322-room luxury Tower designed by the San Francisco office of Skidmore Owings & Merrill.²⁶ Located to the south of the Hotel, the 30-story Tower featured guest rooms measuring 570 square feet each with a marble bath, wet bar and private balcony, suites, and an 8,000 square-foot penthouse.²⁷ In 2000 the Hotel and Tower were sold separately. The

¹⁹ “Alcoa’s Gamble Paying Off at Century City.” in *Los Angeles Times* (17 January 1966) p. B10.

²⁰ “Century City Design Changes Announced.” in *Los Angeles Times* (19 June 1966) p. M2.

²¹ “Hotels, Motels, Resorts” in *Architectural Record* (Volume 140:2. August 1966) 123.

²² “Century City Design Changes Announced.”

²³ “A City Within A City Grows.” in *Los Angeles Times* (5 June 1966) I1.

²⁴ Century Plaza Hotel Exhibit.

²⁵ David Gebhard and Robert Winter. *An Architectural Guidebook to Los Angeles* (Salt Lake City: Gibbs Smith, 2003) 162.

²⁶ “Century City Hotel to Build Addition.” in *Los Angeles Times*. 22 May 1983, p. I1.

²⁷ “Century City Hotel to Build Addition.” in *Los Angeles Times*. 22 May 1983, p. I1.

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tower was razed in order to construct the 42-story Century Condominiums designed by architect Robert A.M. Stern and completed in 2009.

For further details about the construction history of the Hotel property, please see Section 1.5 *Chronologies*.

Hotel Social History

The 20-story Hotel was originally designed to accommodate 800 rooms and was scheduled to open in November 1965.²⁸ Well in advance of the Hotel's completion, the high-profile 58th Annual National Governors' Conference, a "banner event," was planned.²⁹ The Hotel has been a hub of political, social and cultural activity in Los Angeles ever since and has hosted countless heads of state, international dignitaries, candidates and politicians of all stripes, royal visitors, actors and entertainers. Well-known Americans and foreigners, including Muhammad Ali, The Beatles, Jack Benny, Senator Joseph McCarthy, Bill Cosby, and English royals, have all frequented the Hotel to attend events of national and international importance.

Among other famous guests and officials, the Hotel has been popular with sitting U.S. presidents. From Lyndon Baines Johnson to George W. Bush, every U.S. president stayed at the Century Plaza Hotel and many attended or held events there. Ronald Reagan held his 1980 victory and 1984 re-election parties at the Hotel, which was referred to as his home away from home during his political career.³⁰ The Hotel remained popular with political figures even when they were no longer in office. Former President Carter visited in 1985 and President Bill Clinton delivered the keynote speech to the National Education Association conference in 2008.³¹

The first major political event to be held at the Hotel was the Governor's Conference, which occurred within the Hotel's first month of being open. From the start, the Hotel became the City's preferred prestige site for awards presentations, presidential press conferences, political fundraisers, peace rallies and protests, inaugural celebrations, and all types of social gatherings, including charity balls, galas, and televised annual awards presentations such as the Emmys and the Grammys. These types of events continue to take place at the Hotel.

²⁸ All *Los Angeles Times* articles until 1971 refer to the Hotel as having 800 rooms. See: "Century Plaza Will Double Size with 800-Room Addition" in *Los Angeles Times*. 27 January 1970. p. B1. An article from 1984 makes reference to 749 rooms; a current Hotel room count is 728. Further, the original Certificate of Occupancy dated 30 June 1966 states that the Hotel had 750 guest rooms.

²⁹ "Alcoa's Gamble Paying Off at Century City." in *Los Angeles Times* (17 January 1966) p. B10 and "20-Story Hotel Starts 'Biggest' Year for Century City Complex." in *Los Angeles Times*. 30 January 1966, p. J2.

³⁰ "In L.A. Debate Over Plans to Demolish a Classic Hotel." in *International Herald Tribune*. 23 July 2009 p. 20.

³¹ "Hyatt Regency Century Plaza Once and Again: 'World's Most Beautiful Hotel.'" Bnet.
http://findarticles.com/p/articles/mi_pwwi/is_200605.

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Of all the events in the Hotel's history, the most important occurred in August 1969. A few weeks after the first successful lunar landing and the return of the Apollo 11 mission, President Nixon hosted a Presidential state dinner honoring the Apollo 11 astronauts at the Century Plaza Hotel. Also known as the Dinner of the Century, the event is one of only a small number of Presidential state dinners ever to have been held outside of the White House. It was the first state dinner to be nationally televised, and it was billed by the *New York Times* as "one of the largest, most prestigious, and most publicized state dinners in history."³² The banquet was attended by all the astronauts and their wives as a "welcome back to Earth" celebration; other guests included 44 governors, every Cabinet member except one, the Supreme Court justices, 50 astronauts, diplomats from more than 90 countries, important figures in the history of aviation and space flight, and a number of entertainment industry celebrities.³³ After the state dinner, the chairman and CEO of Western International Hotels, Eddie Carlson, noted that the prestige associated with the event was tremendous and that it would produce additional business for all the company's hotels.³⁴

The Hotel was also the site of political conflict. On 23 June 1967, 10,000 demonstrators marched outside the Hotel where President Lyndon Baines Johnson was attending a dinner. The demonstrators protested the president's policies on the war in Vietnam. Despite the peaceful nature of the protest, 1,300 officers of the Los Angeles Police Department dispersed demonstrators at the Hotel that night. Several dozen people were injured in the clash, and 45 were arrested.³⁵ The incident put the Hotel on the national stage once again. Over time, the Hotel has been the site of other demonstrations, protests and marches.

In 1984, there was a clear shift in focus from the Century Plaza Hotel as an isolated landmark to the Hotel and Tower as a complex. The Hotel has continued to host visiting U.S. presidents and dignitaries in recent years. But the focus changed in 1984 with the construction of the adjacent Century Plaza Hotel Tower Addition. President Reagan was among the first guests to stay in the Tower's Plaza Suite and other visiting dignitaries, politicians, and celebrities tended to stay in the Tower rooms and suites, which were generally larger and more luxurious. The Reagans were such frequent guests of the Hotel that the 8,000 square-foot, \$5,400-a-night suite at the top floor of the Tower was named the Reagan Suite and featured 47 photographs of the president.³⁶

By their nature, hotels and convention facilities may play host to important events and host significant individuals, especially luxury hotels located in global cities. Throughout the history of the City, there

³² "Nixon Is Host in Los Angeles At a State dinner for 3 Men." in *New York Times*. 14 August 1969, p. 1; and "1,500 to Join Nixon and Astronauts on the Coast." in *New York Times*. 6 August 1969, p. 18.

³³ "Nixon is Host in Los Angeles."

³⁴ "Astronauts Give Hotel Chain a Big Lift" in *California Business*. Volume IV: 32. 18 August 1969.

³⁵ "10,000 in Melee War Protest Mars LBJ Visit." in *Los Angeles Times* (24 June 1967) 1.

³⁶ Lawson, 115.

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have been a number of Los Angeles-area hotels which have hosted significant events, such as the Biltmore Hotel (which hosted the Academy Awards in the 1930s and 40s), the Beverly Hilton (the venue of the Golden Globes and President Obama's hotel of choice when staying in Los Angeles), and the now-demolished Ambassador Hotel (location of the famous Cocomanut Grove nightclub and the place where Robert F. Kennedy was assassinated). Among these venues, the Century Plaza Hotel, as the scene of numerous televised events of national importance and a place where history was repeatedly made, rises to the top echelon of venues of its type in Los Angeles.

For further details about the social history of the Hotel, please see Section 1.5 *Chronologies*.

Operator Western International Hotels, Westin

The original operator of the Century Plaza Hotel, Western International Hotels (now Westin Hotels and Resorts), was first formed as Western Hotels in 1930 by owners Severt W. Thurston and Frank Dupar of Yakima, Washington as a partnership to efficiently manage their hotel holdings. After two decades of rapid growth, the company changed its name to Western International Hotels in 1954. The company went public in 1963 around the time that the Century Plaza Hotel was in the planning stages. In 1980, in honor of their 50th anniversary, the company again changed its name to Westin Hotels and Resorts.³⁷ As an innovative hotel chain, Western International Hotels was the first to introduce guest credit cards (in 1946), 24-hour room service (1969), and personal voice mail in each room (1991).³⁸ Harry Mullikin, Vice-President and Managing Director at the time the Century Plaza Hotel opened, identified the company's goal as having quality hotels in important cities with a focus on being a corporate hotel catering to business.³⁹ Operating 71 hotels in 14 countries for a total of almost 14,000 rooms, the Seattle-based Western International Hotels was considered the world's largest independent international hostelry at the time.⁴⁰

For the Century Plaza Hotel, Western International Hotels' goals for the project were made clear by this quote from company president Edward Carlson, "We're not striving to build the biggest hotel in the nation. We just asked Mr. Yamasaki to create the most beautiful hotel in the world."⁴¹ The Hotel was, in equal measure, a place for business travelers as well as a pleasure destination. The Hotel advertised the convention facilities as having "twenty stories and one million feet of square luxury" and touted the availability of the entire ground floor with private entrances at the front and rear and 21 separate meeting rooms, including the Los Angeles Ballroom which could comfortably handle groups up to

³⁷ Westin Hotels and Resorts Records, 1905-2004, Washington State University Libraries. Although Westin is its current name, the company will be referred to by its historic name, Western International Hotels, in this section for historic context.

³⁸ Westin Hotels and Resorts Records, 1905-2004, Washington State University Libraries.

³⁹ "Astronauts Give Hotel Chain a Big Lift" in *California Business*. Volume IV: 32. 18 August 1969.

⁴⁰ "Astronauts Give Hotel Chain a Big Lift" in *California Business*. Volume IV: 32. 18 August 1969.

⁴¹ "Luxury Hotel Will Be Built in Century City." in *Los Angeles Times*. 13 March 1963, p. A1.

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3,000.⁴² With a banquet capacity of 2,200, the ballroom measured 24,000 square feet and was claimed to be the largest west of New York City.⁴³ Other amenities for business use were stage, lighting and dressing room facilities, the most advanced and complete sound, projection, electrical, telephone, and closed-circuit TV equipment, and in a vehicle-focused environment, a separate drive-in entrance to the ballroom and meeting rooms with underground parking for 1,000 cars. For guests arriving by car, checking in and out from their cars without going to the main desk was promoted as an amenity. The Hotel's convention facilities were a major selling point. Before the Hotel opened, Western International Hotels had booked conventions through 1972.⁴⁴ Other selling points were the banqueting facilities, cocktail lounges, restaurants and entertainment rooms.⁴⁵

Highlights for vacationing visitors included beautifully appointed rooms with private balconies and views, electric blankets, large screen color TVs in each room (an industry first), FM radio and a Roman bath. Originally, the Hotel boasted an Olympic-sized swimming pool, broad sundecks, lush gardens, fountains, 32 exclusive specialty shops, and a putting green. A children's pool was added early on.⁴⁶

The Century Plaza Hotel quickly established a solid reputation as an award-winning hotel. By the 1970s, the Hotel was one of only 17 worldwide to win the Mobil 5-Star Award and the only hotel to have won every year since its opening.⁴⁷ Its operators sought to characterize the Hotel as a being in line with European styles and customs. The sunken lobby court was described as a custom usually reserved for sophisticated European hotels. Uniforms of the Hotel staff reflected different cultures as the Hotel sought to evoke an international image.

Hiring Policies

When the Hotel opened, staff members numbered over one thousand with a payroll of \$7 million.⁴⁸ Western International Hotels advertised "an experienced staff who know the art of giving service with style."⁴⁹ Within a few months of operation, the management of the Hotel was commended for its racially fair hiring practices by the California Fair Employment Practices Commission. Of the hiring policies of 22 hotels reviewed in the Los Angeles area only the Century Plaza Hotel was singled out for praise.⁵⁰ The Hotel was cited as an "example of how imaginative, forward-looking business leadership can quickly build an effective, racially integrated work force." At the Hotel, members of minority groups were hired for positions such as "maitre d'hotel, accounting and payroll, room clerk, cashier, bellman,

⁴² Advertisement, undated in the Westin Archives

⁴³ "Ground Broken for Century City Hotel." in *Los Angeles Times* (29 January 1964) p. A3.

⁴⁴ "Alcoa's Gamble Paying Off at Century City." in *Los Angeles Times* (17 January 1966) p. B10.

⁴⁵ "Start Slated for Hotel at Century City." in *Los Angeles Times* (26 January 1964) p. M2.

⁴⁶ The original gardens and pools at the west side of the property have since been removed.

⁴⁷ Advertisement, undated in the Westin Archives

⁴⁸ "Start Slated for Hotel at Century City." in *Los Angeles Times* (26 January 1964) p. M2.

⁴⁹ Advertisement, titled, "The World's Most Beautiful Hotel Opening Spring 1966," undated, in the Westin Archives

⁵⁰ "FEPC Praises One L.A. Hotel for Race Policy, Raps 21 Others." in *Los Angeles Times*. 20 October 1966, p. 3.

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bartender, waiter, and waitress along with kitchen and maintenance jobs which traditionally go to minorities.”⁵¹

Marketing Brochures / Campaigns / Advertising

Advertised as having the most “exciting address in Los Angeles” and the ideal location at the center of Los Angeles’ most prestigious new area, the Hotel operators promoted the proximity to the Shubert Theatres and the ABC Entertainment Center which hosted live entertainment, direct-from-Broadway shows and two movie theaters.⁵² Proximity to the Century City Shopping Mall and Beverly Hills, the Sunset Strip, and Santa Monica beaches were also advertised.

Whether promoting “happy hour” or organizing themed events, the Hotel did a successful business with local patrons. The Hotel was the place to go for holidays. Family-oriented Easter parties and egg contests, Mother’s Day Hawaiian Brunches, Thanksgivings, and Champagne brunches were all organized at the Hotel.⁵³ The only permanent kosher kitchen within a hotel in Los Angeles was found at the Century Plaza Hotel. Supervised by of the Rabbinical Council of California, the Hotel’s kitchen was ideal for the business of bar and bat mitzvahs.

The architecture of the Hotel itself was often prominently featured on billboards and in advertisements. The sweeping curve of the building’s form was unique and recognizable and served to give the Hotel a distinct identity. Promotional literature reiterated that the building was “the world’s most beautiful hotel.”

Entertainment

By the 1970s, the Century Plaza entertainment venues included multiple restaurants and two nightspots. A Los Angeles branch of Yamato, San Francisco’s famed Japanese-style restaurant, opened with the Century Plaza and touted kimono-clad hostesses, tatami mats and traditional seating.⁵⁴ The Granada restaurant featured international cuisine in a pseudo-Spanish setting. The Garden Room and the Cafe Plaza were more informal venues, the Café having outdoor dining in the Plaza in front of the building. Cocktails were served in the lobby court. The “swinging” Hong Kong Bar, a waterfront themed venue with a “most unusual ‘oriental dive’ décor and beaded-curtain private lounges featured entertainment in the Las Vegas lounge tradition.”⁵⁵ The Westside Room was promoted as an elegant and sophisticated supper club. With an interior of “lush gold and crystal décor” the Westside Room hosted dinner, dancing, and cabaret-style entertainment with headline performers such as Sonny &

⁵¹ “FEPC Praises One L.A. Hotel for Race Policy, Raps 21 Others.” in *Los Angeles Times*. 20 October 1966, p. 3.

⁵² Advertisement in the Shubert Theatre Playbill, undated.

⁵³ Undated Advertisement.

⁵⁴ “Yamato Will Open Monday.” in *Los Angeles Times*. 17 June 1966, p. E11.

⁵⁵ Century Plaza Hotel advertisement in the *Centurion*, undated.

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Cher, the Four Freshmen, Jack Jones, Della Reese, Tony Martin, Barbara McNair, Keely Smith, the Mills Brothers, Johnnie Ray, and Kaye Stevens.⁵⁶

Featuring “fine rock bands and five sets nightly” this program of entertainment was not only meant to appeal to guests but to draw local patrons to the Hotel. The headliners were advertised in the *Los Angeles Times*, *Variety* and on billboards around town.

In 1972 the Hotel added a dance floor and live music, including jazz and rock bands, to the Hong Kong Bar on the Plaza Level instituting a new “policy” of dancing in the Hong Kong Bar.⁵⁷ Guest artists were invited for limited engagements. In reference to the Hong Kong Bar, *PSA Magazine* described “a mood of being in a very elegant club.”⁵⁸

Design Architect Minoru Yamasaki (1912-1986)

Minoru Yamasaki was second-generation Japanese-American born in Seattle, Washington. After attaining a Bachelor of Architecture degree from University of Washington in 1933, he moved to New York City, where he enrolled in New York University’s master’s program in architecture and worked for the firm Shreve, Lamb and Harmon, designers of the Empire State Building.⁵⁹

In 1945 Yamasaki moved to Detroit to work for the large architectural firm Smith, Hinchman & Grylls (SH&G). Yamasaki and two of his colleagues left SH&G in 1949 to start a firm of their own. The new firm was awarded the commission for Lambert-St. Louis Municipal Air Terminal, a project that influenced airport design throughout the U.S. and earned Yamasaki the American Institute of Architects’ First Honor Award.⁶⁰ Numerous terminal and airport projects would follow. Another of Yamasaki’s early significant projects was the Pruitt-Igoe Housing project built in 1955 in St. Louis, Missouri (now demolished).

Although his early work conformed to modernist principles, Yamasaki’s work became deeply influenced by his travels through Europe and Japan. Discussing Gothic cathedrals, Yamasaki noted the partnering of structure and architectural detail, an approach at odds with the modernist movement, which eschewed decoration.⁶¹ Yamasaki commented:

In the past, the stone buildings in Europe and the delicate paper and wood buildings of Japan were beautifully ornamented. The handicraft of the past made the façades of structures more interesting, and, when exceptionally well done, as has been the case in Europe, each fine

⁵⁶ LA magazine advertisement, undated.

⁵⁷ Century Plaza Hotel advertisement in the *Centurion* April, 1973.

⁵⁸ Century Plaza Hotel advertisement in the *Centurion* March, 1973.

⁵⁹ Century Plaza Hotel Exhibit.

⁶⁰ “The Road to Xanadu.” *Time Magazine* (Vol. LXXXI No. 318, January 1963. www.time.com accessed 8 October 2008).

⁶¹ Ibid.

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building imparted an extremely satisfying feeling of completeness to the more sensitive observer. Many still prefer these traditional structures against the dead simplicity of the present-day buildings. The problem for the modern architect is, then, to try and apply comparable ideals to today's world. How we achieve this, I do not know, except that sensitively done stamping and precasting of metal can give us more interesting surfaces."⁶²

In contrast to his earlier buildings, which Yamasaki called "shallow imitations of those of Mies van der Rohe," Yamasaki began to incorporate detail, texture and ornamentation inspired by the great buildings of the past.⁶³ Often his work incorporated Gothic influences into a modernist aesthetic.

Yamasaki's subsequent work included international airport terminals, universities, banks, office buildings, and government buildings. Among his notable works are: McGregor Memorial Community Center, Wayne State University, Detroit, Michigan (1955-59); Dhahran Air Terminal, Dhahran, Saudi Arabia (1961); Federal Science Pavilion, Seattle World's Fair, Seattle, Washington (1962); Temple Beth-El, Bloomfield Township, Michigan (1974); Bank of Oklahoma, Tulsa, Oklahoma (1977); and Founder's Hall, Shinji Shumeikai, Shiga Prefecture, Japan (1982). One of his most well-known projects, the World Trade Center, constructed in 1972, was destroyed in the 11 September 2001 terrorist attacks.

Yamasaki was commissioned to design two separate projects for Century City in Los Angeles, the Century Plaza Hotel and the Century Plaza Towers. The Hotel was constructed in 1966 and Century Plaza Towers finished construction in 1975. Although designed at different times, the unique shapes of the Hotel (crescent) and towers (triangular) represent Yamasaki's denouncement of "the dogma of rectangles."⁶⁴ The Hotel is also illustrative of Yamasaki's design philosophy in several other ways. Yamasaki was known for his innovative use of concrete; through repetitive cast structural parts, Yamasaki created buildings embellished by strong sun and shadow patterns.⁶⁵ The cast concrete balconies of the Hotel create a grid of concrete emphasized by deep shadows that shift throughout the day with the position of the sun and are individually lit at night. Ornamental metal, another hallmark of Yamasaki's work, was used along the eaves of the Hotel. Both the Century Plaza Hotel and Century Plaza Towers were among the 29 projects Yamasaki included in his 1979 monograph, selected because they "best correspond to and illustrate the hopes and goals we have attempted to realize."⁶⁶

Yamasaki's work was both criticized and acclaimed but his significance to New Formalism, a pivotal style between Modernism and Postmodernism, is well established (see the section *Architectural Style* for a

⁶² Minoru Yamasaki. *A Life in Architecture* (New York, Weatherhill, 1979) 31.

⁶³ Yamasaki, 24.

⁶⁴ "The Road to Xanadu."

⁶⁵ Ibid.

⁶⁶ Yamasaki, 36.

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discussion of New Formalism). He won the American Institute of Architects' Honor Award three times and was elected Fellow AIA in 1960.

Albert C. Martin and Associates, FAIA (now AC Martin Partners)

Albert C. Martin and Associates served as local architect, overseeing construction of the Century Plaza Hotel. Established in Los Angeles in 1908 by Albert C. Martin (1879-1960), the firm now known as AC Martin Partners has been one of Southern California's most prolific firms throughout the 20th century and remains a family-run business, intact after three generations. Founder Albert C. Martin completed his formal education in architecture and engineering at the University of Illinois in 1902. Among Martin's significant commissions were the Ventura County Courthouse in Ventura (1911-1912), the Chapel of Mary Magdalen in Camarillo (1913), St. Alphonsus Catholic Church in Fresno (1914), the Million Dollar Theater in Los Angeles with William L. Woollett (1918), the New Calvary Cemetery entrance gates in Boyle Heights (1923), St. Vincent de Paul Catholic Church in Los Angeles (1923-1925), St. Monica's Catholic Church in Santa Monica (1925), the Boulevard Theater in Los Angeles (1925), Los Angeles City Hall, with John C. Austin, John Parkinson and Austin Whittlesey (1926-1928), and the Art Deco-style May Company in Los Angeles with S. A. Marx (1940).

While responsible for some of the most easily recognized buildings in the region, the firm has also achieved steady success designing thousands of local buildings from stores to office parks to schools and has played an important role in shaping the urban landscape of greater Los Angeles. The firm prospered in the postwar era and designed some of the first industrial parks for the emerging aerospace industry and the Lakewood Center Mall (1951), one of the area's first suburban retail complexes. As a leading proponent of the Corporate International style, the firm helped create the post-World War II skyline of downtown Los Angeles with such high-rise works as the striking twin towers of the Atlantic Richfield/Arco Plaza (1972), the Union Bank Building (1968), the Security Pacific Plaza (1973-1974), the Wells Fargo Building (1979), and the Manulife Plaza (1981-1982).⁶⁷

Landscape Architect Robert Herrick Carter and Associates

Robert Herrick Carter, one of California's first licensed landscape architects, was responsible for the original hardscape and plantings for the Hotel. As founder of Robert Herrick Carter and Associates, he was responsible for many important designs throughout Los Angeles County. A native of Southern California, Carter graduated from the University of Southern California after studying architecture and founded his business in the 1940s. With no formal training in landscape architecture, Carter developed his business into a landscape contracting enterprise providing general exterior landscape installation. As a licensed landscape architect, one of his earliest designs was for the Los Angeles County Museum of Art. Carter's practice included many projects for the various campuses of the University of California

⁶⁷ Information on the firm of AC Martin Partners has been synthesized from an article in the *Los Angeles Times* (11 August 1998), "AC Martin: A Dynasty of Design Endures," together with other general architectural history sources.

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and eventually international projects primarily in the Middle East. During the 1960s his office was located at 10150 National Boulevard in Los Angeles. Several of his important commissions at that time included the Los Angeles Zoo, Palos Verdes College, and the UC Irvine campus.⁶⁸ Later commissions included the Los Angeles International Airport and the Los Angeles Convention Center.⁶⁹

For the Hotel, Carter created a landscape design for three acres of elaborate gardens with tropical plantings, reflection pools, walkways, illuminated fountains, putting green and a recreation area.⁷⁰ His original designs for the Hotel have been completely re-worked.

As one of the most distinguished landscape architects of his time, Carter was honored with 41 awards from Los Angeles Beautiful, the Chamber of Commerce program for beautification through planting, between 1958 and 1971.⁷¹

Architectural Style

The classification of architectural styles of the latter half of the 20th century is often the subject of professional debate, as scholarship relating to architecture of the recent past is still being developed and understood. The term “Modernism” is widely used to describe various 20th century movements that “combine functionalism with aesthetic ideals that reject historical precepts and styles,”⁷² and is often associated with such pioneering architects as Le Corbusier, Mies van der Rode and, in Los Angeles, Rudolph Schindler and Richard Neutra. In the decades following the Second World War, however, Modern architecture took many forms in various styles, some rejecting the stark minimalism that characterized such early Modern movements and construction methods as the International style and Miesian post and beam.

According to architectural historian Mark Gelernter, “Even as the Miesian box multiplied across America in the 1950s and early 1960s, a number of architects objected to its severity and austerity... sens[ing] that it had lost sight of art or beauty in favor of constructional exigency.”⁷³ These architects, led by Edward Durell Stone, Philip C. Johnson and Minoru Yamasaki, became known as New Formalists and looked to augment the basic frame with Classical forms, delicate ornamentation and rich materials. Yamasaki’s interpretation of the style differed somewhat from his peers, as he combined non-Classical elements with Classical form and ordering, delighting in the visual effect of light, shadow patterns, and decorative elements derived from Islamic and Gothic precedents.

⁶⁸ “Landscaping Really Pays.” in *Los Angeles Times*. 7 June 1964, p. 11.

⁶⁹ “U.S. Landscape Designers Plant Ideas Around World.” in *Los Angeles Times*. 24 September 1978, p. F1.

⁷⁰ Promotional Literature, Westin Archive files.

⁷¹ “L.A. Beautiful Honors Carter With 5 Prizes.” in *Los Angeles Times*. 24 October 1971, p. J10.

⁷² Rolando Rivas-Camp, *Growth, Efficiency and Modernism: GSA Buildings of the 1950s, 60s, and 70s*. (Washington, D.C.: U.S. GSA, Center for Historic Buildings, 2002), 12.

⁷³ Mark Gelertner, *A History of American Architecture: Buildings in Their Cultural and Technological Context*. (Hanover: University Press of New England, 1999), 269.

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The style of the Century Plaza Hotel is consistent with the tenets of New Formalism, particularly as applied by Yamasaki. Architectural historians David Gebhard and Robert Winter define the style in their publication *Los Angeles: An Architectural Guide*:

The New Formalism (or neo-Palladianism) represents yet another 20th century effort to enjoy the advantages of the past and also the full advantages of the present. In this compromise the Meisian aesthetic of the Corporate International style returns to the Classical. Symmetry, classical proportions, arches, traditional rich materials such as marble and granite are now used. The form of the building often tends to be a symmetrical pavilion, set on a podium.⁷⁴

Architectural historian Marcus Whiffen further elaborates on New Formalism, stating the buildings of the style are “typically self-contained, free-standing blocks, with strictly symmetrical elevations. Skylines are level, the building often being defined at the top by a heavy projecting roof-slab.”⁷⁵

In Southern California the New Formalism style was applied principally to college campuses, auditoriums, and museums. The Century Plaza Hotel represents a rare example of New Formalism applied to the hotel building type. Characteristics of the Hotel that link it to the style include its elevated siting, emphasizing hierarchical importance of structure; axial composition in relation to site features and other buildings; an emphasized ground story, or base; strict symmetry; flat roof with elaborate, projecting roof slab, or cornice; segmental arched openings at the lobby entrance; and the use of Classical motifs such as the decorative aluminum screen at the cornice, emulating an egg-and-dart pattern. New Formalist buildings are often characterized by their use of rich materials such as marble, granite or travertine; as a showpiece for Alcoa’s products, the Hotel is clad in aluminum.

In addition to Yamasaki’s work at the Hotel, significant examples of New Formalism in Los Angeles include the Dorothy Chandler Pavilion of the Los Angeles Music Center complex (Welton Becket, 1962-64), the Ahmanson Center Building (Wilshire Colonnade) on Wilshire Boulevard (Edward Durell Stone, 1972), Beckman Auditorium at Caltech (Edward Durell Stone, 1963), Foley Center at Loyola Marymount University (Edward Durell Stone, 1962), and Ambassador Auditorium in Pasadena (Daniel, Mann, Johnson + Mendenhall, 1965).

I.5 | Chronologies

Century Plaza Hotel Chronology of Events

This section is presented as a chronology of relevant key events in the history of the Hotel that convey the historic significance of the site and its association with people and events within the context of the City of Los Angeles and on the national scene. A comprehensive list of all functions of national

⁷⁴ David Gebhard and Robert Winter. *Los Angeles: An Architectural Guide*. (Layton: Peregrine Smith, 1994).

⁷⁵ Marcus Whiffen, *American Architecture Since 1780: Guide to the Styles*. (Boston: M.I.T. Press, 1969).

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significance hosted at the Hotel since its 1966 inauguration would be neither possible nor desirable. The selected events listed below are intended to convey a sense of the social history of the Hotel and the role it played in American culture, in politics, business, and entertainment over time.

It is worthy of note that since its inception in 1966 to the present day, the Hotel remains relevant in continuing to host events of national and international importance. For the purposes of this evaluation, only those events pertinent to the social history of the Hotel during the Period of Significance (1966-1984) are highlighted here. For an expanded chronology of social events through the present day, please see Appendix B, *Social History Expanded Chronology*.

June 1966	Inauguration/Opening Festivities/Introductory Functions for civic and business representatives lasting two weeks. ⁷⁶
June 1966	The Century Ball benefitting St. John's Hospital with Mr. & Mrs. Ronald Reagan and Mr. and Mrs. Walt Disney in attendance. ⁷⁷
July 1966	58 th Annual National Governors' Conference attended by President Johnson, welcome address by California Governor Pat Brown.
July 1966	Peace Action Council organizes anti-war protest at Hotel. ⁷⁸
October 1966	Visit of President Leopold Sedar Senghor, West African Republic of Senegal.
June 1967	19 th Annual Emmy Awards telecast from the Hotel's Los Angeles Ballroom. ⁷⁹
June 1967	10,000 demonstrators at the Hotel during President Johnson visit. ⁸⁰
1967	Hotel First Anniversary Dinner.
November 1967	18 th Annual Golden Mike Awards.
February 1968	10 th Annual Grammy Awards.
July 1968	12,000 citizens greet Nixon at the Hotel. ⁸¹

⁷⁶ *Los Angeles Times* (14 June 1966)

⁷⁷ *Los Angeles Times* (15 June 1966)

⁷⁸ "Johnson May Ask Governors to Back War." in *Los Angeles Times*. 3 July 1966. p. 1.

⁷⁹ "Hotel Experiences Many Milestones." in *Los Angeles Times*. 13 July 1967. p. F3.

⁸⁰ "Police Conduct During Johnson Visit Criticized." in *Los Angeles Times*. 26 June 1967, p. 3.

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August 1968	Press conference with Mrs. Richard M. Nixon about her role in her husband's Presidential campaign. ⁸²
December 1968	Cardinal's Community Dinner, President-elect Richard M. Nixon featured speaker.
March 1969	11 th Annual Grammy Awards.
July 1969	National Biennial Convention of the City of Hope, Senator Joseph McCarthy, featured speaker.
August 1969	Presidential state dinner hosted by President Nixon in honor of the Apollo 11 Mission, the first lunar expedition.
July 1970	Century Plaza Hotel is the site of President Nixon's televised press conference.
November 1970	Reagan awaits the results of the gubernatorial election at the Hotel. ⁸³
December 1970	Dinner for South Vietnamese Vice President Nguyen Cao Ky.
February 1971	Reagan announces his role as California Chairman of President Nixon's re-election campaign.
November 1971	President Tito of Yugoslavia addresses the press during his visit. ⁸⁴
June 1972	Dinner for President of Mexico Luis Echeverria hosted by the Reagan's. ⁸⁵
September 1972	Anti-war march coincides with Nixon campaign event at the Hotel. ⁸⁶
November 1972	Nixon's reelection party hosted by Reagan.
April 1973	South Vietnamese President Nguyen Van Thieu engages in peace talks with Nixon. ⁸⁷

⁸¹ *New York Times* (22 July 1968)

⁸² *New York Times* (16 August 1968)

⁸³ *Los Angeles Times* (4 November 1970)

⁸⁴ *Los Angeles Times* (3 November 1971)

⁸⁵ *Los Angeles Times* (20 June 1972)

⁸⁶ *Los Angeles Times* (28 September 1972)

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June 1973	Reagan fundraiser. ⁸⁸
August 1973	Fundraiser for Mayor Tom Bradley. ⁸⁹
August 1974	Visit of President Nixon.
November 1974	President Ford dinner concurrent with political protest. ⁹⁰
September 1975	KNBC's News Conference with President Ford taped at the Hotel. ⁹¹
October 1976	Presidential nominee Jimmy Carter attends Democratic Party dinner at the Hotel.
September 1977	Prince Charles attends World Affairs Council lunch.
October 1977	During stay of President Carter to attend a Democratic Party fundraiser, hundreds turn out to draw attention to Israeli-Palestinian conflict. ⁹²
July 1979	Boys Club event attended by President Ford and Merv Griffin.
November 1980	Reagan's presidential victory party. (Reagan's campaign staff maintains an office at the Hotel.) ⁹³
April 1981	Reagan attends "California's Salute to the President," a \$1000-a-plate fundraiser.
June 1981	33 rd Annual Emmy Awards.
August 1981	Part of Reagan's 4-week vacation is spent at the Hotel; high-level meetings held.
October 1981	Reagan's special assistant, Elizabeth Dole, addresses Women of Wall Street West lunch. ⁹⁴

⁸⁷ *Los Angeles Times* (2 April 1973)

⁸⁸ *Los Angeles Times* (4 June 1973)

⁸⁹ *Los Angeles Times* (1 August 1973)

⁹⁰ *Los Angeles Times* (1 November 1977)

⁹¹ *Los Angeles Times* (20 September 1975)

⁹² *Los Angeles Times* (27 October 1977)

⁹³ *Los Angeles Times* (6 November 1980)

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December 1981	Reagan announces economic sanctions on the Soviet Union, televised from Hotel.
May 1982	Thousands march in protest as Reagan attends fundraiser.
July 1982	Queen Beatrix and Prince Claus of the Netherlands stay during U.S. visit. ⁹⁵
August 1982	Reagan speaks at fundraising dinner for Nixon. ⁹⁶
November 1982	Israel's Ariel Sharon attends Weizmann Institute of Science Dinner.
December 1982	First night of Reagan's vacation is spent at the Hotel.
August 1983	White House Chief of Staff James Baker meets regarding reelection campaign. ⁹⁷
August 1984	Reagan addresses Olympic athletes at a breakfast.
November 1984	Reagan's second presidential victory party; ballroom site of victory speech. ⁹⁸

Century Plaza Hotel Building Chronology and Alterations

The following information summarizes the physical construction, modification, and use of the Hotel and is presented as a chronology of changes and modifications with a direct impact on the physical fabric of the building. The information presented is based on historical documentation, such as press releases, newspaper articles, and permits, analyses of historic photographs, and visual inspection. Modifications, maintenance, and updates for guest comfort and with regard to interior design have occurred on a regular basis, many of which are not documented or included here. The emphasis of this section is on the building exterior and is intended to provide information on alterations that fall within the building's Period of Significance. Information regarding mechanical, electrical or structural systems, more utilitarian aspects of the Hotel's construction (such as the installation of a single utilitarian door or a dropped ceiling), or temporary installations is generally not included. Alterations concerning retail tenant improvements and changes in the part of the complex facing Constellation Boulevard are not included.

⁹⁴ *Los Angeles Times* (9 October 1981)

⁹⁵ *Los Angeles Times* (18 June 1982)

⁹⁶ *Los Angeles Times* (3 August 1982)

⁹⁷ *Los Angeles Times* (28 August 1983)

⁹⁸ *Los Angeles Times* (7 November 1984)

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Note: Some dates below may reflect the date of the permit not the actual date that the work was carried out.

- 1959 Early planning for Century City includes Hotel as the centerpiece, a “1,000 room Arc de Triomphe.”⁹⁹
- August 1961 Groundbreaking Century City, the largest privately-financed development in history.¹⁰⁰
- 1963 Alcoa and Western International Hotels come to an agreement regarding the Century Park Hotel, later named the Century Plaza Hotel.
- September 1963 Rough excavation for future construction.¹⁰¹
- January 1964 Century Plaza Hotel groundbreaking.¹⁰²
- Feb 1964 - June 1966 Construction of a \$30-million, 20-story Hotel building designed by architect Minoru Yamasaki. In addition to guest rooms and suites, the Hotel included restaurants, drug store, barber shop, airline ticket office, press room, flower shop and shops on the Plaza Level. The Certificate of Occupancy dated 30 June 1966 notes that the building is a 17-story (likely referring to above-ground stories, counting the double-height lobby as two), Type I hotel, with a footprint measuring 76’ x 475’, and with 750 guest rooms, 1,288 required parking spaces, dining, dancing, convention, assembly and entertainment, offices, storage, shops and kitchens.
- December 1965 Construction of swimming pool at west side.¹⁰³
- January 1966 Exterior lights altered to be less bright in response to residents’ complaints.¹⁰⁴
- April 1966 Revise entry canopy.¹⁰⁵

⁹⁹ *Los Angeles Times* (22 January 1959)

¹⁰⁰ *Los Angeles Times* (20 February 1966)

¹⁰¹ Permit history (Los Angeles Dept. of Building and Safety)

¹⁰² *Los Angeles Times* (29 January 1964)

¹⁰³ Permit history

¹⁰⁴ *Los Angeles Times* (27 January 1966)

¹⁰⁵ Permit history

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1966	Construction complete, Hotel opens.
June 1966	A branch of San Francisco's famous Yamato Restaurant opens in the Hotel. ¹⁰⁶
September 1967	Construction of single-story covered passageway addition, measuring 18' x 27' between main lobby and pavilion shops. ¹⁰⁷
February 1968	Remodel existing pool deck and install wading pool and additional deck. ¹⁰⁸
December 1968	Installation of canopy measuring 28' x 10' over entrance. ¹⁰⁹
August 1969	Installation of non-bearing partitions for temporary broadcast television booths on the Plaza Level. ¹¹⁰
1970	Plan to double size of Hotel by the construction of a free-standing, \$30 million, 35-story addition to the rear designed by Yamasaki to have a curving façade and create an architectural match to the original. ¹¹¹
November 1976	Remodel existing drive and parking area in basement to accommodate exhibitions. ¹¹²
1978	Interior renovation of the lobby, a major undertaking.
May 1983	Groundbreaking ceremony for the construction of the new tower. ¹¹³
1983	Remodel of Café Plaza. ¹¹⁴
1983-1984	Construction of the adjacent 30-story Century Plaza Hotel Tower adds 322 new rooms to the existing Hotel.

¹⁰⁶ *Los Angeles Times* (17 June 1966)

¹⁰⁷ Permit history

¹⁰⁸ Permit history

¹⁰⁹ Permit history

¹¹⁰ Permit history

¹¹¹ "Century Plaza Will Double in Size With 800-Room Addition." in *Los Angeles Times*. 27 January 1970, p. B1.

¹¹² Permit history

¹¹³ *Los Angeles Times* (22 May 1983)

¹¹⁴ Permit history

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1984	Construction of a semicircular one-story addition at the south elevation of the Hotel as an extension of the existing restaurant. ¹¹⁵
December 1984	Inauguration of the Hotel Tower. Reagan attends the ceremony and is the first guest. ¹¹⁶
1997	Upgrade of guestroom bathrooms from the 5 th to 10 th floors to improve accessibility. ¹¹⁷
1998	Improvements to driveway, planters and awnings under existing balconies. ¹¹⁸
February 1999	Pivotal Group purchases Hotel.
2000	Extensive re-working of the exterior and landscaping at the building rear/pool area, including site grading, four new swimming pools, replacement spa, new kiosk building, new pool equipment room, restroom and bar building, and kitchen/grill building. ¹¹⁹
2000	Major phased interior remodel/renovation project includes modifications at the lobby, Plaza and below-grade ballroom levels. California level (which contains the ballroom) is modified to remove non-bearing partitions, add new fully compliant ADA restrooms, remove retail space for new guest reception area, and reconstruct and expand kitchen. The interior remodeling at the 1 st and 2 nd levels includes a proposed health club, salon, and retail space at the 1st level and a proposed health club and restaurant at the 2nd level. ¹²⁰
2000	Kitchen and restaurant facilities reorganized at lobby and second floor level. Interior remodel of lobby areas, Plaza Level, health club, corridor. Convert meeting room to a café at the Plaza Level. Project cost is \$700,000.00. ¹²¹
2001	Interior remodel of the 19th floor to remodel bathrooms and reconfigure rooms without increasing total number of guest rooms. Remodel Hotel lobby for new

¹¹⁵ According to the Draft Century Plaza Hotel Historic Structure Report, completed by Marmol Radziner & Associates (Draft 23 June 2010): II-20.

¹¹⁶ *Washington Post* (28 December 1984)

¹¹⁷ Permit history

¹¹⁸ Permit history

¹¹⁹ Permit history

¹²⁰ Permit history

¹²¹ Permit history

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	gift shop location, new bar restaurant and lounges with kitchen area and new patio lounge.
February 2004	Installation of illuminated architectural canopy sign reading, "Breeze Restaurant & Bar" measuring 18' x 9'. ¹²²
2006	Hyatt Hotels and Resorts takes over management of the Hotel.
2006	Improvements and change of use of the existing lobby registration area for a restaurant with outdoor dining. Adjacent retail shops expanded and remodeled. Planters and fixed seating added over parking garage.
June 2006	Interior modifications to infill floor at the existing mezzanine stairway to create a meeting room, measuring 244 square feet. Enclose area beneath three overhangs at ground level for valet station and storage enclosures.
c. 2006	Tower razed for the construction of a new condominium tower, to be named "The Century."
2007	Renovation of existing lobby area and existing outdoor lounge area. Installation of retractable awning. ¹²³
2008	Renovation work completed by Hyatt since 2006 exceeds \$36 million.
2008	Next Century Associates purchases Hotel.
Undated/Unspecified Alterations	
1970-1980	Entrance drive alterations and new parking area. ¹²⁴
1970-1980	Yamato's Restaurant expanded by converting retail store to restaurant. ¹²⁵

¹²² Permit history

¹²³ Permit history

¹²⁴ Permit history

¹²⁵ Permit history

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I.6 | Character Defining Features

Character defining features are those elements which give a building its visual character. Such features can be elements of style, materials, construction, property type and function, as well as feeling and association with significant events and people. Character defining features are important in conveying the significance of a resource; a building that no longer retains the character defining features from its Period of Significance does not have sufficient integrity to convey its significance. The following list of character defining features of the Century Plaza Hotel was compiled by ARG based on documentary research, numerous site visits made by ARG staff, review of original building permits and plans, the Treatment Protocol in the Project Documents (Attachment B), and supplemental lists compiled by staff of the Los Angeles Department of City Planning's Office of Historic Resources:

Site

- Viewshed from Avenue of the Stars
- Setback from Avenue of the Stars
- Sunken plaza to the east of the building, including:
 - its crescent shape, mimicking the shape of the Hotel;
 - concrete rim with curved corners;
 - original staircases (excluding the staircase at the north end of the Plaza that was added later);
 - tunnel connection beneath Avenue of the Stars; and
 - pedestrian access to the Plaza level of the Hotel through numerous openings
- Metal railings lining the at-grade perimeter of the sunken plaza (except a segment of the railing that lines the eastern perimeter, which has been replaced)
- Driveway configuration from Avenue of the Stars, including vehicular circulation and patterns of guest drop-off and pick-up
- Flagpole at northeast corner of property, at Avenue of the Stars
- Site trees (including three ficus trees and four palm trees) located in two different groupings at the north end of the Hotel¹²⁶

Hotel

- Curvilinear, crescent building shape and plan
- Flat roof

¹²⁶ An original landscape plan or planting plan for the Century Plaza has not been located, and therefore it is not exactly clear which extant trees or landscape features are original to the development of the property. However, an analysis of historic photographs suggests that the trees described here were installed at the time of the Hotel's construction.

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- One-story, crescent-shaped penthouse on rooftop
- Projecting cornice at rooftop, consisting of boxed eaves with a decorative aluminum screen, resembling Classical egg-and-dart molding
- Illuminated panels lining the projecting cornice
- Balconies at the east-facing (primary) façade, fronting Avenue of the Stars, arranged in identical uninterrupted rows, 14 high and 30 across
- Balconies at the west-facing façade, arranged in identical rows 14 high and 26 across, bisected by two elevator towers, creating three balconied sections
- Two elevator towers on west-facing façade, sheathed in aluminum panels
- A centered vertical row of 14 balconies flanked by aluminum panels at the south-facing and north-facing façades
- Vertical bay divisions between balconies, consisting of aluminum panels that run continuously from the ground to the projecting cornice
- Balcony railings consisting of simple, metal rails with squared vertical bars capped with a squared metal handrail
- Chamfered corners at balconies, creating a beveled appearance
- Concrete floor slabs at balconies
- Full-width, steel-framed glazing and sliding glass doors at balcony openings
- Exterior materials and finishes, including unpainted anodized aluminum panels, concrete, glass, and cement plaster
- A double-height lobby and mezzanine level, creating a pronounced base beneath the balconied stories
- Location of the Hotel's main entrance and lobby at the central eight bays of the east façade
- Vertical divisions and rhythm of storefront bays at the ground floor of east façade
- Series of arched window openings at lobby entrance, spanning the width and positioned below the entry canopy
- Cantilevered canopy structure at main entrance
- Configuration of ground floor window openings on the north and south façades

Interior

- Corridor configuration of upper floors, following the curvature of the building's crescent shape
- Dome-shaped ceilings at north and south elevator lobbies at the following floors: all guest room floors (5th-19th), the mezzanine level, and the Plaza level.
- Presidential and Royal Suites perimeter
- Recessed circles in lobby ceiling

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- Corridor doors, frames, and thresholds, guest room floors
- Perimeter, volume and basic configuration of the ballroom

I.7 | Evaluation of Integrity

Integrity is a key component of the overall building evaluation. Without sufficient integrity, further discussion of the significance of the Hotel and its eligibility for listing on the California Register or designation as a Los Angeles Historic-Cultural Monument would not be warranted. As defined by the National Register Bulletin: *How to Apply the National Register Criteria of Evaluation*, integrity is the authenticity of a historic resource's physical identity, evidenced by the survival of characteristics that existed during the resource's Period of Significance. Integrity involves several aspects, including location, design, setting, materials, workmanship, feeling and association. These aspects closely relate to the resource's significance and should be primarily intact for designation.

The California Register requires that a resource retains enough of its historic character of appearance to be recognizable as a historical resource and to convey the reasons for its significance. The Los Angeles Cultural Heritage Ordinance does not contain specific language about integrity; however, a resource must retain integrity in order to be eligible for designation as a Historic-Cultural Monument.¹²⁷

This section on integrity concentrates on the building's exterior envelope, though some information with regard to the interior is provided. In summary, the Hotel retains architectural integrity due to the lack of exterior alterations or additions. In terms of building envelope, volume, massing, materials and original design intent, the building is intact. Following is an assessment of the building's integrity, according to the seven aspects delineated by National Register guidelines:

Location is the place where the historic property was constructed or the place where the historic event occurred.

The Hotel remains in its original footprint on Avenue of the Stars in Century City in Los Angeles, California. It has not been moved from its original location; therefore, this aspect of its integrity has not been diminished.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

¹²⁷ The nomination form for potential listing as a Historic-Cultural Monument contains the following: "The [name of proposed monument] is an important example of [architectural style] architecture and meets the Cultural Heritage Ordinance because of the high quality of design and the retention of its original form, detailing and integrity."

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Minoru Yamasaki's design for the exterior of Century Plaza Hotel is intact, with no major alterations or additions. The only visible alteration to the exterior envelope of the building is the modification of the historic canopy over the main entrance at the east façade. This alteration is mainly cosmetic (the canopy structure is intact) and does not diminish the building's overall integrity of design. A one-story, semicircular addition was constructed at the north façade of the Hotel in 1984 as an enlargement of the existing restaurant; this modification falls within the building's proposed Period of Significance and is therefore considered historic in its own right.

Yamasaki's original design for the Hotel included two vehicular driveways and drop-off areas: one at the main entrance at grade, and one below grade for entrance into the California Level (which contained the Los Angeles Ballroom). The California Level driveway and drop-off area has largely been infilled and converted into exhibition space for conventions and is no longer in use as vehicular passage. This is a mainly interior modification and does not affect the visual quality of the building's exterior.

The Plaza, which is a key element of Yamasaki's original design of the Hotel, has been modified over time. Its original use of retail, open-air dining and sitting areas has been eliminated. It currently houses a removable tent-like structure that serves as meeting and exhibition space and fills nearly the entire Plaza. A non-historic staircase has been added at the north end of the Plaza, historic landscaping and planters have been removed, as have the retail display windows originally located on the Plaza's east elevation. Further, the Plaza originally served as the entrance point to a pedestrian underpass or subterranean tunnel that extended easterly beneath Avenue of the Stars, connecting the Hotel with venues on the east side of the street. Though this subterranean tunnel still exists, its portal has been modified so that it is no longer the prominent central feature of the Plaza's east elevation. The portal to the tunnel entrance has been reduced in size, shifted toward the south, and enclosed with glazing. The axial arrangement of the Hotel, the Plaza, and points east of Avenue of the Stars is no longer clear from within the Plaza. The modification to the Plaza has minimally diminished the Hotel's integrity of design. Because previous modifications are below grade and occur at the Plaza perimeter, they do not impact the design of the exterior envelope of the Hotel in such a way that the overall integrity of design is significantly compromised. Further, many of the alterations are cosmetic in nature and reversible. In addition, although the Plaza has been modified as previously described, it retains its basic design qualities such as its general overall configuration, spatial quality, and depth, and therefore remains a character defining feature of the Hotel.

The interior of the Hotel has been largely altered. The layout and plan of the two subterranean levels (California Level and Plaza Level, which contain convention space and the ballroom), as well as the first floor reception area and mezzanine, have been altered in terms of finishes and configuration of non-load bearing partition walls. The layout and plan of the upper fourteen floors are mainly intact. Interior finishes have been changed throughout the building. Minoru Yamasaki did not design the building's

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interiors, and therefore their modification does not compromise the building's overall integrity of design with regard to its architectural significance.

***Setting** is the physical environment of an historic property, constituting topographic features, vegetation, manmade features, and relationships between buildings or open space.*

The immediate setting of the Hotel has been compromised. The below-grade Plaza to the east of the building has been infilled with a temporary structure. The landscaped area to the west of the building retains landscaping and pools for use by Hotel residents but has been changed from the original configuration. Within the larger setting of Century City, the overall setting of the Hotel has been modified with the construction of numerous new tall buildings, many of which, although consistent with the model of Century City as a district of high-rises, were not present during the Period of Significance. The Hotel is still on axis with the twin towers. The integrity of setting is fair.

***Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form an historic property.*

Exterior building materials are mostly original with limited alterations at the ground floor. The integrity of the exterior materials is high.

***Workmanship** is the physical evidence of the crafts of a particular culture, people, or artisan during any given period in history or pre-history.*

The original construction is typical of mid-century building techniques and is intact. The integrity of the exterior workmanship is high.

***Feeling** is a property's expression of the aesthetic or historical sense of a particular period of time.*

The modification of the historic vehicular arrival sequence at the subterranean level, and alterations made to the Plaza have minimally compromised the Hotel's integrity of feeling. However, due to the retention of its original use and intact high design quality, the integrity of feeling is intact overall.

***Association** is the direct link between an important historic event or person and a historic property.*

The interior of the Hotel, including the spaces in which significant events may have occurred, has largely been altered. The two 19th floor suites where it is presumed that President Reagan and other individuals of national and international repute stayed during their visits to the Hotel have been completely remodeled in terms of finishes. Only the perimeter walls (and therefore size) of these spaces remain.

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The ballroom, which hosted the Apollo 11 state dinner and countless additional events of social, political and cultural significance, remains but has endured the following alterations: a modification of the ceiling plan, including new coffers and lighting; the addition of ADA accessibility ramps; minimal modification of the seating terraces with the introduction of ADA ramps; and the replacement of all finishes, including floor finishes, wall finishes, seating, lighting and doors. The vehicular approach and pre-function areas have been removed and/or modified to accommodate more convention space. The ballroom is intact only in terms of its original perimeter (size), volume, and basic configuration.

In order to remain competitive and up-to-date with current design trends, it is customary for hotels to undergo major changes in interior finishes throughout time. These interior modifications have not significantly compromised the Hotel's integrity of association.

On the exterior, the Hotel continues to convey its original 1960s condition when it became the City's preferred prestige site for awards presentations, presidential press conferences, political fundraisers, peace rallies and protests, inaugural celebrations, and all types of social gatherings, including charity balls, galas, and annual awards presentations. The Hotel conveys its association with the many U.S. presidents, heads of states, international dignitaries, candidates and other politicians who passed through its doors. The Hotel's exterior remains intact and appears as it did in 1969 on the occasion of the Apollo 11 Presidential state dinner, the first state dinner ever to have been nationally televised live.

In addition, because the exterior of the Hotel is nearly unaltered and communicates the original design intent, the building retains its historical association with Minoru Yamasaki.

In summary, exterior modifications and repairs have been minor, and in terms of volume, massing, materials and original design intent, the building is intact. Weighing all aspects together, the Century Plaza Hotel retains sufficient integrity to be eligible for the California Register and for designation as a Los Angeles HCM, as further discussed in the following section.

I.8 | Eligibility Analysis

The Century Plaza Hotel appears to be eligible for the California Register under Criterion 1 for its role in social history as a hub of political, social and cultural activity in the City of Los Angeles. Since its inception, the Hotel became the City's preferred prestige site for awards presentations, presidential press conferences, political fundraisers, peace rallies and protests, inaugural celebrations, and all types of social gatherings, including charity balls, galas, and annual awards presentations.

Popular with U.S. presidents, the Hotel is associated with sitting presidents and with the many heads of state, international dignitaries, candidates and politicians of all stripes, royal visitors, actors and

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entertainers who frequented the Century Plaza to attend of events of national and international importance over the years. Of all the events in the Hotel's history, the most important occurred in August 1969, when one of only a small handful of Presidential state dinners ever held outside the White House honored the Apollo 11 Mission.

The Hotel is also associated with political conflict and expression having attracting war demonstrators and others commenting on governmental policies.

The Hotel also appears to be eligible for the California Register at the national level of significance under Criterion 3 as an example of pivotal work of Minoru Yamasaki. At the time Yamasaki practiced, he was a somewhat controversial figure in architecture because of his abandonment of Modernist principles for a more romantic, formal, and popular architecture. However, with the passage of time, it is now possible to understand his work in the context of the history of architecture and Yamasaki is considered an outstanding architect. His work addressed one of the central issues facing post-war architecture, the role of ornament disparaged by Modernists.

The Hotel represents Yamasaki's transition from the International style to a Formalist approach that eschewed the tenets of Modernism for ornamentation through materials and pattern. The Hotel features the following hallmarks of Yamasaki's New Formalist designs: non-rectangular plan, precast concrete balconies creating a strong shadow pattern, segmental arches at the lobby entrance openings, an emphasized ground story, and the use of decorative metal at the projecting cornice.

ARG finds that the Hotel is of exceptional importance. Minoru Yamasaki is recognized as one of the leading architects of the New Formalist movement, a pivotal transition from the International style of the mid-20th century to the Postmodernism of the subsequent decades. In addition, Yamasaki died in 1986, and his oeuvre has long been complete; more than two decades have passed, giving scholars the necessary distance for reflection on Yamasaki's work and the Century Plaza Hotel's position within the context his work.

The Century Plaza Hotel appears to be eligible for designation as a City of Los Angeles HCM for the aforementioned reasons.

1.9 | Period of Significance

California Register guidelines define Period of Significance as "the date or span of time within which significant events transpired, or significant individuals made their important contributions." Generally, California Register guidelines are modeled on those of the National Register, which state that a Period of Significance is "the length of time when a property was associated with important events, activities or

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persons, or attained the characteristics which qualify it for listing.”¹²⁸ The Los Angeles Cultural Heritage Ordinance does not have guidelines for establishing Period of Significance for eligible resources. Generally, the standards of the National Register and California Register are used when identifying a Period of Significance for potential HCMs.

Because the Century Plaza Hotel is eligible for the California Register under two criteria, there are two Periods of Significance.

The Period of Significance for the Hotel for listing on the California Register under Criterion 1 has been defined as 1966 to 1984. The beginning of the Period of Significance, 1966, is the date of construction of the Hotel. Research reveals that significant political and social events were held at the Hotel almost immediately upon its completion, including the Governor’s Conference in July, 1966. The year 1984 was chosen as the culmination of the Period of Significance because it was the year that the 30-story Century Plaza Hotel Tower Addition was constructed to the south of the original Hotel. Designed by architects Skidmore, Owings and Merrill, the Tower Addition was completely self-contained, with its own restaurants and reception area. It included the 8,000 square-foot Plaza Suite, which was touted as the largest hotel guest suite in hotel history. President Reagan was among the first guests to stay in the Tower’s Plaza Suite and other visiting dignitaries, politicians, and celebrities tended to stay in the Tower rooms and suites, which were generally larger and more luxurious. The construction of the Century Plaza Hotel Tower Addition shifted the focus of the Century Plaza Hotel from the original 1966 building as an isolated landmark to the Hotel and Tower as a complex; after 1984, the Hotel’s association with significant events was diffused between the two buildings. The Century Plaza Hotel Tower was demolished circa 2006.

The Period of Significance for the Hotel for listing on the California Register under Criterion 3 has been defined as 1966. This is the original date of construction of the Hotel by architect Minoru Yamasaki.

The Period of Significance for the Hotel for designation as a Los Angeles HCM has been defined as 1966-1984, for the aforementioned reasons.

Part II | PROJECT ANALYSIS

2.1 | Project Summary

This section analyzes the Project proposed by the owner of the Century Plaza Hotel, NCA. The Project includes the rehabilitation and reuse of the Hotel and new construction on the site.

¹²⁸ National Register Bulletin, How to Complete the National Register Registration Form, p. 42.

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The following documents formed the basis of ARG's analysis of the Project:

- *Attachment A: Description of Preservation Components, Viewshed Components and Site Development Components*
- *Attachment B: Treatment Protocol*
- *Exhibits 1-7*

All documents are dated February 10, 2010 and are attached as Appendix A. As the design of the proposed project has evolved, ARG has reviewed additional concept design renderings, especially relating to the treatment of the sunken plaza. These renderings, titled *Sunken Plaza Concept Study*, are dated July 23, 2010 and attached in Appendix A.

This Project analysis relies heavily on the research, site investigation, evaluation of integrity, and determination of eligibility conducted by ARG and outlined in the first section of this report. A complete understanding of the Hotel's current significance and integrity is essential to the conceptual assessment of its continued eligibility after the completion of the Project.

The document *Attachment A: Description of Preservation Components, Viewshed Components and Site Development Components* contains specific work items that are proposed for the rehabilitation and reuse of the Hotel. The *Treatment Protocol* emphasizes retention and repair of the historic features, or in kind replacement, if necessary, with the goal of ensuring continued eligibility of the Hotel as a historic resource as the proposed Project moves forward. A high priority is the retention of original historic fabric. ARG has reviewed each component and has compiled a list, below, of those that have the potential to compromise the historic integrity of the building. Many project components are not listed; only those items (to the extent that they are in their original condition) that could potentially impact the integrity or eligibility of the building are addressed.

- The removal of glazing and mullions in up to eight bays along the front of the Hotel lobby and up to eight bays along the rear of the Hotel lobby to create a "breezeway." Existing exterior columns and arches will be retained, as well as the three decorative recessed circles in the interior lobby ceiling that have been identified as original fabric. All other existing improvements in the lobby may be removed or relocated.
- The potential removal, reconfiguring, division, reduction, or enlargement of the following spaces: The Westside Room, any other existing ballrooms, meeting rooms, restaurants, bars, lounges or other public or common space within the Hotel.
- A potential structural upgrade of the Hotel which may involve the removal of exterior materials.

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- The modification of any existing Hotel rooms (5th-19th floors),¹²⁹ including the removal, relocation or reconfiguration of walls. This excludes the Royal and Presidential suites on the 19th (top) floor.
- The combination of up to four floors to open up residential units into two-story spaces.
- The modification of existing interior finishes, except those that have been identified as Retained Features in the *Treatment Protocol*.
- The installation of new floor finishes of the exterior balconies.
- The reconfiguration of the remaining storefront systems at grade of the Hotel. New storefronts will not protrude out from the exterior wall of the Hotel and the existing original rhythm of the storefronts will be maintained.
- The addition of new exterior elevator, mechanical, or stair enclosures on the west side of the Hotel as necessary for code compliance.
- The reconfiguration of curved corridors on certain residential floors. The configuration of the corridors shall be retained on six floors. On three residential floors, the configuration of not less than fifty percent (50%) of the floor area of the corridor on each such floor shall be retained while portions of the corridors on said three floors may be truncated to allow for units that extend from the east side through to the west side of the Hotel. The corridors may be removed entirely on the rest of the floors.
- Retention of the configuration of the perimeter envelope of the existing 19th floor Presidential and Royal Suites; however, interior partitions within the perimeter of such areas may be modified to accommodate layouts for residential uses.
- Addition of rooftop amenities on the Hotel roof. These amenities will not be visible from the eastern sidewalk of Avenue of the Stars.
- Retention of the existing canopy structural frame, restoration of the original canopy or the design of a new, compatible canopy.

¹²⁹ In the Project Documents, the uppermost floors of the Hotel which contain the guest rooms are referred to as the 5th – 19th floors. The Hotel is actually 20 stories in height; 4 below ground and 16 above. However, from this point forward, the upper guest room floors will be referred to as the 5th – 19th floors to maintain consistency with the Project Documents.

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- The reconfiguration, reuse, and infill of the sunken plaza (“Plaza”), parking and substructure levels. The perimeter location of the Plaza shall be demarcated by retaining the railing and curb on the three sides other than adjacent to Avenue of the Stars (subject to new penetrations). The original Yamasaki rail feature and stairs may be removed, stored, and reinstalled. The design of the Plaza inside the perimeter shall have a finished grade with an elevation at least one foot lower than existing adjacent grade, subject to disabled access requirements. The design shall be intended to provide pedestrian access through the Plaza. Parking structures, or commercial or other space may be constructed beneath the Plaza and new landscape, hardscape, water features, and/or free standing buildings or building additions may be constructed within the Plaza subject to design limitations, including maximum height and square footage, set forth in the Project Documents.
- Retention of the configuration and location of the two main driveways to and from the entrance of the Hotel from Avenue of the Stars, although they may be reduced in width. The ramps to and from subterranean parking levels in front of the Hotel and other driveways and access roads on the Property may be added, relocated or reconfigured.
- The potential construction of up to two new towers west of the existing Hotel. The towers shall not be constructed in the Viewshed Zone or in the Transition Zone. The towers shall be no higher than allowed under FAA requirements (approximately 570 feet).

2.2 | Project Analysis

The following section addresses each of the Project components listed above, followed by ARG comments.

- *The removal of glazing and mullions in up to eight bays along the front of the Hotel lobby and up to eight bays along the rear of the Hotel lobby to create a “breezeway.” Existing exterior columns and arches will be retained, as well as the three decorative arches in the interior lobby ceiling that have been identified as original fabric. All other existing improvements in the lobby may be removed or relocated.*

The rhythm of the fenestration and configuration of bays and windows of the ground floor, including the arched openings at the east façade and tall, rectangular openings at the west façade, are original features and should be retained. The interior lobby has been significantly modified since the time of its original construction in terms of both configuration and finishes. Apart from the columns, the only remaining interior feature that appears to be original is the ceiling finish, consisting of three identical circles that were once the location of elaborate chandeliers (which no longer exist) and that will remain.

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If the original fenestration pattern and configuration will not be disturbed, and the columns and openings remain intact, the removal of glazing and conversion of the lobby into a pass-through breezeway will not diminish the integrity of the building in such a way that eligibility for the local or state register will be compromised. While the modification of the entrance will alter the character of this area, it may also provide an interesting design opportunity. The modification primarily involves the removal of original fabric; however, glazing could be reinstalled in the future within the extant openings, enclosing the space as it was originally.

Opening the lobby area and converting it into a breezeway will expose this formerly enclosed space to environmental elements. Precautions or water proofing measures may need to be taken to protect the exposed interior space (the breezeway) from these elements. In the event that the installation of a secondary screen or door system for use in inclement weather is considered as the design process evolves, care should be taken to avoid an impact to the historic fabric of the existing door and window openings. Compliance with the *Secretary of the Interior's Standards* should help avoid any adverse impact.

- *The potential removal, reconfiguring, division, reduction, or enlargement of the following spaces: The Westside Room, any other existing ballrooms, meeting rooms, restaurants, bars, lounges or other public or common space within the Hotel.*

The ground level and subterranean levels containing the ballroom, meeting rooms, exhibit areas, restaurants, bars, lounges and other public spaces and have been significantly modified in terms of both configuration and finishes since the culmination of the Period of Significance. The ballroom, although still functioning as a ballroom, has been modified. It is intact only in terms of size, volume and basic configuration. The subterranean vehicular approach has been removed and pre-function space east of the ballroom has been reconfigured. Original features of the Westside Room have been altered similar to other spaces in the Hotel. In addition, Minoru Yamasaki did not design the interiors of the Hotel.

Modification of original interior features and elements can diminish integrity, but because these interior spaces have already been altered, their future modification or removal will not result in a loss of integrity significant enough to compromise eligibility.

- *A potential structural upgrade of the Hotel which may involve the removal of exterior materials.*

The Treatment Protocol (Attachment B of the Project Documents) has a stated goal of maximizing the retention of historic fabric. Any exterior materials that may be removed during the structural upgrade shall be replaced in kind. Structural upgrades, if necessary, should be subject to the *Secretary of the Interior's Standards*.

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- *The modification of any existing Hotel rooms (5th-19th floors), including the removal, relocation or reconfiguration of walls. This excludes the Royal and Presidential suites on the 19th floor.*

The Hotel rooms have been altered since the culmination of the Period of Significance in terms of finishes and bathroom upgrades; however load-bearing and partition walls appear to be intact. Except for the perimeter of the Royal and Presidential Suites, the Hotel rooms are not identified as character defining features in terms of their configuration or extant fabric. Therefore, their modification in terms of configuration and finishes will not affect the building's overall integrity.

- *The combination of up to four floors to open up residential units into two-story spaces.*

The combination of floors to create two-story residential spaces has an impact not only on the reconfiguration of extant rooms and finishes but also on the original circulation patterns of the interior space. However, these elements are not identified as character defining features essential to conveying the significance of the property. As long as the exterior envelope is not impacted by these changes, the Hotel's integrity will not be impacted in such a way as to compromise eligibility.

- *The modification of existing interior finishes, except those that have been identified as Retained Features in the Treatment Protocol.*

As previously mentioned, most interior finishes have been significantly altered since the culmination of the Period of Significance. Therefore, their modification will not compromise the building's overall integrity.

- *The installation of new floor finishes of the exterior balconies.*

The *Treatment Protocol* lists the exterior concrete slab floors at Hotel balconies as a Retained Feature and they have been listed as character defining features. Any superficial finishes (such as carpet or turf) that have been applied atop the concrete slab floors are non-historic and can be removed. New finishes may be installed atop the concrete slab floors as long as they do not impact the original fabric. Additionally, superficial floor finishes should be installed in such a way that they are not visible from the Hotel grounds.

- *The reconfiguration of the remaining storefront systems at grade of the Hotel. New storefronts will not protrude out from the exterior wall of the Hotel and the existing original rhythm of the storefronts will be maintained.*

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The storefronts at grade of the Hotel at the east façade are generally intact in terms of rhythm and configuration. In some cases, doors and glazing have been replaced, but the vertical divisions and rhythm of storefront bays remain and were called out as character defining features. New storefront systems should not project or protrude from the exterior wall, as stated, and the overall rhythm of storefront fenestration and configuration should be preserved. New storefront design should be subject to the *Secretary of the Interior's Standards*, specifically with regard to a new design that is compatible with the size, scale, material and color palette of the Hotel. In addition, original materials that have been called out as character defining features, such as unpainted anodized aluminum panels, concrete and glass should be retained, repaired and reused in the installation of new storefronts as appropriate.

- *The reconfiguration of elevators, escalators, stairwells, shafts, conduits, soffits and horizontal and vertical spaces, provided that the materials of the existing exterior elevator shafts on the west side of the Hotel Building shall be retained. Additionally, the addition of new exterior elevator, mechanical, or stair enclosures on the west side of the Hotel Building as necessary for code compliance.*

Interior modifications to elevators, escalators, stairwells, shafts, conduits, soffits will not adversely impact the overall integrity of the Hotel, as these elements are not character defining features. However, the coved ceiling detail in elevator lobbies is an original design feature and should be retained.

The addition of any exterior elevator, mechanical, or stair enclosures for code compliance could impact the integrity of the building and should comply with the *Secretary of the Interior's Standards*. If an additional exterior elevator enclosure is added, care should be taken to retain the symmetry of the existing exterior elevator enclosures on the west façade of the Hotel.

For qualified historic resources, the State Historic Building Code can be utilized which may allow for more lenient code compliance to minimize the impact on historic materials.

- *The reconfiguration of curved corridors on certain residential floors. The configuration of the corridors shall be retained on six floors. On three residential floors, the configuration of not less than fifty percent (50%) of the floor area of the corridor on each such floor shall be retained while portions of the corridors on said three floors may be truncated to allow for units that extend from the east side through to the west side of the Hotel Building. The corridors may be removed entirely on the rest of the floors.*

The curved interior corridor of the upper 14 floors of the Hotel is a character defining feature. In addition, it is listed as a Retained Feature in the *Treatment Protocol*. Anticipated modifications may not retain the curved interior corridor on all 14 floors, which may diminish the integrity of the building with

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regard to design, feeling and association. However, as an interior modification it will not compromise the integrity of the exterior envelope in such a way that the building will be rendered ineligible.

- *Retention of the configuration of the perimeter envelope of the existing 19th floor Presidential and Royal Suites; however, interior partitions within the perimeter of such areas may be modified to accommodate layouts for residential uses.*

The Presidential and Royal Suites provided accommodation for numerous United States presidents, national and international dignitaries, celebrities, and other persons significant to the social and political history of the nation. Although the finishes and features of these suites have been modified since the culmination of the Period of Significance, the spaces are intact in terms of layout and configuration. The relationship of the corridor wall (perimeter envelope) to the interior spaces of these suites is in and of itself not significant. The spatial relationships of the interiors, including circulation and layout, are important to conveying the significance of these suites. Therefore, the Hotel's integrity of association will be somewhat diminished by the elimination of the configuration of these suites; however, it should not be compromised to a degree that it would affect eligibility.

- *Addition of rooftop amenities on the Hotel. These amenities will not be visible from the eastern sidewalk of Avenue of the Stars.*

The C-shaped rooftop penthouse has been identified as a character defining feature, and is listed as a Retained Feature in the *Treatment Protocol*. As long as the C-shaped rooftop penthouse is not altered, the addition of amenities on the rooftop of the Hotel will not compromise the building's historic integrity. As stated, they should be constructed in such a way that they are not visible from the sightlines of the eastern sidewalk of Avenue of the Stars, as depicted in Exhibit 4 of the Project Documents.

Any structural modifications required by the new rooftop amenities, such as the proposed pool, should be undertaken in such a manner that the retained features are not impacted.

- *Retention of the existing canopy structural frame, restoration of the original canopy or the design of a new, compatible canopy.*

The canopy structure has been identified as a character defining feature. The canopy should be retained and restored so that its distinctive form, materials, features and fixtures are consistent or compatible with its appearance within the Period of Significance.

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- *The removal and infill of the sunken plaza ("Plaza"), parking and substructure levels. The perimeter location of the Plaza shall be demarcated by retaining the railing and curb on the three sides other than adjacent to Avenue of the Stars (subject to new penetrations). The original Yamasaki rail feature and stairs may be removed, stored, and reinstalled. The design of the Plaza inside the perimeter shall have a finished grade with an elevation at least one foot lower than existing adjacent grade, subject to disabled access requirements. The design shall be intended to provide pedestrian access through the Plaza. Parking structures or commercial or other space may be constructed beneath the Plaza and new landscape, hardscape, water features, and/or free standing buildings or building additions may be constructed within the Plaza.*

The Plaza is a character defining feature and a major component of the Hotel's original aspect, use and circulation. It is a key element of the original design of the Hotel, an integrated and functional exterior feature common to the New Formalism style of Modernism. The Plaza has been modified over time. Its original use of retail, open-air dining and sitting areas has been eliminated. It currently houses a removable tent-like structure that serves as meeting and exhibition space and fills nearly the entire Plaza. A non-historic staircase has been added at the north side of the Plaza, historic landscaping and planters have been removed, as have the retail display windows originally located on the Plaza's east elevation. Further, the Plaza originally served as the entrance point to a pedestrian underpass or subterranean tunnel that extended easterly beneath Avenue of the Stars, connecting the Hotel with venues on the east side of the street. Though this subterranean tunnel still exists, it has been modified so that it is no longer the prominent central feature of the Plaza's east elevation. The portal to the tunnel entrance has been reduced in size, shifted toward the south, and enclosed with glazing. The axial arrangement of the Hotel, the Plaza, and points east of Avenue of the Stars is no longer clear from within the Plaza.

Although the Plaza has been altered in terms of use, function, and circulation, its original configuration, depth and spatial qualities as designed by Yamasaki remain intact. The complete infill of the Plaza will represent the loss of a significant aspect of Yamasaki's original design intent, as well as extant historic fabric and materials (staircases, concrete finishes, etc.). Exhibit A of the Project Documents cites that the new Plaza shall have a finished grade with an elevation at least one foot lower than the existing adjacent grade, and that the perimeter of the Plaza will be demarcated by retaining the railing and curb on three sides of the Plaza. The Project Documents also cite the construction of new, freestanding buildings within the Plaza, with a height allowance of 330' AMSL, or 25 feet above grade (approximately the height of the lowest balcony at the east façade of the Hotel). It also cites that new construction may obscure as much as one-third of the approximately total 627 lineal feet of the principal façade along Avenue of the Stars.

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The infill of the below-grade Plaza to one foot below existing grade, and the construction of new freestanding buildings on this Plaza that may reach 25 feet may impact the Hotel's integrity of design, setting, materials, feeling and association. However, because the Plaza has already been altered, this potential modification will not diminish the integrity of the building such that its eligibility will be compromised. The new design and use of the Plaza space should encourage and maintain pedestrian access beneath Avenue of the Stars. It should also retain some of the original feeling of the space, preferably by retaining a sense of its original depth through creative design solutions. Further, new construction in the Plaza should be situated in such a way that the east façade of the Hotel is obscured as little as possible from passersby on Avenue of the Stars.

Concept design renderings of the potential treatment of the Plaza, dated July 23, 2010 and attached in Appendix A, indicate that many of the original features of the Plaza will be retained in the new design. The original perimeter railings (on three sides of the Plaza) will be retained, as will the original staircase at the south end of the Plaza. The pedestrian underpass beneath Avenue of the Stars will also be retained. The space will maintain a sense of its original depth with large reflecting pools at three sides of the Plaza. New construction, including two, leaf-shaped freestanding buildings, is positioned at an angle so as to not impede the view of the Hotel while travelling north or south on Avenue of the Stars. Although the design is still in the conceptual phase and is likely to continue to evolve, these renderings indicate a sensitive treatment of the Plaza and its remaining character defining features.

The construction of parking structures, commercial uses or other space below the Plaza should not be limited, as long as it does not impact the Plaza itself and remains below grade.

- *Retention of the configuration and location of the two main driveways to and from the entrance of the Hotel from Avenue of the Stars, although they may be reduced in width. The ramps to and from subterranean parking levels in front of the Hotel and other driveways and access roads on the Property may be added, relocated or reconfigured.*

The curvilinear driveway configuration providing access to and from the Hotel from Avenue Stars is a character defining feature. This element is significant not only for its physical qualities but also for the way that it conveys the historic patterns of entrance and egress, vehicular circulation, and Hotel function. A reduction in width will not affect its integrity in such a way that eligibility will be compromised. However, its configuration should remain.

The addition, relocation, or reconfiguring of new driveways and access roads on the property should be subject to the *Secretary of the Interior's Standards*.

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- *The potential construction of up to two new towers west of the existing Hotel. The towers shall not be constructed in the Viewshed Zone or in the Transition Zone. The towers shall be no higher than allowed under FAA requirements (approximately 570 feet).*

Century City is currently host to a number of tall towers, many of which are within one block of the Hotel property. For instance, the adjacent Century Plaza Towers, constructed in 1977 by Minoru Yamasaki, rise to 571 feet; and the new Century condominium tower, directly to the south of the Hotel, rises to nearly 500 feet. Therefore, the addition of new towers to the west of the Hotel building will not impact its setting in such a way that it is dwarfed by the buildings; it already sits amongst a number of tall buildings.

Further, the proposed towers will be constructed to the west of the building, outside of the Viewshed Zone. The property to the west of the Hotel has been significantly modified since the culmination of the Period of Significance, and therefore the construction of new towers will not impact historic features.

The cumulative impact of all alterations listed above is evaluated below under *Overall Assessment of Integrity* at the end of Section 2.3.

2.3 | Evaluation of Integrity

The following is an evaluation of the seven aspects of integrity of the Century Plaza Hotel based on a conceptual vision of the building after the completion of the Project as delineated in the Project Documents. As specified in section 1.7 of this report, the Hotel currently retains sufficient integrity to convey its significance. The purpose of this section is to analyze whether, upon completion of the Project, the resource's overall integrity will be compromised in such a way that its eligibility for California Register and Los Angeles Historic-Cultural Monument designation will be compromised.

Location *is the place where the historic property was constructed or the place where the historic event occurred.*

The Project does not call for the relocation of the building; therefore, this aspect of its integrity will not be diminished.

Design *is the combination of elements that create the form, plan, space, structure, and style of a property.*

Minoru Yamasaki's design of the exterior of Hotel is largely intact at present at the exterior of the building, with no major exterior alterations or additions, with the exception of non-structural

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modifications to the historic canopy over the main entrance at the east façade and the conversion of the ballroom driveway and drop-off area into exhibition space.

The Project calls for the following major changes which affect the original design. Some of these changes impact design integrity and some do not:

- A new open-air “breezeway” entry to be achieved by removal of glazing and mullions in up to eight bays at the front of the Hotel and up to eight bays at the rear. Removal or relocation of all other existing improvements in the lobby.
- The reconfiguration of the remaining storefront systems at grade.
- The addition of new exterior elevator, mechanical, or stair enclosures on the west side of the Hotel as necessary for code compliance.
- Addition of rooftop amenities.
- Changes to the entrance canopy.
- Changes to the Plaza, specifically the infill of the Plaza with new construction that will obscure the main façade.
- Reduced width of the two main driveways to and from Avenue of the Stars.
- A potential structural upgrade of the Hotel which may involve the removal of exterior materials but has not yet been defined.

The integrity of design of the exterior may be diminished by the Project specifically with regard to the treatment of the Plaza and proposed new construction to the east of the Hotel that may obscure up to one third of the building’s ground floor frontage when viewed from Avenue of the Stars.

Over time, and as expected for a luxury hotel that must stay current with design trends, the interior finishes of the Century Plaza Hotel have been largely altered. The building’s original interior finishes are not associated with Minoru Yamasaki and have less historic significance than the exterior. However, the layout and plan of floors 5-19 are mainly intact and are organized around the crescent-shaped plan of the Hotel reflected in curved corridors, a character defining feature. Further interior modifications, as noted below, do not compromise the building’s overall integrity of design with regard to architectural significance, except where they impact the corridor arrangement.

- The potential removal, reconfiguring, division, reduction, or enlargement of existing ballrooms, meeting rooms, restaurants, bars, lounges or other public or common space. The original features of the Westside Room have been altered similar to other spaces in the Hotel.
- The modification of any existing Hotel rooms (5th-19th floors), including the removal, relocation or reconfiguration of walls. This excludes the Royal and Presidential suites on the 19th floor.
- The combination of up to four floors to open up residential units into two-story spaces.

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- The modification of existing interior finishes, except those that have been identified as Retained Features in the *Treatment Protocol*.
- The reconfiguration and removal of curved corridors on certain residential floors.
- Interior modifications to the existing 19th floor Presidential and Royal Suites.

In summary, the integrity of design on the interior is only diminished by the modification of the corridors. The integrity of design on the exterior may be diminished by the Project. Overall integrity of design may be lessened by the Project, but not to the extent that eligibility is compromised.

Setting is the physical environment of an historic property, constituting topographic features, vegetation, manmade features, and relationships between buildings or open space.

The immediate setting of the Hotel has been compromised over time largely through the removal of the original tropical landscaping, pools and gardens and the treatment of the Plaza east of the principal façade. The larger setting has been modified with the construction of numerous new buildings. The Project has the potential to add up to two new towers west of the existing Hotel, outside the Viewshed Zone or the Transition Zone. The towers will be no higher than approximately 570 feet. In addition, the Project has the potential to modify the Plaza, including infill and new construction. The integrity of setting is currently fair, and is not significantly diminished by the Project.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form an historic property.

Exterior building materials are mostly original with limited alterations at the ground floor. At present, the integrity of the exterior materials is high. The Project proposes to potentially remove or modify the following materials:

- Glazing and mullions in up to 8 bays at the front and up to 8 bays at the rear of the Hotel. All other existing improvements in the lobby may be removed or relocated.
- The reconfiguration of the remaining storefront systems at grade of the Hotel.
- Removal, relocation or reconfiguration of the walls of any existing Hotel rooms, floors 5-19, excluding the Royal and Presidential suites on the 19th floor.
- The combination of up to four floors to open up residential units into two-story spaces.
- The reconfiguration and/or removal of curved corridors on certain residential floors.
- Modification of interior partitions within the 19th floor Presidential and Royal Suites to accommodate layouts for residential uses.
- Existing roof.

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- The below grade Plaza with retention of the railing and curb on at least three sides and the original Yamasaki rail feature and stairs.
- Removal of exterior materials associated with the potential structural upgrade of the Hotel.

Changes to spaces previously altered include:

- The potential removal, reconfiguring, division, reduction, or enlargement of the following spaces: any other existing ballrooms, meeting rooms, restaurants, bars, lounges or other public or common space within the Hotel.
- The modification of existing interior finishes.
- Modification of the canopy or the design of a new, compatible canopy.
- Modifications to parking and substructure levels.

Integrity of materials will be somewhat lessened by the Project but not to a significant degree.

***Workmanship** is the physical evidence of the crafts of a particular culture, people, or artisan during any given period in history or pre-history.*

The original construction is typical of mid-century building techniques. At present, the integrity of the exterior workmanship is high. Although the Treatment Protocol prioritizes retention of historic fabric, the Project will potentially remove or modify the materials listed above. This will diminish to some extent aspects of the original workmanship.

***Feeling** is a property's expression of the aesthetic or historical sense of a particular period of time.*

Due to the retention of original use and intact high design quality, material and workmanship, the property retains, at present, its integrity of feeling. The Project proposes to introduce a range of changes that will potentially impact the feeling of the Hotel. Changes at the entry and at the Plaza will alter the arrival experience and the perception of the Hotel from Avenue of the Stars. Creating an open-air lobby will introduce a more relaxed feeling, a marked contrast from the formal, traditional qualities of the original arrival experience. The visual relationship of the sunken Plaza to the main building will change, altering this area's original aesthetic expression. However, as discussed above, the feeling of the Plaza has already been impacted by previous alterations.

The Hotel's aesthetic expression is also largely derived from its distinctive form, shape, footprint, and massing which will not be affected by the Project. Certain aspects of feeling will change and others will not. Overall, the integrity of feeling will be fair.

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Association is the direct link between an important historic event or person and a historic property.

At the present time, the Hotel currently retains sufficient integrity to convey its significance and integrity of association. Because the exterior of the Hotel is at present nearly unaltered and communicates the original design intent, the building retains its historical association with Minoru Yamasaki. On the exterior, the Hotel continues to convey its original 1960s condition when it became the City's preferred prestige site for awards presentations, presidential press conferences, political fundraisers, peace rallies and protests, inaugural celebrations, and all types of social gatherings, including charity balls, galas, and annual awards presentations.

The Hotel conveys its association with the many U.S. presidents, heads of states, international dignitaries, candidates and other politicians who have passed through its doors. The Hotel's exterior remains intact and appears as it did in 1969 on the occasion of the first Presidential state dinner to have been nationally televised. The Hotel's interior spaces and the locations of many of these events have already been modified, as previously described. The 19th floor guest suites and ballroom, which are those interior spaces that have been identified as being primarily associated with significant individuals or events, are intact only in terms of volume and basic configuration. These elements have been called out as character defining features. The removal of the ballroom will minimally impact the building's integrity of association. However, this space has already been altered; its unique subterranean vehicular approach has been removed and its finishes and overall appearance has changed. Its removal or further modification, though an impact, will not compromise the building's integrity of association in such a way that its eligibility will be threatened.

In addition, many of the events related to the "association" aspect of integrity occurred at the Hotel entrance and in front of the main façade. Photo "ops" of arriving dignitaries occurred at the main entrance. Avenue of the Stars was most typically the scene of protests, demonstrations and parades that occurred in or around the Hotel. Most major changes related to the Project occur specifically in front of the Hotel's main façade: reconfiguration of the entry, infill of the sunken Plaza, the new construction within the Plaza causing obstructed views of the façade, and canopy modifications. Although the integrity of association will be somewhat diminished by the Project, it will not be diminished to the extent that eligibility will be threatened.

Overall Assessment of Integrity

Based on a review of all Project Documents, the Project appears to potentially introduce a range of modifications that, when taken together, result in a cumulative effect that will lessen the overall integrity of the Hotel. Weighing all aspects together, some aspects of integrity are not further diminished by the Project. Those are location, setting and feeling. Other aspects of integrity are

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impacted by the Project: design, materials, workmanship, and association. Of these, none will be diminished in such a manner that the overall integrity of the building will be significantly compromised.

According to National Register guidelines regarding integrity, historic properties either retain integrity or they do not. It states that, “to retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.”¹³⁰ Based these guidelines, the integrity thresholds of the California Register, and requirements for designation as a Los Angeles HCM, it appears that, though impacted by the Project, the Hotel will retain sufficient integrity to convey its significance.

2.4 | Statement of Continued Eligibility

As explained above, the Century Plaza Hotel is a site of historic significance. Because modifications to the exterior of the Hotel structure since 1966 have been minor and the Hotel communicates the original design intent, the building retains its historical associations. The Hotel meets integrity thresholds for California Register eligibility and requirements for designation as a Los Angeles HCM. In its present condition, the Century Plaza Hotel appears to be eligible for the California Register at the national level of significance under Criterion 1 for its role in the social history of Los Angeles and under Criterion 3 as an example of pivotal work of Minoru Yamasaki. ARG finds that the Hotel, a rare example of New Formalism applied to the hotel building type, is of exceptional importance.

This report has analyzed the Project, which is the rehabilitation and reuse of the Hotel and related new construction, as proposed by the owner, NCA, and as set forth in the Project Documents. The owner’s stated goal is to ensure continued eligibility of the Hotel as a historic resource. Retention of original historic fabric is a high priority of the Project. This report has analyzed the potential of the Hotel to retain eligibility for the California Register under Criteria 1 and Criterion 3 and as a Los Angeles HCM after completion of the Project.

The Project appears to introduce a range of modifications that will lessen the Hotel’s overall integrity but not to a degree that it will be significantly diminished. The Hotel’s aesthetic expression is largely derived from its distinctive form, shape, footprint, and massing, which will not be affected by the Project. Treatment of the Plaza and proposed new construction at the Hotel’s principal façade are still in the conceptual phase, however adherence to the *Treatment Protocol* (attached as Appendix A) and the *Secretary of the Interior’s Standards* should avoid any adverse impact. Based on the integrity thresholds of the California Register and requirements for designation as a Los Angeles HCM it appears that, though impacted by the Project, the Hotel will retain sufficient integrity to convey its significance.

¹³⁰ National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation*. (US Department of the Interior, National Park Service. 1990)

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ARG finds that upon completion of the Project, the Hotel's integrity will likely not be diminished in such a way that its eligibility for designation will be compromised.

It is ARG's understanding that a portion of the site, including the Hotel building, the Viewshed Zone and the Transition Zone (comprising the "Designation Site") as depicted in Attachment A, may be nominated as a Los Angeles HCM. The Site Development Zone, which is defined in the Project Documents, is not included in the Designation Site. It appears that the Designation Site will remain eligible for the California Register under Criteria 1 and Criterion 3 and as a Los Angeles HCM upon completion of the Project.

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Appendix A | Project Documents

HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

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ATTACHMENT A

DESCRIPTION OF PRESERVATION COMPONENTS, VIEWSHED COMPONENTS AND SITE DEVELOPMENT COMPONENTS

- I. Preservation Components.** The Preservation Components of the Project shall each be designed and all Specifications related to each Preservation Component shall be in substantial conformance with the provisions set forth below in this Section I of Attachment A, except as may otherwise be agreed to in writing by the PAG.
- a. The Project shall include retention and rehabilitation, in accordance with the provisions of this Section I of Attachment A or the Treatment Protocol, of those portions of the Designation Site as set forth in Exhibit “1.”
- b. Up to 8 bays along the front of the Hotel Building lobby and up to 8 bays along the rear of the Hotel Building lobby may be opened up to create a “breezeway” by removing up to all of the existing glazing and mullions but with retention of existing exterior columns and arches as depicted in Exhibit “6.” NCA shall remove and store all of the original glazing and mullions for potential later reuse. Any existing improvements in the lobby may be removed or relocated; provided that the three decorative circles on the ceiling of the lobby shall be subject to the Treatment Protocol.
- c. The vaulted ceiling in the ballroom pre-function space has been determined to not be a Feature and may be removed. The Westside Room may be a Removed Feature in the sole and absolute discretion of NCA. Any other existing ballrooms, meeting rooms, restaurants, bars, lounges or other public or common space within the Hotel Building may be reconfigured, divided, demised, reduced or enlarged and used for any use.
- d. Subject to the Treatment Protocol, any or all glazing may be replaced. Replacement glazing shall be suitable for energy conservation and sound attenuation in the discretion of NCA. The sliding glass doors shall be retained but may be fixed in place (in a manner that will permit the glass doors in the future to again become operational) for any use other than a hotel use, subject to the requirements of the Treatment Protocol.
- e. The Project may include a structural upgrade of the existing Hotel Building, which may exceed minimum code requirements. Any removal of exterior materials that may occur due to the structural upgrade shall be replaced in kind. Such structural modifications may include any that are required or desirable to accommodate new and/or reconfigured or relocated uses, including without limitation seismic and other code related upgrades.
- f. Except as provided in Subsection I (m) and Subsection I (o) below, any existing hotel rooms within the Hotel Building may be increased or decreased in size by installation, removal, relocation or reconfiguration of any walls on residential and concierge hotel floors.

- g. Of the residential floors within the Hotel Building, up to four floors may be combined for use as two residential floors to open up units into two story spaces by removal of existing slabs (in whole or in part). However, the residential units shall be designed so that the balconies remain accessible and usable (to the extent that there is accessible floor area adjacent to a balcony).
- h. Provided they are consistent with the Treatment Protocol, any interior finishes in the existing Hotel Building may be changed in any manner NCA deems appropriate.
- i. New floor finishes of the exterior balconies shall be allowed.
- j. Reconfiguration of the remaining storefront systems at grade of the Hotel Building shall be allowed to accommodate new uses; provided the storefronts do not protrude out from the exterior wall of the Hotel Building, and that the existing original rhythm of the storefronts is maintained. The Treatment Protocol shall address the treatment of any original Features.
- k. Elevators, escalators, stairwells, shafts, conduits, soffits and horizontal and vertical spaces may be reconfigured; provided that the materials of the existing exterior elevator shafts on the west side of the Hotel Building shall be retained.
- l. New exterior elevator, mechanical, or stair enclosures may be added on the west side of the Hotel Building as necessary for code compliance, subject to Subsection I(s) below.
- m. The configuration of the corridors shall be retained on six floors. On three residential floors, the configuration of not less than fifty percent (50%) of the floor area of the corridor on each such floor shall be retained while portions of the corridors on said three floors may be truncated to allow for units that extend from the east side through to the west side of the Hotel Building. The corridors may be removed entirely on the rest of the floors.
- n. The original lighting assemblies on the balconies and the top cornice at the east elevation (along Avenue of the Stars) shall be maintained provided that the fixtures may be retrofitted as set forth in the Treatment Protocol.
- o. The configuration of the perimeter envelope of the existing 19th floor Presidential and Royal Suites as defined in Exhibit "7" shall be maintained, but interior partitions within the perimeter of such areas may be modified to accommodate layouts for residential uses.
- p. Addition of rooftop amenities on the Hotel Building shall be allowed in substantial conformance with Exhibit "3"; provided that the roof top amenity is not visible from the eastern sidewalk of Avenue of the Stars, as depicted in Exhibit "4".
- q. The existing canopy structural frame shall be retained. The canopy may be restored to its original design or a new canopy may be designed in a compatible manner.

r. Subject to any limitation in the Treatment Protocol, rehabilitation of the façade of the Hotel Building may be undertaken, including but not limited to (i) cleaning and painting of exterior plaster and handrails and (ii) cleaning, painting, re-caulking of exterior metal panels.

s. The Preservation Components shall be subject to all laws and regulations governing the design and construction standards and specifications for the Project as well as the construction and installation of structures and associated improvements, including, without limitation, the City's Building Code, Plumbing Code, Mechanical Code, Electrical Code and Fire Code. NCA shall encourage the City to apply the California State Historic Building Code (Health and Safety Code Section 18950, et seq.) and the applicable regulations contained in the California Code of Regulations, Part 8 of Title 24 in the development of plans for the reuse of the Hotel Building. However, elements of the Project may exceed the minimum requirements of such codes and regulations as NCA may reasonably determine, including without limitation for increased structural strength of the Hotel Building, enhanced energy efficiency of the Project, LEED compliance, enhanced acoustic quality of the Project, operational efficiency, and marketability of the Project. NCA shall undertake its efforts regarding code compliance in a manner that seeks to maintain Eligibility of the Hotel Building.

t. All Preservation Components addressed in the Treatment Protocol shall be consistent with the requirements of the Treatment Protocol. If there is any conflict between the textual description of a Preservation Component in Section I of Attachment A and in the Treatment Protocol, then the provisions of this Section I of Attachment A shall control.

II. Viewshed Components. The Viewshed Components of the Project shall each be designed and all Specifications related to each Viewshed Component shall be in substantial conformance with the provisions set forth below in this Section II of Attachment A, except as may otherwise be agreed to in writing by the PAG.

a. The Viewshed Zone is depicted in Exhibit "1," and consists of the following boundaries: The eastern boundary of the Viewshed Zone is the entire eastern edge of the Property along Avenue of the Stars. The northern boundary of the Viewshed Zone is the northeastern edge of the property (near the intersection of Constellation Avenue and Avenue of the Stars) extending west to a line perpendicular to the Property's northern boundary from the northeast corner of the Hotel Building. The southern boundary of the Viewshed Zone is the southeastern edge of the Property extending to a line perpendicular to the Property's southern boundary from the southeast corner of the Hotel Building. The western edge of the Viewshed Zone is the front of the Hotel Building, extending to the Property's northern and southern boundaries from the northeast and southeast corners of the Hotel Building. If there is any conflict between the textual description of the Viewshed Zone in this subpart II(a) of Attachment A and the depiction of the Viewshed Zone on Exhibit "1," then the depiction on Exhibit "1" shall control.

b. Recognizing that the size, height, location, and design compatibility of new construction within the Viewshed Zone are key aspects of Eligibility, the Parties have agreed on specific design parameters for treatment of the Property within the established Viewshed Zone depicted in Exhibit "1". The regulations are intended to provide a solution whereby NCA can

maintain Eligibility and accommodate site development.

c. The Viewshed Zone is a primary viewshed corridor. The following parameters shall apply to all new construction within the Viewshed Zone:

- (1) No new construction shall be allowed which exceeds an elevation of 330' AMSL, which is the approximate height of the bottom edge of the first occupiable hotel room floor balcony;
- (2) The height of the useable portion of any individual building in the Viewshed Zone shall be limited to 25' above existing grade as measured in accordance with provisions of the Los Angeles Municipal Code and an additional 5' shall be permitted for architectural features;
- (3) The total area of gross square feet of above-grade, new construction shall not exceed 11,000 square feet;
- (4) New construction cumulative building frontage shall not exceed one-third (1/3) of the total approximately 627 lineal feet along Avenue of the Stars, thereby leaving at least two-thirds (2/3) of the frontage open. Building frontage shall be measured by striking a line from the edges of each building perpendicular to Avenue of the Stars;
- (5) Building materials and finishes will be selected that allow for transparency and provide maximum visibility of the ground floor area of the Hotel Building; however, it is understood that any building will obstruct the view of the hotel regardless of how transparent the materials selected may be;
- (6) Any new construction above 303' AMSL shall be set back at least 10 feet from the Hotel Building to maintain the visual and structural integrity of the exterior of the Hotel Building.

d. The Transition Zone, as depicted in Exhibit "1" consists of that portion of the Property between the Hotel Building's northern edge and the northern edge of the Property (the "**North Transition Zone**") and the Hotel Building's southern edge and the southern edge of the Property (the "**South Transition Zone**"). If there is any conflict between the textual description of the Transition Zones in this subpart II (d) and the depiction on Exhibit "1," then Exhibit "1" shall control. The following parameters shall apply to all new construction within the Transition Zone:

- (1) No new construction shall be allowed in the North Transition Zone which exceeds an elevation of 316' AMSL, or approximately 30' higher than the lowest grade as measured in accordance with provisions of the Los Angeles Municipal Code in the Transition Zone. New construction may be attached to the Hotel Building up to 303' AMSL. Any new construction above 303' AMSL shall be set back at least 10 feet from the north wall of the Hotel Building as depicted in Exhibit 1.

- (2) No new construction shall be allowed in the South Transition Zone which exceeds an elevation of 330' AMSL; New construction in the South Transition Zone may be attached to the Hotel Building. There is a non-original later addition to the Hotel Building on the south, which NCA may demolish.
- (3) Consideration shall be given to new construction in the North Transition Zone to maintain the visual and structural integrity of the exterior of the Hotel Building.

e. The sunken plaza and the parking and substructure levels below it may be removed and filled with a limited amount of new construction subject to the limitations in part II of this Attachment A. Subject to the Treatment Protocol, the perimeter location of the sunken plaza (the “**Plaza**”) shall be demarcated by retaining the railing and curb on the three sides other than adjacent to Avenue of the Stars (subject to new penetrations consistent with the conditions set forth below). The original Yamasaki rail feature may need to be removed, stored, and reinstalled. To the extent necessary due to missing sections or damage, the rail feature may be reconstructed. NCA shall consider whether the stair treads within the Plaza can be removed and reinstalled somewhere as part of the Project. The design of the Plaza inside the perimeter shall have a finished grade with an elevation at least one foot lower than existing adjacent grade, subject to disabled access requirements. The design shall be intended to provide pedestrian access through the Plaza. Penetrations of the railing and curb as well as level grade across the Plaza shall be allowed for pedestrian access to the Plaza. As further described below in Section III of this Attachment A, Site Development Components, parking structures, or commercial or other space may be constructed beneath the Plaza and new landscape, hardscape, water features, and/or free standing buildings or building additions may be constructed within the Plaza. No vehicular ramps or roads may be constructed at grade within the Plaza; provided that below-grade parking improvements including ramps and drive aisles may be constructed beneath the Plaza.

f. The configuration and location of the two main driveways to and from the entrance of the Hotel Building from Avenue of the Stars shall be retained (and shall remain symmetrical on each side of the Plaza), although they may be reduced in width. The ramps to and from subterranean parking levels in front of the Hotel Building and other driveways and access roads on the Property may be added, relocated or reconfigured.

g. Ancillary construction within the Viewshed Zone, subject to Subsection II(f) above, may include landscape, hardscape, water features, and access to, and emergency egress from, lower levels (including a tunnel from 2000 Avenue of the Stars). In consultation with the PAG, NCA shall give further consideration to retention of original landscape features identified in the Inventory and in the Final HSR; provided that any final decision regarding retention of such landscape features shall be in the sole and absolute discretion of NCA.

h. If NCA believes that an alternate design would increase the visibility of the Hotel Building within the Viewshed Zone or the Transition Zone or otherwise respect the character of the Hotel Building, but does not fit within the design parameters set forth in this Section II of

Attachment A, the PAG shall have the authority to approve such design by unanimous written consent.

III. Site Development Components. The Site Development Components of the Project include all of the new construction and other development components of the Project, other than the Viewshed Components, including without limitation those items in substantial conformance with the provisions set forth below in this Section III of Attachment A, except as may otherwise be agreed to in writing by the PAG.

a. The Project may include up to 1,800,000 square feet of “floor area” (as defined in Section 12.03 of the Los Angeles Municipal Code), including floor area of the existing Hotel Building. Uses may include any combination of hotel, office, residential and retail as may be permitted by the Century City North Specific Plan.

b. Subject to the limitations in Subsection II(a) and II(b) above in this Attachment A, structures and improvements beyond the Hotel Building footprint (as depicted in Exhibit “2” as the Demolition Zone), will be demolished, including the existing ballroom; provided that the railing and curb located at the Plaza shall, if necessary, be removed, retained and reinstalled.

c. New subterranean parking and related appurtenances will be constructed surrounding the footprint of the existing Hotel Building.

d. The Project may include construction of up to two new towers west of the existing Hotel Building. The towers shall not be constructed in the Retail Zone, Viewshed Zone or in the Transition Zone as depicted in Exhibit 1. The towers shall be no higher than allowed under FAA requirements (approximately 570 feet).

e. Outside the Viewshed Zone and Transition Zone, buildings or additions to the Hotel Building of up to 335’ AMSL in height may be constructed anywhere in the Site Development Zone; subject to the limitations set forth Section II, above. Further, “soft” amenities of up to 10 additional feet may be constructed on top of retail structures on the west side of the Hotel Building and additions and improvements to the roof of the existing Hotel Building within the “Roof Buildable Areas” depicted on Exhibit “3.” New construction attached to the Hotel Building shall not contain lineal footage attached to the Hotel Building that exceeds, in the aggregate, a number of lineal feet equal to 25% multiplied by the number of lineal feet in the perimeter of the ground floor of the Hotel Building.

**ATTACHMENT B
TREATMENT PROTOCOL**

- I. VISION STATEMENT**
- II. INTRODUCTION AND OVERVIEW OF FEATURE TREATMENT PROTOCOL**
- III. IDENTIFICATION OF FEATURES**
- IV. INVENTORY OF FEATURES**
 - A. Retained Features**
 - B. Removed Features**
 - C. Uncovered Features**
- V. ANALYSIS OF RETAINED FEATURES**
 - A. Criteria for Analysis**
 - B. Documentation to Be Used For Analysis**
 - C. Feature Condition Survey**
- VI. REHABILITATION METHODOLOGY FOR RETAINED FEATURES**
 - A. Overview of Methodology**
 - B. Rehabilitation Criteria for Retained Features**
- VII. RECORDATION OF FEATURES**
 - A. Retained Features**
 - B. Removed Features**
- VIII. PREPARATION OF CONSTRUCTION DOCUMENTS**
- IX. FINAL DOCUMENTATION OF COMPLETED CONSTRUCTION WORK**

I. VISION STATEMENT

As a commitment to the preservation of the original vision of Century City and its rich social, cultural, and architectural connection to the history of Los Angeles, Next Century Associates is undertaking the rehabilitation of Minoru Yamasaki's 1966 Century Plaza Hotel. Through its collaborative efforts with the National Trust for Historic Preservation and the Los Angeles Conservancy, the following set of treatment protocols ("Treatment Protocol") has been developed to ensure meaningful preservation of the Hotel to enable its designation as a City of Los Angeles Historic-Cultural Monument following City approval of the overall development project ("Project").

II. INTRODUCTION AND OVERVIEW OF TREATMENT PROTOCOL

This Treatment Protocol has been prepared by Marmol Radziner and Associates for Next Century Associates ("NCA"), in collaboration with the Los Angeles Conservancy ("LAC") and the National Trust for Historic Preservation ("the National Trust"). A Preservation Advisory Group ("the PAG") has been established to advise NCA in the implementation of this Treatment Protocol, including representatives of LAC and the National Trust. In order for the Hotel to remain eligible for designation as a Historic-Cultural Monument ("Eligibility"), the appropriate treatment of original building materials and character-defining features ("Features") needs to be established. Accordingly, this Treatment Protocol provides methodologies for determining the appropriate treatment of individual Features based on the Secretary of the Interior's Standards for Rehabilitation, published by the National Park Service (Department of the Interior regulations, 36 C.F.R. Part 67).

With the goal of maintaining Eligibility and maximizing retention of historic fabric, and in consideration of NCA's project objectives, treatment decisions shall be balanced with feasibility in terms of rehabilitation costs, program requirements based on market demands, and operational requirements, as defined generally below:

- **"Rehabilitation Costs"** are the costs associated with the retention of each individual Feature for rehabilitation of the Hotel Building. The Secretary of the Interior's Standards define "rehabilitation" as the repair or alteration of a historic property to make possible an efficient contemporary use, while preserving those portions or features of the property which are significant to its historical, architectural or cultural values.
- **"Program Requirements"** are based on market demands and establish the overall level of quality and value to the end user for the program contemplated in the rehabilitation of the Hotel Building. These would include: sound transmission, spatial requirements, interior finishes, and amenities.
- **"Operational Requirements"** establish, maintain or improve the functionality, efficiency, and sustainability of the building systems based on the program contemplated in the reuse of the building. These would include: code, energy, structural, waterproofing, and life safety requirements.

This Treatment Protocol gives first priority to retention of the Feature, and where necessary, repair of the Feature. If repair of the Feature is not feasible, the Feature will be replaced in kind. To ensure that Eligibility is maintained, the PAG will continually reassess the overall amount of original historic fabric to be retained in relation to the Project. If original fabric needs to be replaced and this affects Eligibility, the PAG will recommend that the loss of fabric be offset by mitigation measures incorporated into the overall design of the Project. The PAG will be consulted on decisions made under the Treatment Protocol throughout the design development process and, with the PAG's concurrence, adjustments may be made to the analyses and treatment of the Feature(s) during the course of the Project. In the event additional Features are discovered during research, planning, and construction, this Treatment Protocol includes procedures for addressing Features that are concealed by existing construction. Cumulative impacts due to decisions made under the Treatment Protocol that materially affect Eligibility will be subject to the approval by the PAG.

III. IDENTIFICATION OF FEATURES

This Treatment Protocol is the result of a collaborative series of meetings between NCA, LAC, and the National Trust, and is based on the preliminary list of Features prepared by the City of Los Angeles Office of Historic Resources ("OHR"), dated October 8, 2009. NCA's design team provided expertise and consulted in the development of the Treatment Protocol, including representatives from Gensler, Rios Clementi Hale Studios, and Marmol Radziner. Representatives of LAC and the National Trust actively participated in the review and expansion of the list of Features to be protected. The team carefully analyzed the existing condition of the Hotel and identified extant Features through historical research and a series of site visits.

A careful inventory of the drawing archive at the Century Plaza Hotel resulted in the accumulation of design and construction documents, spanning Minoru Yamasaki's original architectural drawings from 1964 to contemporary interior renovation documentation. Analyses of historical photographs in comparison to the architectural drawings provided the team with a framework from which to identify and define each Feature, which were then compiled into an inventory of Features. Each Feature was identified through a survey of the existing conditions and review of historical documentation (construction documents and historical photographs). The period of significance for the Century Plaza Hotel will be confirmed in a comprehensive Historic Structure Report to be prepared during the design development phase of the Project.

IV. INVENTORY OF FEATURES

The following is a list of Features, subject to this Treatment Protocol, that are part of the preliminary list prepared by OHR as well as added Features identified through the team's research and site visits. These Features have been categorized further into two categories: Retained Features and Removed Features. If additional Features are discovered, they will be categorized as an Uncovered Feature and will be assessed as noted later in this section. If further research reveals that a Feature included in the Retained Feature inventory does not

date from the period of significance of the Hotel, the Feature will be re-categorized subject to review and concurrence by the PAG.

A. Retained Features

1. Curvilinear shape and building plan
2. Viewshed from Avenue of the Stars
3. Setback from Avenue of the Stars
4. Rails and coping that define the perimeter edge of Sunken Plaza
5. One-story “C” shaped penthouse on rooftop
6. Flat rooftop and projection
7. Horizontal cornice-like element running full perimeter of the building, consisting of transparent grille made of aluminum panels arranged in a pressed pattern, resembling classical egg-and-dart molding
8. Balconies
 - a. Identical, uninterrupted 14 horizontal rows of beveled balconies arranged in 30 vertical rows on the east elevation
 - b. Identical 14 horizontal rows of beveled balconies arranged in 25 rows bisected by two elevator towers, creating three balconied sections on the west elevation
 - c. Centered horizontal row of 14 beveled balconies flanked by aluminum panels located on the north and south elevations
 - d. Balcony railings with distinctive inward curved corners and 37 vertical rectangular shaped bars
 - e. Exterior concrete floor slabs at hotel balconies
9. Aluminum Surfaces
 - a. Two off-center elevator towers on the west elevation, sheathed in aluminum panels
 - b. Unpainted anodized aluminum panels located on elevator towers, rooftop penthouse, cornice grille, balcony railings, and ground floor to rooftop paired vertical panels between balconies
10. Floor-to-ceiling transparent glass sliding doors separating balcony spaces from hotel rooms
11. Exterior cement plaster
12. Curved configuration of upper-floor interior corridors (to be retained on at least 9 floors)
13. 5th – 19th floor elevator lobby dome shaped ceilings
14. Perimeter of 19th floor Presidential and Royal suites
15. Ground floor lobby circular ceiling recesses
16. Ground floor main entry canopy structural frame
17. 5th – 19th floor interior corridor doors, frames, and thresholds (to be retained on at least 9 floors)
18. Site trees (as determined by further research)
19. Hardscape (as determined by further research)

B. Removed Features

1. Westside Room

2. Sunken Plaza (below Plaza Level)
3. Ballroom (altered, non-contributor)
4. Landscape (as determined by further research)

C. Uncovered Features

In the event additional potential Features are uncovered during the research, planning, design, or construction process (“Uncovered Feature”), the design team shall employ the following process of assessment of the Uncovered Features:

1. Identify potential Feature and notify designated representative from the OHR;
2. Conduct site visit (include vendor/specialist as necessary);
3. Review, research, and document Feature using drawing archives, historic photographs, and documentation;
4. Review findings with the PAG and get the PAG’s concurrence on how to categorize the Uncovered Feature; and
5. Add the Uncovered Feature to the Inventory as a Retained Feature or a Removed Feature.

V. ANALYSIS OF RETAINED FEATURES

A. Criteria for Analysis

The PAG shall use the following criteria in implementing the Treatment Protocol for each Retained Feature:

1. The treatment for the Feature shall be based on the Secretary of the Interior’s Standards for Rehabilitation in general and on the specific provisions of the Treatment Protocol in particular.
2. The treatment of Retained Features shall be subject to all laws and regulations governing the design and construction standards and specifications for the Project, as well as the construction and installation of structures and associated improvements, including, without limitation, the City’s Building Code, Plumbing Code, Mechanical Code, Electrical Code and Fire Code. NCA, LAC and the National Trust will encourage the City to apply the California Historical Building Code (Health and Safety Code Section 18950, et seq.) and the applicable regulations contained in the California Code of Regulations, Part 8 of Title 24 in the development of plans for the reuse of the Hotel Building. In consultation with the PAG, elements of the Project may exceed the minimum requirements of such codes and regulations as determined necessary by NCA to meet stated project objectives, including without limitation, increased structural strength, enhanced energy efficiency, LEED compliance, enhanced acoustic quality, operational efficiency, and marketability of the Project. The PAG will review and assess the treatment of Retained Features in a manner that seeks to maintain the Eligibility of the Hotel.

3. In consultation with the PAG, elements of a Feature may need to be adjusted, altered, reconfigured, strengthened and/or replaced to allow the Feature to function for its intended use and/or meet code requirements. These elements may include fasteners, connection plates, embedded plates, weatherstripping, caulking, formed curbs or sills, screws, bolts, dowels, or shims.
4. Any work required under this protocol to any Feature may be accomplished in situ or by disassembling and removing the Feature off-site, based on the Secretary of the Interior's Standards for Rehabilitation. Each removed Feature will be reinstalled in substantially the same location.
5. The PAG will complete its review of any work required under this protocol within reasonable schedules and timelines established by NCA. Any work to be executed on any Feature will be completed in accordance with schedules established by NCA.

B. Documentation to Be Used For Analysis – Feature Condition Survey

A Feature Condition Survey will be prepared for each Retained Feature listed below, including a narrative documenting the original construction of these areas based on historical photographs and drawings and specifications from the Architect of Record, Minoru Yamasaki and Western Service and Supply Company (“Historical Documentation”). Uncovered Features categorized as a Retained Feature will be added to the Feature Condition Survey during the research, design and construction process.

Each Feature Condition Survey will provide a visual survey of existing conditions and document alterations that have taken place from the time of the Hotel's opening in 1966 through current day (“Supplemental Documentation”). Based on Historical Documentation and Supplemental Documentation, the Feature Condition Survey will make findings as to whether each Feature dates from the period of significance for the Hotel. Each Feature Condition Survey will also include the following information:

1. Current Condition. Existing conditions will be documented through current photographs and/or sketches.
2. Current Code Requirements. Information on applicable building code standards and regulations will be provided, from which certain existing surfaces and assemblies will be evaluated for treatment.
3. Recommended Testing Methodology. Proposed testing methodologies will be provided to further determine the current condition of a particular Feature. The testing may involve the loss of historical material which shall be minimized to the extent feasible. NCA may commence testing once the testing methodology for a Feature is established in the Feature Condition Survey with the

concurrence of the PAG. Test results will be documented and used in conjunction with NCA's performance criteria to establish the hierarchy of treatment decisions for each Retained Feature.

An outline of the format for each Feature Condition Survey is provided in Exhibit TP-1. Any member of the PAG may request a peer review of any Feature Condition Survey to ensure that Eligibility is maintained, subject to Project timelines established by NCA. At minimum, Feature Condition Surveys will be prepared for the following Retained Features:

1. Aluminum surfaces (exterior bronze anodized)
2. Sliding door and window systems and ground floor and mezzanine storefront systems
3. Railings at hotel balconies and guardrails along sunken plaza
4. Exterior cement plaster
5. Sunken plaza coping
6. Configuration of the 5th – 19th Floor corridors
7. 5th – 19th floor typical elevator lobby dome shaped ceilings
8. Ground floor lobby domed-shaped ceilings
9. Configuration of the perimeter envelope of the existing 19th floor Presidential and Royal Suites
10. Ground floor main entry canopy structural frame
11. Illumination at cornice and balconies on east façade of Hotel
12. Interior doors, frames, and thresholds (5th – 19th floor corridors)
13. Exterior concrete floor slabs at Hotel balconies
14. Site trees

VI. REHABILITATION METHODOLOGY FOR RETAINED FEATURES

A. Overview

The intent of the evaluation criteria and rehabilitation methodologies is to adhere to the Secretary of the Interior's Standards for Rehabilitation, with the goal of maintaining the Hotel's Eligibility. The first priority is the retention of the Feature, and where necessary, repair of the Feature. If repair of the Feature is not feasible, the Feature will be replaced in kind. Based on overall project design requirements, alterations, attachments, or additions to a Feature may be required. Any alterations, attachments, or additions to Features will be considered, in consultation with the PAG, based on the Secretary of the Interior's Standards for Rehabilitation. Any Retained Features adjacent to the new construction will not be radically changed, obscured, damaged, or destroyed. Additional methodologies for alterations, attachment, or additions to Retained Features will be established as required during the design phase. In general, the rehabilitation methodology for each Retained Feature will be established based on the following process:

1. Complete Feature Condition Survey;
2. Establish performance criteria for evaluation of the Retained Feature based on

- Rehabilitation Costs, Program Requirements, and/or Operational Requirements;
3. Establish testing methodology of Feature; and
 4. Establish rehabilitation methodology of Feature based on test results and performance criteria.

B. Rehabilitation Criteria for Retained Features

The following preliminary rehabilitation criteria/methodologies have been established for some of the Inventory of Features. These are not intended to be complete, but rather portray the level of detail that will be applied to the treatment of Features as a part of this protocol. The preliminary methodologies included herein will be further defined during the design phase and will be incorporated into the specifications for the Project, in consultation with the PAG.

1. Aluminum Surfaces (Exterior bronze anodized)

- a. Rehabilitation of the aluminum surfaces shall consider the following performance criteria: Operational Requirements (Code, Waterproofing) and Rehabilitation Costs.
- b. Testing methodologies for the proposed rehabilitation of aluminum surfaces per the façade restoration consultant (to be specified):
 - Utilization of ultrasonic coating thickness gauges to test all aluminum substrates
 - Current existing coating will be removed with a mild solvent to prevent false readings
 - The areas tested will be no larger than 5"x5"
 - The small test areas will not be noticeable, but may appear "clean" in comparison to the surrounding substrates

Additional testing methodologies will be provided by a curtain wall consultant during design and included in the Project Specifications.

- c. Aluminum surface condition to be rated per the following definitions. Original panel thickness ranges from 1/8" to 3/16":
 - Good condition: 1+ mil thickness with no aluminum oxidization pitting
 - Fair condition: ½ mil to 1 mil thickness with minimal pinhole aluminum oxidization pitting
 - Deteriorated: 0 to ½ mil thickness with excessive pitting

- d. Examples of rehabilitation methodologies for aluminum surfaces based on test results:

- (1) Retention and cleaning and/or clear coating of existing aluminum surfaces

For existing aluminum surfaces in good condition: Goal is to stabilize and preserve the anodized layer from further degradation after testing. Note that major pitted surfaces would need to be re-anodized, painted

or replaced and treated per Option (2), below.

- Conduct mil thickness test of anodized panels
- Mil thickness over 1 mil is suitable for cleaning and clear coating (if under 1 mil thickness, cleaning process may degrade the anodize layer)
- Clean and refurbish minor pitting of surfaces with recommended processes including clear-coating

(2) Retention and re-anodization of existing panels

For deteriorated existing aluminum surfaces:

- Requires removal of panels, risking damage to original historic Fabric
- Major pitted surfaces may be resurfaced and filled prior to re-anodizing
- Enables waterproofing issues to be addressed within existing assemblies, including replacement of gasketing
- Less maintenance than painting over the long term

(3) Retention and application of metallic coating on existing panels

For existing aluminum surfaces in fair condition:

- Prep, resurface and fill pitted surfaces in place
- Application of mica or metallic coatings, including PPG coating (Corafon - two component, fluoropolymer finish with clear top coat)
- Coatings can be spray applied in place; VOC compliant
- Closest resemblance to color anodized finish (custom matched to anodized color)
- Only option for restoring major pitted surfaces
- Less maintenance than clear coat

(4) Replacement and re-cladding with new bronze anodized aluminum panels

For deteriorated existing aluminum surfaces in need of replacement:

- Full removal of all existing aluminum panels
- Enables waterproofing issues to be addressed within existing assemblies
- Most expensive option
- Least amount of maintenance

2. Sliding door and window systems and ground floor and mezzanine storefront systems

- a. Rehabilitation of the sliding door and window systems and ground floor and mezzanine storefront systems shall consider the following performance criteria: Program Requirements (Sound Transmission), Operational Requirements (Energy Performance), and Rehabilitation Costs.

- b. Testing methodologies for the proposed rehabilitation of the sliding door and window systems and the ground floor and mezzanine storefront systems (to be further specified):
- Utilization of ultrasonic coating thickness gauges to test all aluminum substrates
 - Current existing coating will be removed with a mild solvent to prevent false readings
 - The areas tested will be no larger than 5”x5”
 - The small test areas will not be noticeable, but may appear “clean” in comparison to the surrounding substrates

Testing methodologies for glass and slider door systems may be further defined based on input from façade restoration, acoustical, and curtain wall consultants during the design phase and outlined in the Project specifications.

- c. Examples of Rehabilitation Methodologies:

(1) Maintain existing frames and sashes, re-glaze with higher performance glazing:

- Remove door panel and fixed window sashes; leave aluminum frame (head, jambs and sill components) and lit panel in place
- Remove all glazing from door panel and window sash units
- Re-machine extrusions of door panel and fixed window sashes to allow for insulated or laminated glazing
- Upgrade hardware (top or bottom mounted) on door panel to accommodate weight of glazing
- Install proper locking hardware on door panel
- Reinstall door panel and window sash units into existing frames
- Clean and clear coat existing anodized aluminum frames in place
- Clean and clear coat existing anodized aluminum sashes off-site

(2) Maintain existing frames and re-glaze with higher performance glazing:

- Remove door panel and fixed window sashes; leave aluminum frame and lit panel (head, jambs and sill components) in place
- Remove pitted frames, resurface and re-anodize or replace with new frames to match original in finish and dimension
- Fabricate new extrusions of door panel and fixed window sashes to match original in finish and dimension and allow for insulated or laminated glazing
- New extrusions shall have factory applied clear anodized coating
- Reinstall door panel and window sash units into existing frames
- Clean and clear coat existing anodized aluminum frames in place

(3) Replace all door and window system components:

- Fabricate new extrusions of door panel and fixed window sashes to match original in finish and dimension and allow for insulated or laminated glazing

- Removal of frames will impact the integrity of the existing cement plaster surfaces
 - Removal of frames will enable substandard waterproofing issues to be inspected and addressed at jambs and sill conditions
 - New components shall have factory applied clear anodized coating
- (4) Additional rehabilitation methodologies will be established by the curtain wall consultant as required during the design phase.

3. Railings at hotel balconies and guardrails along sunken plaza

- a. Rehabilitation of the railings at hotel balconies and guardrails along sunken plaza shall consider the following performance criteria: Operational Requirements (Structural Integrity) and Rehabilitation Costs.
- b. Testing methodologies for the rehabilitation of railings at Hotel balconies and guardrails along sunken plaza shall be provided by an aluminum railing wall consultant and structural engineer during design and outlined in the Project Specifications.
- c. Examples of Rehabilitation Methodologies:
 - (1) For Aluminum Railings in Good Condition: Clean and clear coat railing components in place
 - (2) For Aluminum Railings in Fair Condition: Temporarily remove pitted railing components for repair, resurfacing, and refinishing. Re-surfaced components shall be refinished with clear coat or high performance coating to match existing color of the adjacent surfaces.
 - (3) For Aluminum Railings in Deteriorated Condition: Replace any damaged surfaces that cannot be repaired with material in like kind based on original construction documents.
 - (4) Additional rehabilitation methodologies will be established as required during the design phase.

4. Exterior cement plaster

- a. Rehabilitation of the exterior cement plaster shall consider the following performance criteria: Operational Requirements (Code, Waterproofing) and Rehabilitation Costs.
- b. Testing methodologies for the proposed rehabilitation of the exterior cement plaster shall be outlined in the Project Specifications.
- c. Examples of Rehabilitation Methodologies:
 - (1) Conduct sieve analysis of the existing cement plaster to determine the composition for future matching of new plaster; and
 - (2) Clean and repaint existing plaster surfaces; and/or
 - (3) Replace any plaster surfaces to be removed as part of the rehabilitation work with material in like kind based on original construction

documents.

- (4) Additional rehabilitation methodologies will be established as required during the design phase.

5. Sunken plaza coping

- a. Rehabilitation of the sunken plaza coping shall consider the following performance criteria: Operational Requirements (Code, Structural Integrity, Waterproofing) and Rehabilitation Costs.
- b. Testing methodologies for the proposed rehabilitation of the sunken plaza coping shall be outlined in the Project Specifications.
- c. Examples of Rehabilitation Methodologies:
 - (1) Conduct an analysis of the material composition (aggregate surface) of the entire coping to determine the locations of modifications to the original Feature;
 - (2) Clean and repair the existing coping;
 - (3) Replace any aggregate surface areas to be removed as part of rehabilitation with material in like kind based on original construction documents;
 - (4) Additional rehabilitation methodologies will be established as required during the design phase.

6. Configuration of the 5th – 19th floor corridors

The configuration of the corridors shall be retained on six hotel floors and on three residential floors.

- a. Rehabilitation of the configuration of the 5th – 19th floor corridors shall consider the following performance criteria: Program Requirements (Sound Transmission), Operational Requirements (Structural Integrity), and Rehabilitation Costs.
- b. Testing methodologies for the rehabilitation of the configuration of the 5th – 19th floor corridors shall be outlined in the Project Specifications.
- c. Rehabilitation Methodologies will be established during the design phase.

7. 5th – 19th floor typical elevator lobby dome shaped ceilings

- a. Rehabilitation of the 5th – 19th floor typical elevator lobby dome-shaped ceilings shall consider the following performance criteria: Program Requirements (Sound Transmission), Operational Requirements (Structural Integrity), and Rehabilitation Costs.
- b. Testing methodologies for the rehabilitation of the 5th – 19th floor typical elevator lobby dome-shaped ceilings shall be outlined in the Project Specifications.
- c. Examples of Rehabilitation Methodologies:

- (1) Clean and repaint existing interior gypsum plaster surface and/or:
- (2) Replace any gypsum plaster surfaces to be removed as part of rehabilitation work with material in like kind based on original construction documents.
- (3) Additional rehabilitation methodologies will be established as required during the design phase.

8. Ground floor lobby domed-shaped ceilings

- a. Rehabilitation of the ground floor lobby dome shaped ceilings shall consider the following performance criteria: Program Requirements (Sound Transmission), Operational Requirements (Structural Integrity), and Rehabilitation Costs.
- b. Testing methodologies for the rehabilitation of the ground floor lobby dome-shaped ceilings shall be outlined in the Project Specifications.
- c. Examples of Rehabilitation Methodologies:
 - (1) Clean and repaint existing interior gypsum plaster surface and/or:
 - (2) Replace any gypsum plaster surfaces to be removed as part of rehabilitation work with material in like kind based on original construction documents.
 - (3) Additional rehabilitation methodologies will be established as required during the design phase.

9. Configuration of the perimeter envelope of the existing 19th floor Presidential and Royal Suites

- a. Rehabilitation of the configuration of the perimeter envelope of the existing 19th floor Presidential and Royal Suites shall consider the following performance criteria: Program Requirements (Sound Transmission), Operational Requirements (Structural Integrity), and Rehabilitation Costs.
- b. Testing methodologies for the rehabilitation of the configuration of the perimeter envelope of the existing 19th floor Presidential and Royal Suites shall be outlined in the Project Specifications.
- c. Examples of Rehabilitation Methodologies:
 - (1) Clean and repaint existing interior gypsum plaster surface and/or:
 - (2) Replace any gypsum plaster surfaces to be removed as part of rehabilitation work with material in like kind based on original construction documents.
 - (3) Additional rehabilitation methodologies will be established as required during the design phase.

10. Ground floor main entry canopy structural frame

- a. Rehabilitation of the entry canopy shall consider the following performance criteria: Operational Requirements (Structural Integrity, Energy

Performance), Program Requirements, and Rehabilitation Costs.

- b. Testing methodologies for the rehabilitation of the entry canopy shall be provided by the structural engineer and outlined in the Project Specifications.
- c. Example of Rehabilitation Methodologies:
 - (1) Maintain existing steel outriggers
 - (2) Replace existing plastic corrugated panels with compatible materials
 - (3) Install lighting elements
 - (4) Install signage elements
 - (5) Additional rehabilitation methodologies will be established as required during the design phase.

11. Illumination at cornice and balconies on east façade of Hotel

- a. Rehabilitation of the illumination components at the cornice and balconies in their entirety or in part shall consider the following performance criteria: Operational Requirements (Energy Performance) and Rehabilitation Costs.
- b. Testing methodologies for the rehabilitation of the illumination components at the existing cornice and balconies shall be provided by the electrical engineer and lighting consultant and outlined in the Project Specifications.
- c. Examples of Rehabilitation Methodologies:
 - (1) Repair or replacement of failed components
 - (2) Clean and clear coat components that are not pitted and have a competent anodized layer
 - (3) Temporarily remove pitted components for repair, resurfacing and refinishing. Finishing methods of re-surfaced components shall be either a clear coat or the application of a high performance coating to match the existing color of the adjacent surfaces.
 - (4) Replace any damaged surfaces that cannot be repaired with material in like kind based on original construction documents
 - (5) Additional methodologies will be established as required during the design phase.

12. Interior doors, frames, and thresholds (5th – 19th Floor Corridors)

Interior doors, frames, and thresholds shall be retained on six hotel floors and on three residential floors.

- a. Rehabilitation of the interior doors, frames, and thresholds in their entirety or in part shall consider the following performance criteria: Operational Requirements (Code, Energy), Program Requirements (Sound Transmission), and Rehabilitation Costs.
- b. Testing methodologies for the rehabilitation of the existing interior doors, frames, and thresholds shall be outlined in the Project Specifications.

- c. Examples of Rehabilitation Methodologies:
 - (1) Maintain the existing interior doors, frames, and thresholds
 - (2) Repair or replacement in like kind of existing door hardware (hinges, lever, closer)
 - (3) Replace any damaged surfaces of doors/frames/thresholds that cannot be repaired with material in like kind based on original construction documents
 - (4) Relocate extant elements to floors where they will be retained
 - (5) Additional rehabilitation methodologies will be established as required during the design phase.

13. Exterior concrete floor slabs at hotel balconies

- a. Rehabilitation of the exterior concrete floor slabs at hotel balconies shall consider the following performance criteria: Operational Requirements (Structural Integrity).
- b. Testing methodologies for the rehabilitation of the existing exterior concrete floor slabs at hotel balconies shall be provided by the structural engineer and outlined in the Project Specifications.
- c. Examples of Rehabilitation Methodologies:
 - (1) Remove existing applied material (artificial turf) and adhesives and clean the existing concrete slabs.
 - (2) Repair or replace any damaged concrete surfaces with material in like kind based on original construction documents.
 - (3) Additional rehabilitation methodologies will be established as required during the design phase.

14. Site trees

- a. Rehabilitation or replacement of the existing site trees shall consider the following performance requirements: Program Requirements.
- b. Testing methodologies for the rehabilitation of the existing site trees shall be provided by an arborist and landscape architect and outlined in the Project Specifications.
- c. Examples of Rehabilitation Methodologies:
 - (1) Identify original trees elements.
 - (2) Trees identified as original Features may be removed, stored and will be reinstalled as part of the Project landscape design.
 - (3) Additional rehabilitation methodologies will be established as required during the design phase.

VII. RECORDATION OF FEATURES

- A. Documentation of all Features will meet the Secretary of the Interior’s Standards for Architectural and Engineering Documentation**
1. Standard I – Documentation shall adequately explicate and illustrate what is significant or valuable about the historic building, site, structure, or object being documented.
 2. Standard II – Documentation shall be prepared accurately from reliable sources with limitations clearly stated to permit independent verification of the information.
 3. Standard III – Documentation shall be prepared on materials that are readily reproducible, durable, and in standard sizes.
 4. Standard IV – Documentation shall be clearly and concisely produced.
- B. Documentation of all Retained or Removed Features will meet the Secretary of the Interior’s Standards for the Historic American Buildings Survey (HABS)**
1. **Retained Features**
 - Field Photography (35mm)
 - Select Historic Drawings
 - Written History and Description
 2. **Removed Features**
 - Large Format Photography
 - Select Historic Drawings
 - Written History and Description

In addition to the recordation of Features listed above, a summary of the Historic Structures Report Context Statement for the Historic Evaluation will be archived in HABS format.

VIII. PREPARATION OF CONSTRUCTION DOCUMENTS

The design process for the Hotel will be guided by methodologies outlined in this Treatment Protocol. The process will be documented by construction document drawings and Project specifications describing in detail the procedures for rehabilitation as well as future maintenance of the Features. The Project specifications shall also include protocols to manage, protect and maintain the Features included in the Feature Condition Survey and Features uncovered during construction.

IX. FINAL DOCUMENTATION OF COMPLETED CONSTRUCTION WORK

Once the construction work has been completed, final documentation shall be provided of the work completed as well as warranties provided for the work in accordance with the Project Specifications. In addition, ongoing maintenance procedures will be provided in the specifications and shall require ongoing documentation after Project completion to ensure that the integrity of the Feature is properly maintained.

EXHIBIT TP-1
FEATURE CONDITION SURVEY FORMAT

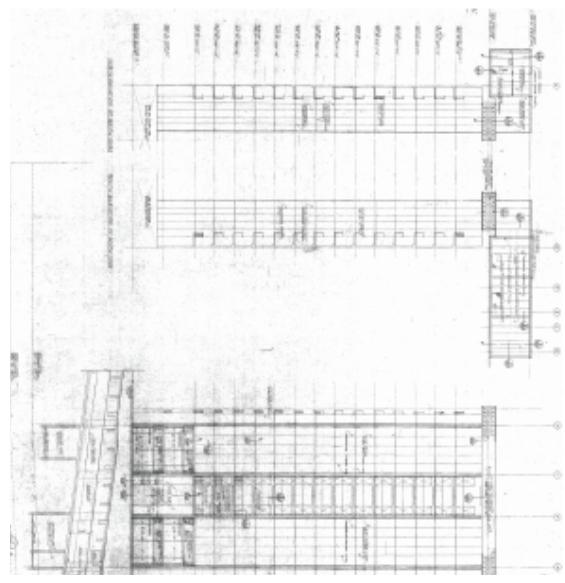
ATTACHMENT - B TREATMENT PROTOCOL
 EXHIBIT TP-1 - FEATURE CONDITION SURVEY FORMAT
 CENTURY PLAZA HOTEL

THIS IS A SAMPLE DOCUMENT TO BE INCLUDED IN THE TREATMENT PROTOCOL. ALL INFORMATION IN THIS DOCUMENT IS SUBJECT TO THE COMPLETION OF THE FEATURE CONDITION SURVEY.

Retained Feature	Historical Documentation	Supplemental Documentation	Current condition
<p>Bronze Anodized Aluminum Materials Anodized aluminum column caps Anodized aluminum mullion gaskets Anodized aluminum decorative cornice</p>	<p>MVA Dwgs. (Aug 1984) Sheets A-40, 41, 42 - Exterior Building Elevations Aluminum wall panels noted as Aluminum Panels Light Duranodic Finish. Neoprene gasket noted between aluminum panels. Aluminum column caps noted as Light Duranodic trim. MVA Dwgs. (Aug 1984) Sheets A-44 - Exterior Wall Details Aluminum wall panel thickness noted as .125 aluminum panel on Detail 7/41-44. 1/4" resilient mullion gasket between bent edges of aluminum panel noted on Detail 7/41-44. Detail 7/41-44 indicates aluminum column cap as .100 aluminum sheet column cover. MVA Dwgs. (Aug 1984) Sheets A-47 - Exterior Wall Details Detail 13/47 indicates Typical Aluminum Panel Mullion Gasket.</p>	<p>No additional supplemental documentation found regarding the specification or detailing of the anodized, aluminum panels, column caps.</p>	<p>Bronze Anodized Aluminum Wall Panels Visual survey of existing bronze anodized, aluminum panels indicates that the current panels are all original to the structure. A clear coating has been applied to the aluminum panels since the time of their original installation. This clear coating is showing signs of various levels of deterioration. There are sections of existing aluminum panels located on the North elevation of the building that have visibly pitted surfaces. Visual survey of the mullion gasket detail between the wall panels indicates a detail assembly that differs from the original MVA construction documents. The mullion gasket detail currently installed between the existing panels consists of a dark anodized, aluminum channel cap with a white vinyl insert strip in the middle of the channel cap. Visual survey indicates that there are sections of missing mullion gaskets between the aluminum wall panels. Bronze Anodized Aluminum Column Caps Visual survey of existing bronze anodized, aluminum column caps indicates that the current panels are all original to the structure. A clear coating has been applied to the aluminum column caps since the time of their original installation. This clear coating is now showing signs of various levels of deterioration. Visual survey indicates that the sections of aluminum column caps located on the East side of the building from the ground floor level up to the 5th floor level may have received additional clear coat applications. Visual survey of the column cap sections located at ground floor level indicates that there are a number of sections that have been derived from ground floor pedestrian traffic.</p>
	<p>Current Code Requirements No applicable code requirements</p>	<p>Recommended Testing An architectural metal survey should be conducted by a reputable, metal restoration company that has extensive experience in rehabilitating and reconditioning anodized colored, aluminum materials. A metal survey should be conducted on approximately 10% of the aluminum wall panel surfaces located on the North, South and West elevations of the building, and the North, South, East and West elevations of the rooftop mechanical room. The metal survey should consist of measuring the thickness of the existing anode coating in order to determine the appropriate methodology(ies) for rehabilitating the condition of the anodized wall panels. The metal survey should also test the following treatments for rehabilitating the condition of the anodized, aluminum wall panels:</p> <ol style="list-style-type: none"> 1. Removal of existing, deteriorated clear coating. 2. Application of a suitable clear coating on the aluminum surfaces with existing anode coating of 1 mil thickness or greater 3. Application of a high performance coating at areas under 1/2 mil of anode coating and extreme aluminum oxide deterioration (heavily pitted) 4. Resurfacing and re-anodizing of aluminum surfaces with under 1/2 mil of anode coating and extreme aluminum oxide deterioration (heavily pitted) 5. Filling, repair and application of a high performance coating at damaged aluminum surfaces. 	<p>Treatment Methodology Metal survey concluded that the following methodology(ies) should be used for rehabilitating the existing, anodized aluminum wall panels and column caps:</p>

Exhibit TP1 - Feature Condition Survey Format

ORIGINAL YAMASAKI- DRAWINGS



SHEET A-42: BUILDING SOUTH ELEVATION AND ELEVATOR CORE ELEVATIONS



HISTORIC- PHOTO

CURRENT CONDITION

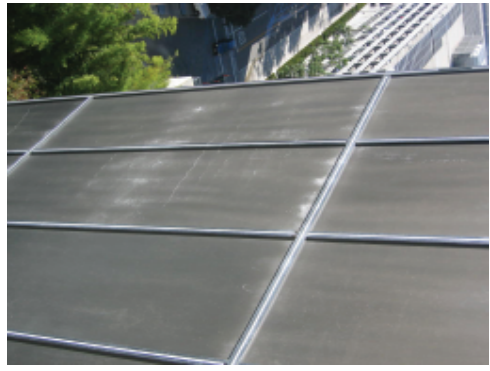
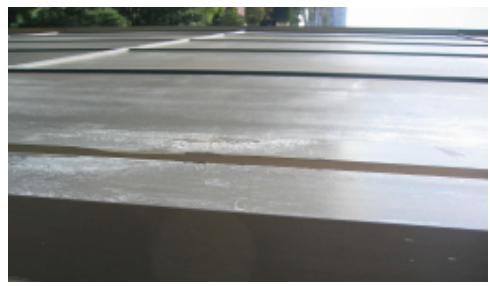
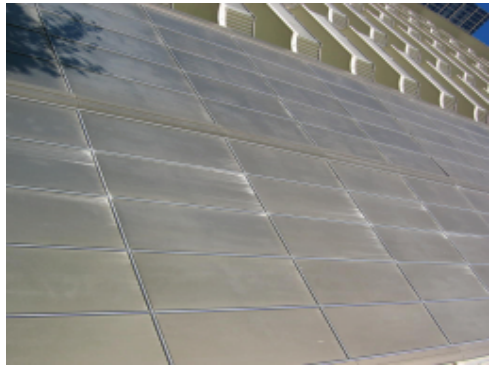
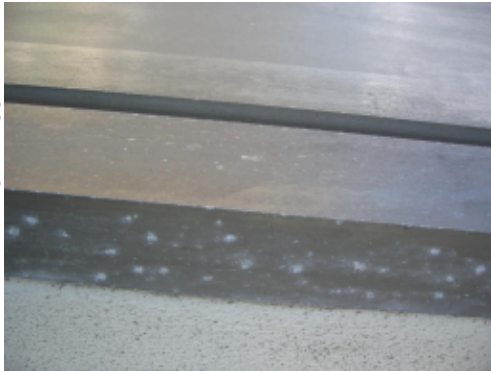


Exhibit TP1 - Feature Condition Survey Format

EXISTING CONDITION - 2009



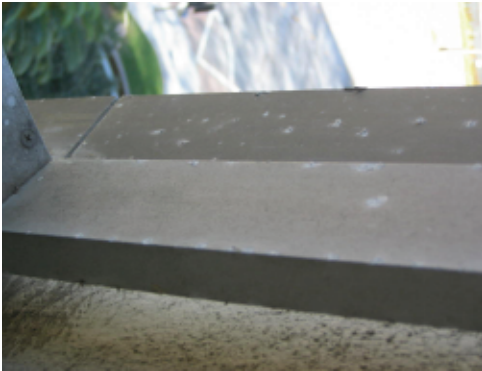
ALUMINUM COLUMN CAP - 2009



ALUMINUM COLUMN CAP - 2009



ALUMINUM COLUMN CAPS AT BALCONIES



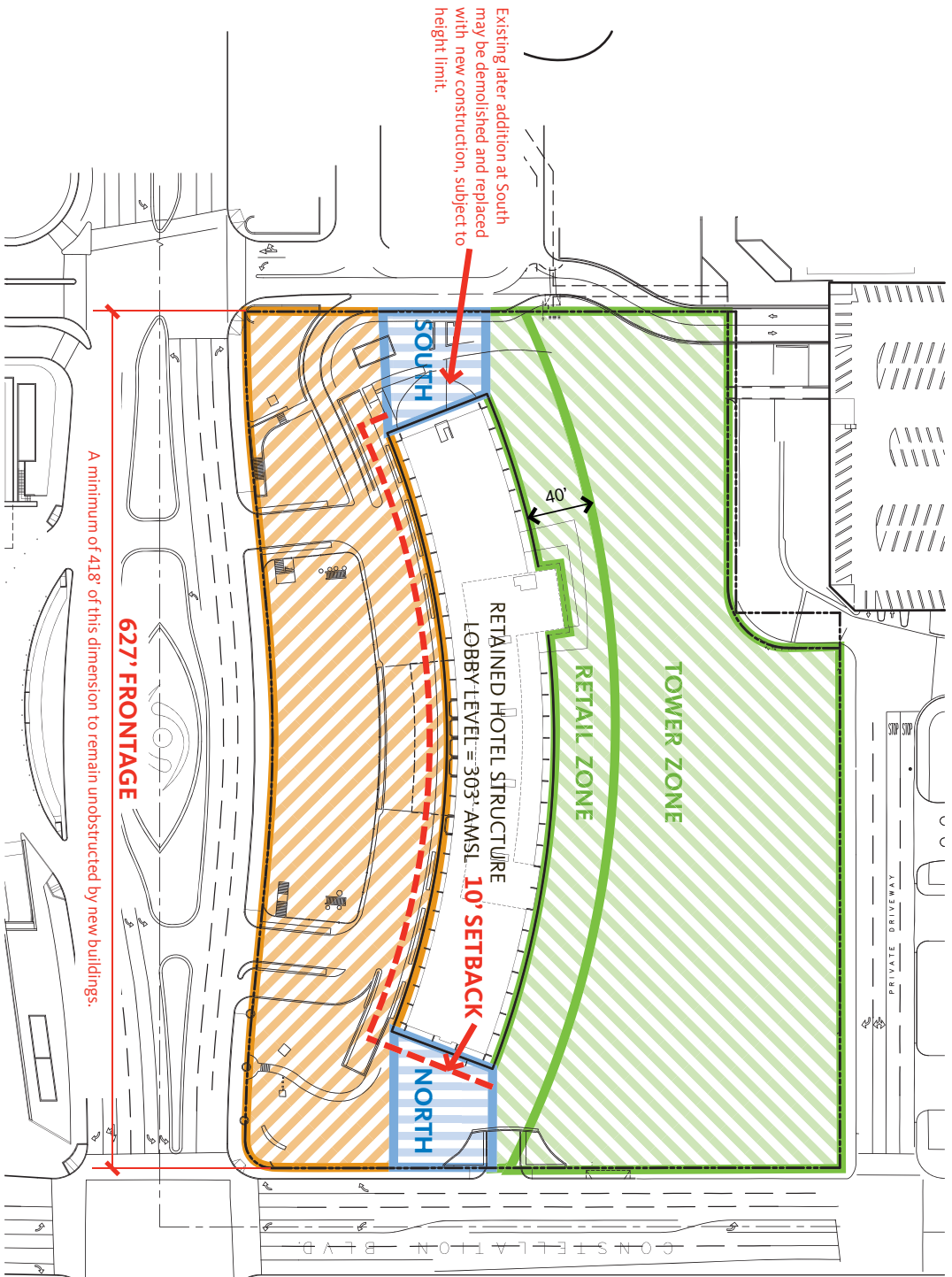
ALUMINUM COLUMN CAPS



ALUMINUM COLUMN CAPS



ALUMINUM DETAIL AT CORNICE - 2009



SITE DEVELOPMENT ZONE

TOWER ZONE
HEIGHT LIMIT: FAA LIMIT
RETAIL ZONE
HEIGHT LIMIT: 335' AMSL
SOFT AMENITIES: 345' AMSL

TRANSITION ZONE

NORTH ZONE
HEIGHT LIMIT: 316' AMSL
SOUTH ZONE
HEIGHT LIMIT: 330' AMSL

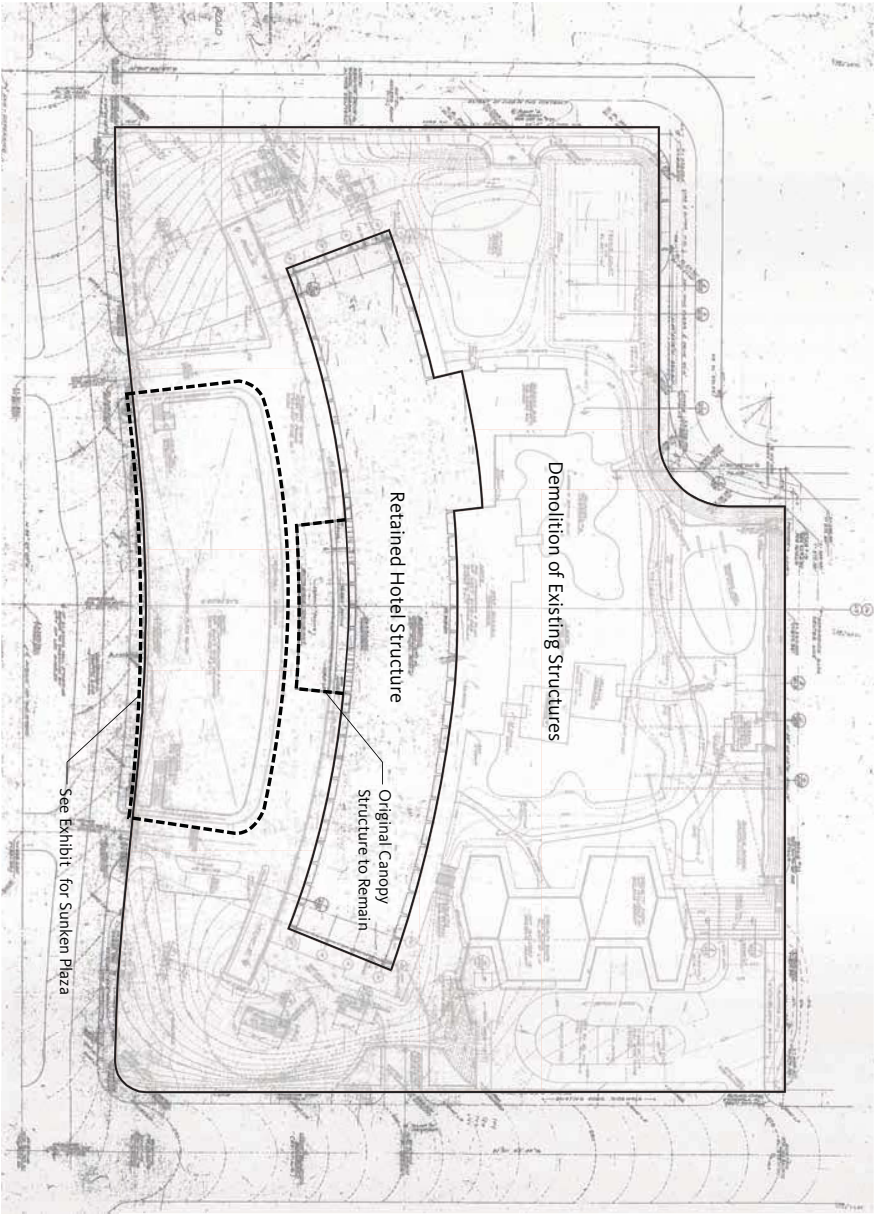
VIEWSHED ZONE

HEIGHT LIMIT: 330' AMSL
NEW CONSTRUCTION LIMIT: 11,000 SF

The height of the useable portion of any individual building within the viewshed zone shall be limited to 25' above existing grade and an additional 5' shall be permitted for architectural features

AMSL = Above Mean Sea Level
REFER TO EXHIBIT 4 FOR HEIGHT LIMIT SECTION

EXHIBIT 1



AVENUE OF THE STARS

See Exhibit for Sunken Plaza

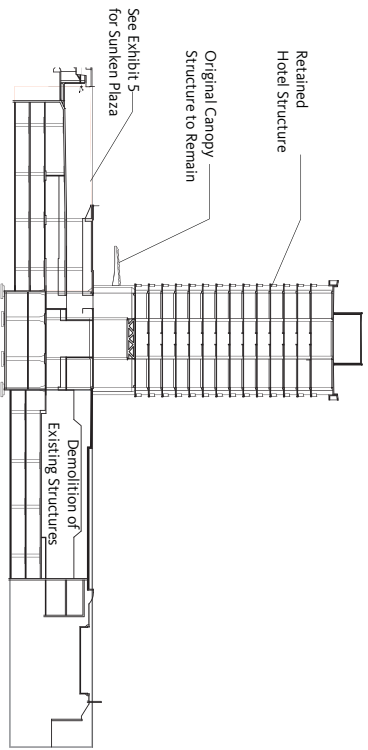


EXHIBIT 2

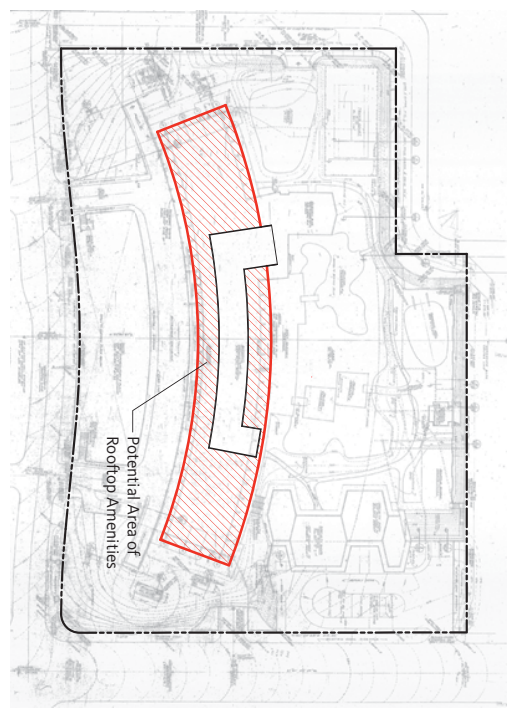
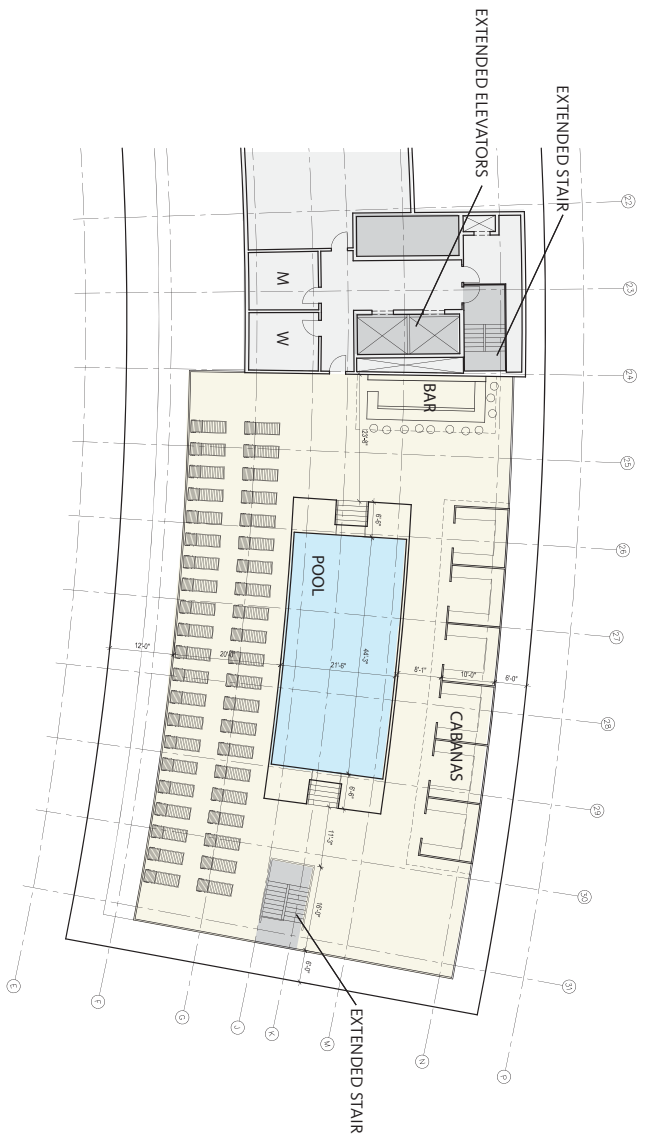
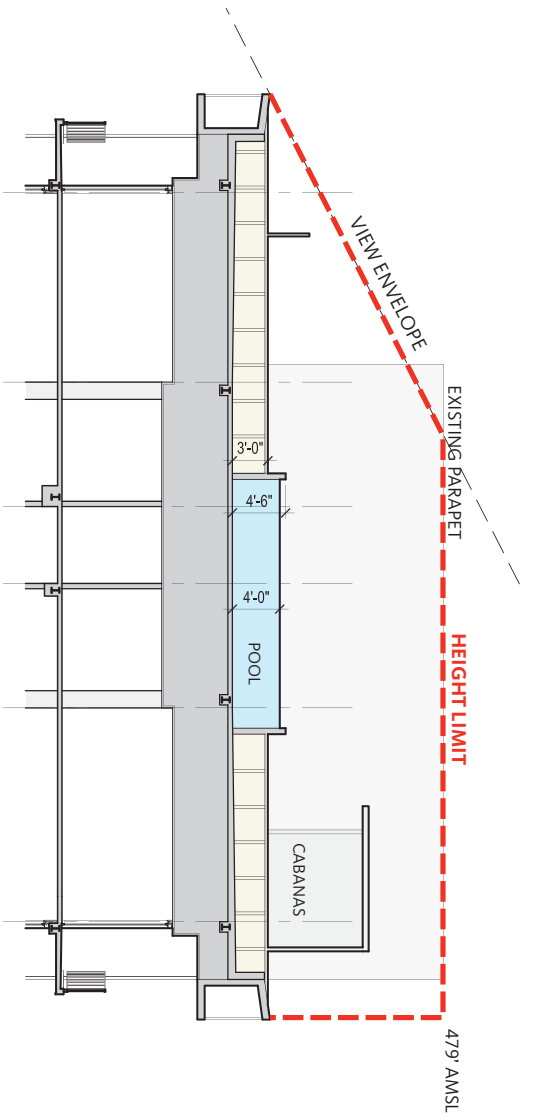


EXHIBIT 3

REFER TO EXHIBIT 4 FOR VIEW ENVELOPE

CENTURY PLAZA HOTEL

Los Angeles, CA

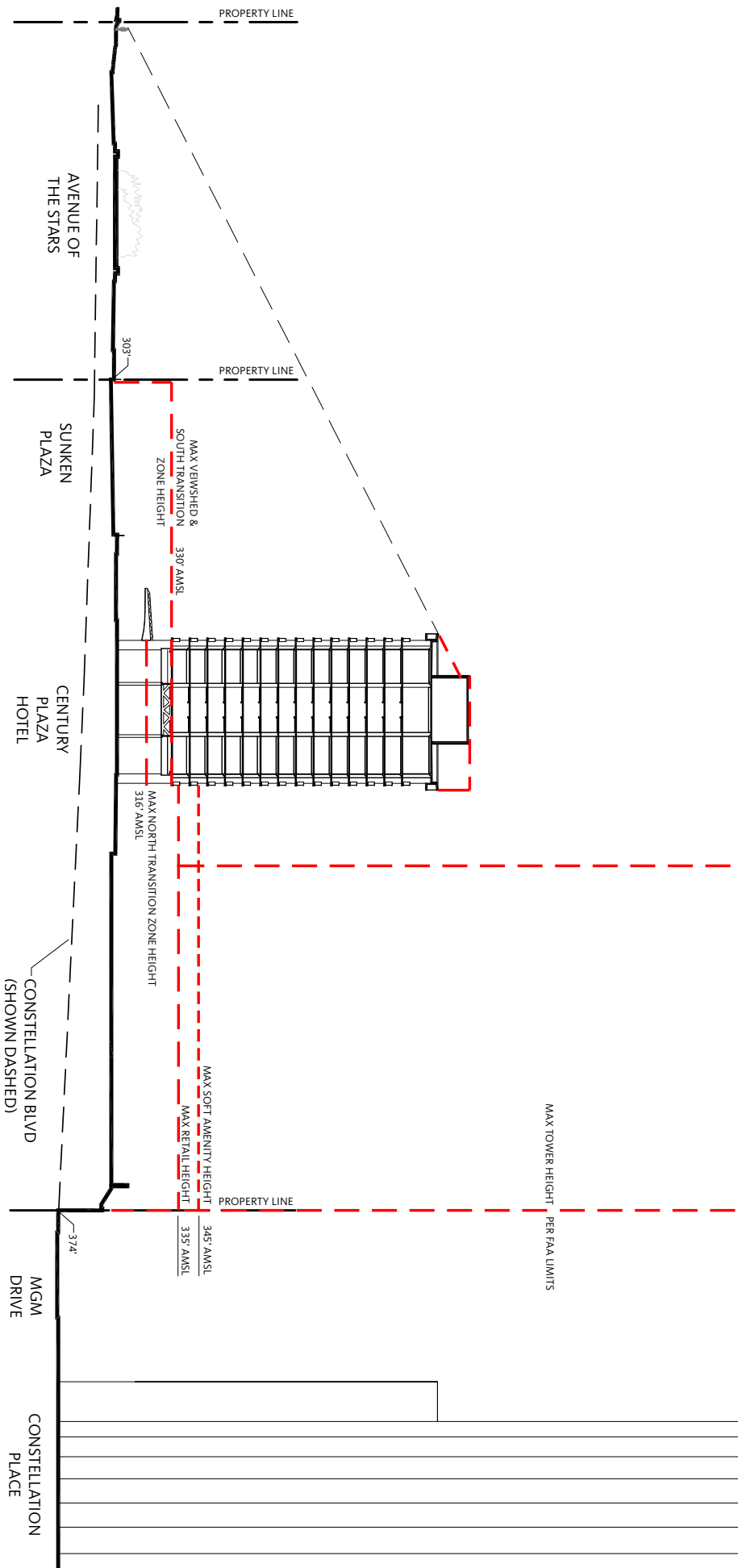
05.7716.0001

EXHIBIT 3 - ROOF AMENITIES

January 22, 2010

RIOS CLEMENTI HALE STUDIOS MARMOL RADZINER

Gensler



REFER TO EXHIBIT 1 FOR PLAN LOCATION OF HEIGHT ZONES
 REFER TO EXHIBIT 3 FOR ROOF HEIGHT LIMITS

CENTURY PLAZA HOTEL

Los Angeles, CA

05.7716.000

EXHIBIT 4 - SITE LINES AND MAX. ROOF ELEVATIONS

January 22, 2010

RIOS CLEMENTI HALE STUDIOS

MARMOL RADZINER

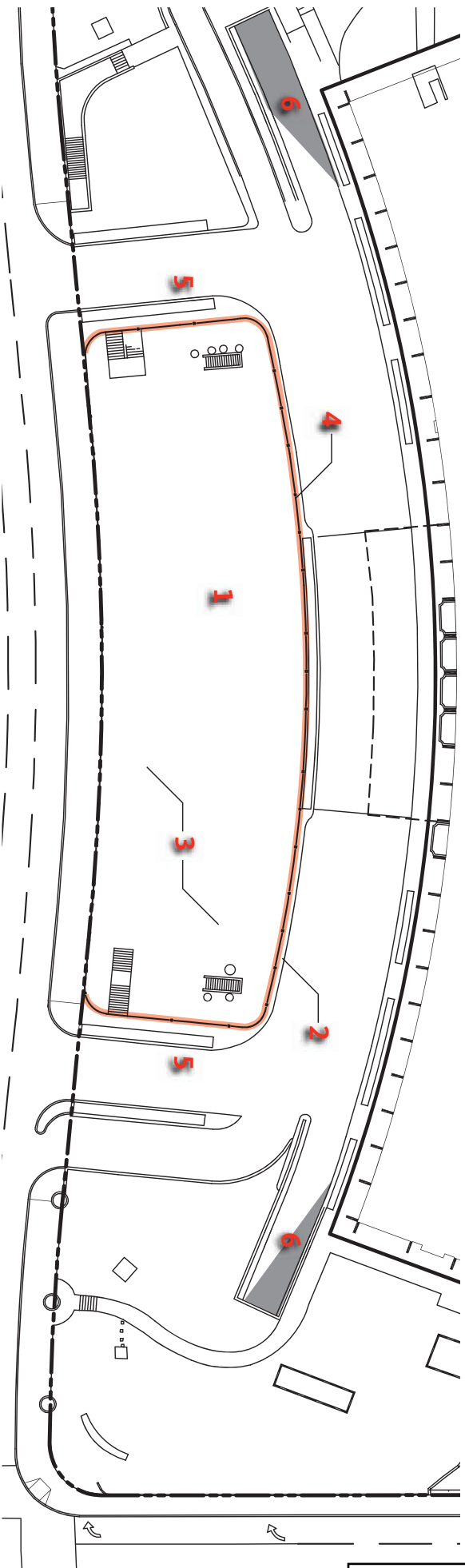


EXHIBIT 4

Notes

1. The sunken plaza and the parking and substructure levels below it may be removed and filled with a limited amount of new construction as noted in Exhibit 1. Parking structures, or commercial or other space may be constructed beneath the Plaza and new landscape, hardscape, water features, and/or free standing buildings or building additions may be constructed within the Plaza.
2. Subject to the Treatment Protocol, the perimeter location of the sunken plaza shall be demarcated by retaining the railing and curb on the three sides other than adjacent to Avenue of the Stars (subject to new penetrations consistent with the conditions set forth below). The original Yamasaki rail feature may need to be removed, stored, and reinstalled. To the extent necessary due to missing sections or damage, the rail feature may be re-constructed.
3. The design of the sunken plaza inside the perimeter shall have a finished grade with an elevation at least one foot lower than existing adjacent grade, subject to disabled access requirements.
4. The design shall be intended to provide pedestrian access through the sunken plaza. Penetrations of the railing and curb as well as level grade across the sunken plaza shall be allowed for pedestrian access to the sunken plaza.
5. The configuration and location of the two main driveways to and from the entrance of the Hotel Building from Avenue of the Stars shall be retained (and shall remain symmetrical on each side of the sunken plaza), although they may be reduced in width.
6. The ramps to and from subterranean parking levels in front of the Hotel Building and other driveways and access roads on the Property may be added, relocated or reconfigured. No vehicular ramps or roads may be constructed at grade within the sunken plaza.

REFER TO EXHIBIT 1 FOR HEIGHT ZONES IN THIS AREA



CENTURY PLAZA HOTEL

Los Angeles, CA

EXHIBIT 5 - SUNKEN PLAZA

05.7716.000

January 22, 2010

RIOS CLEMENTI HALE STUDIOS

MARMOL RADZINER

Gensler

EXHIBIT 5

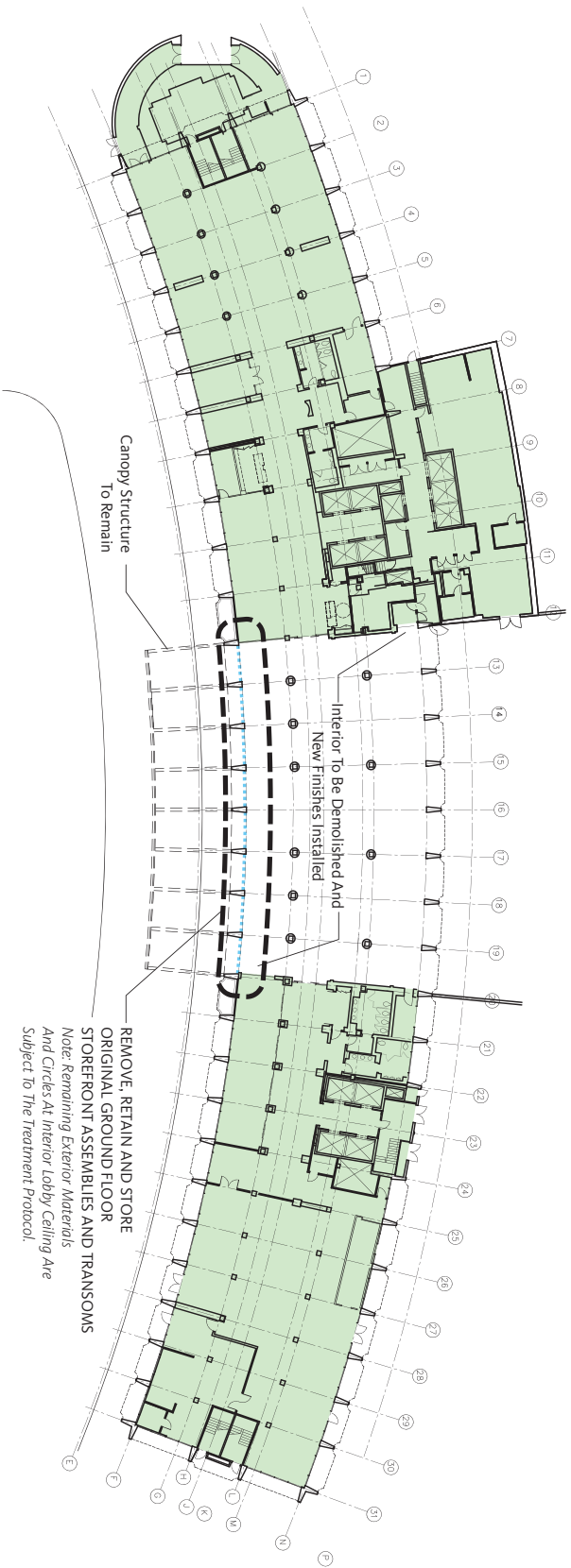


EXHIBIT 6

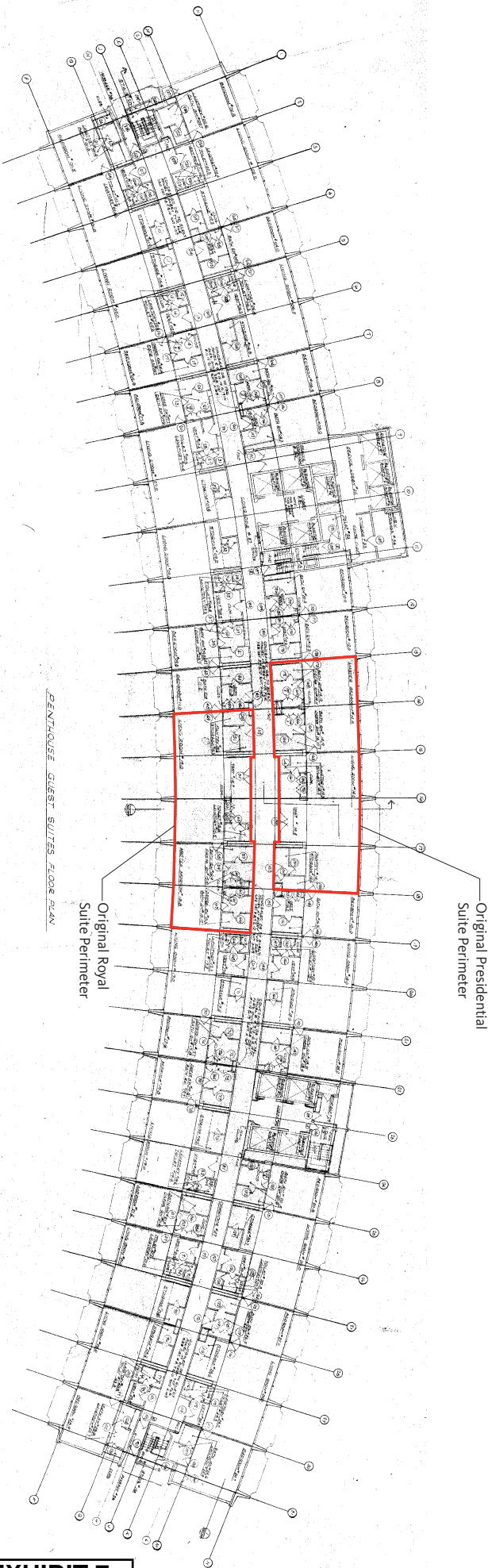
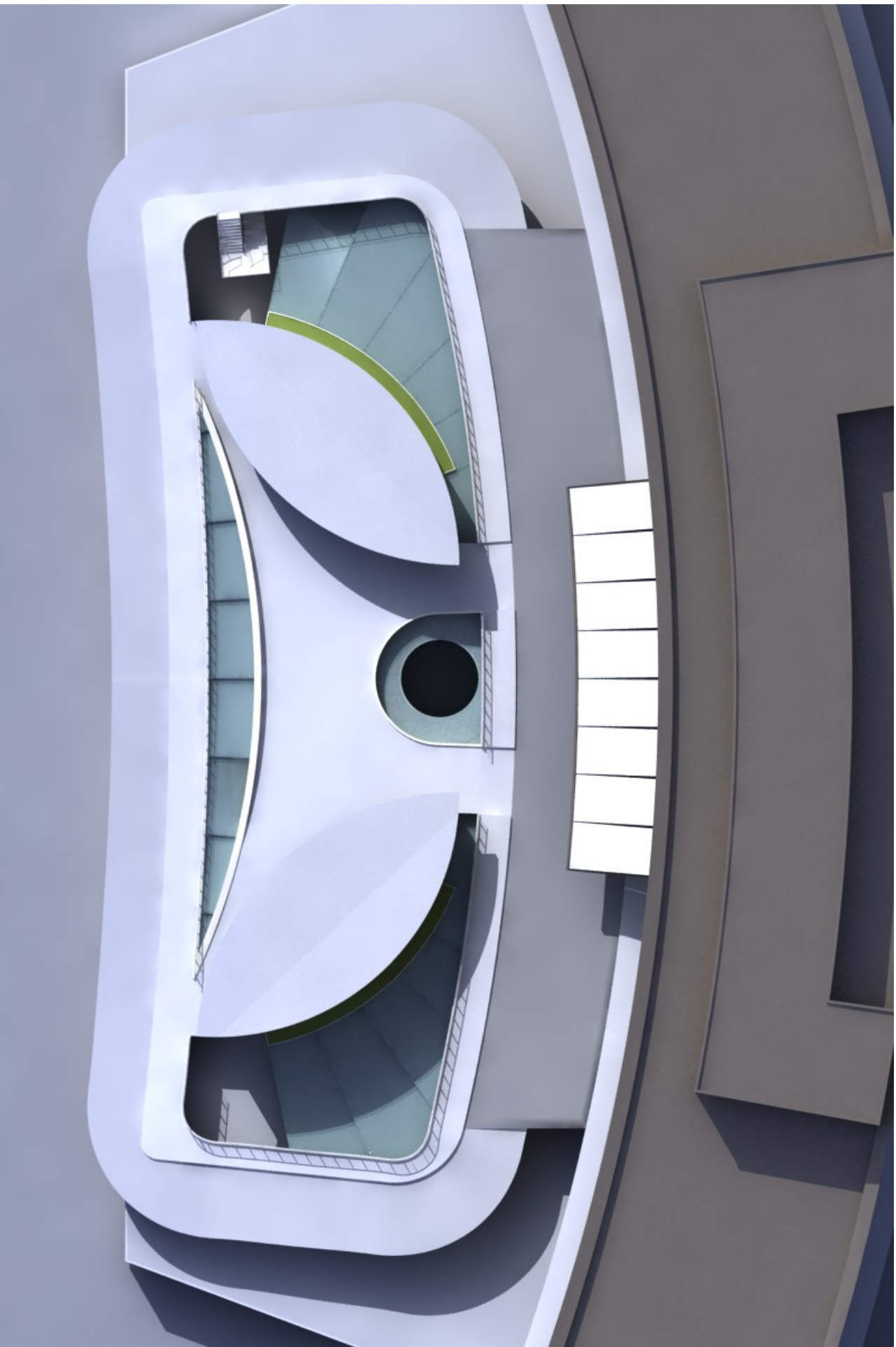


EXHIBIT 7

HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

Appendix A | Sunken Plaza Concept Study, June 23, 2010



HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

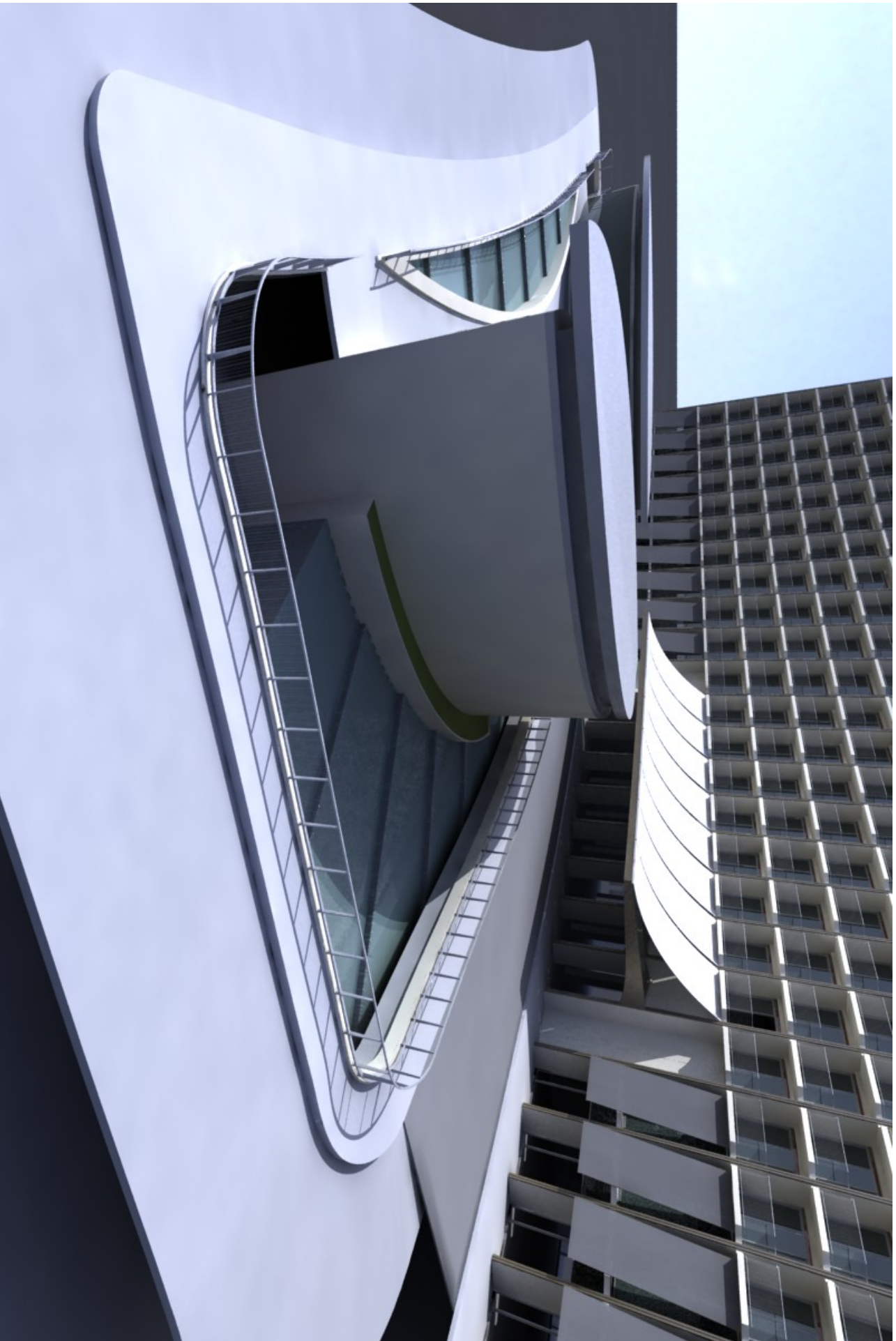
Appendix A | Sunken Plaza Concept Study, June 23, 2010



HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

Appendix A | Sunken Plaza Concept Study, June 23, 2010



HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

Appendix A | Sunken Plaza Concept Study, June 23, 2010



HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

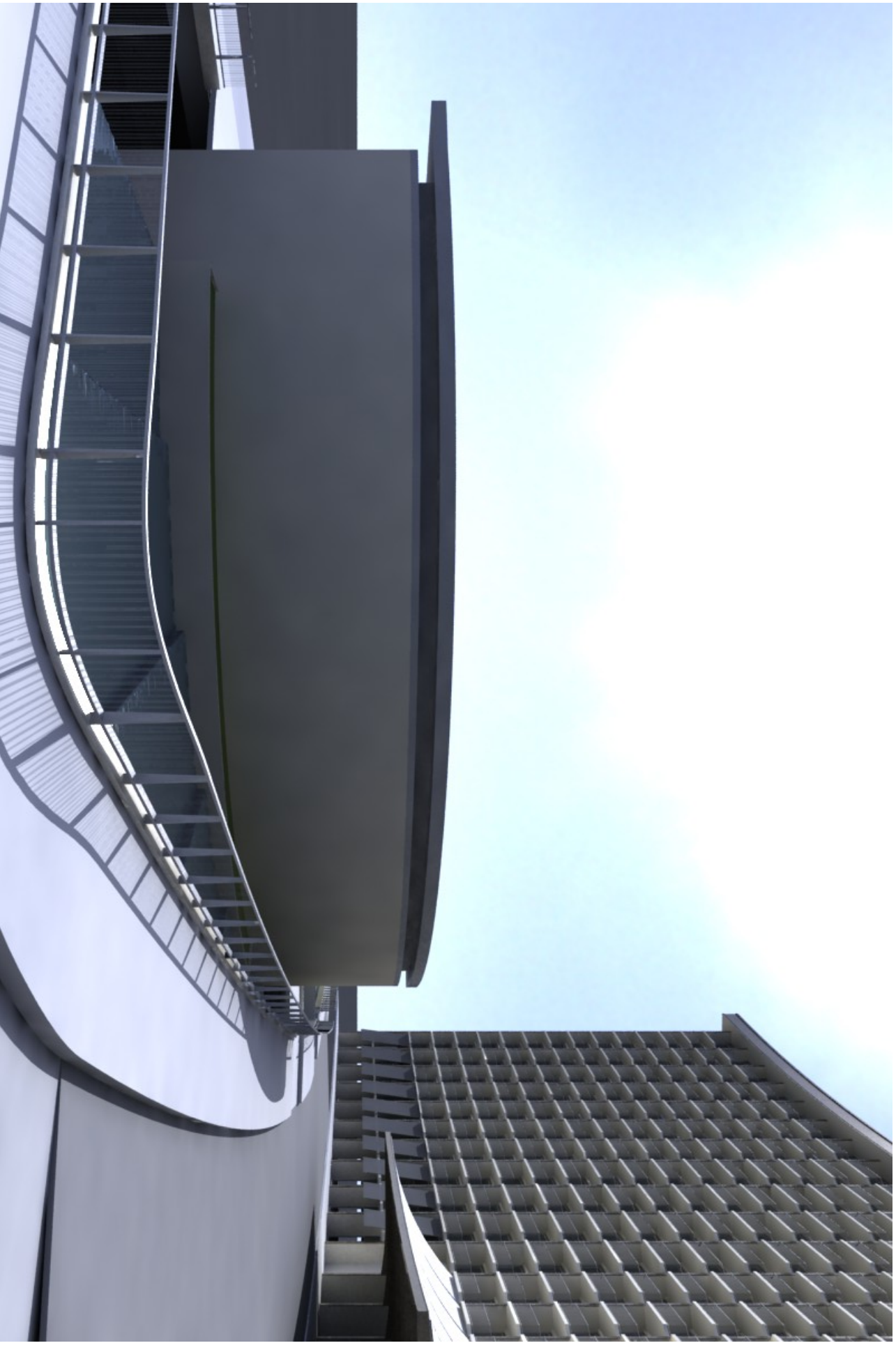
Appendix A | Sunken Plaza Concept Study, June 23, 2010



HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

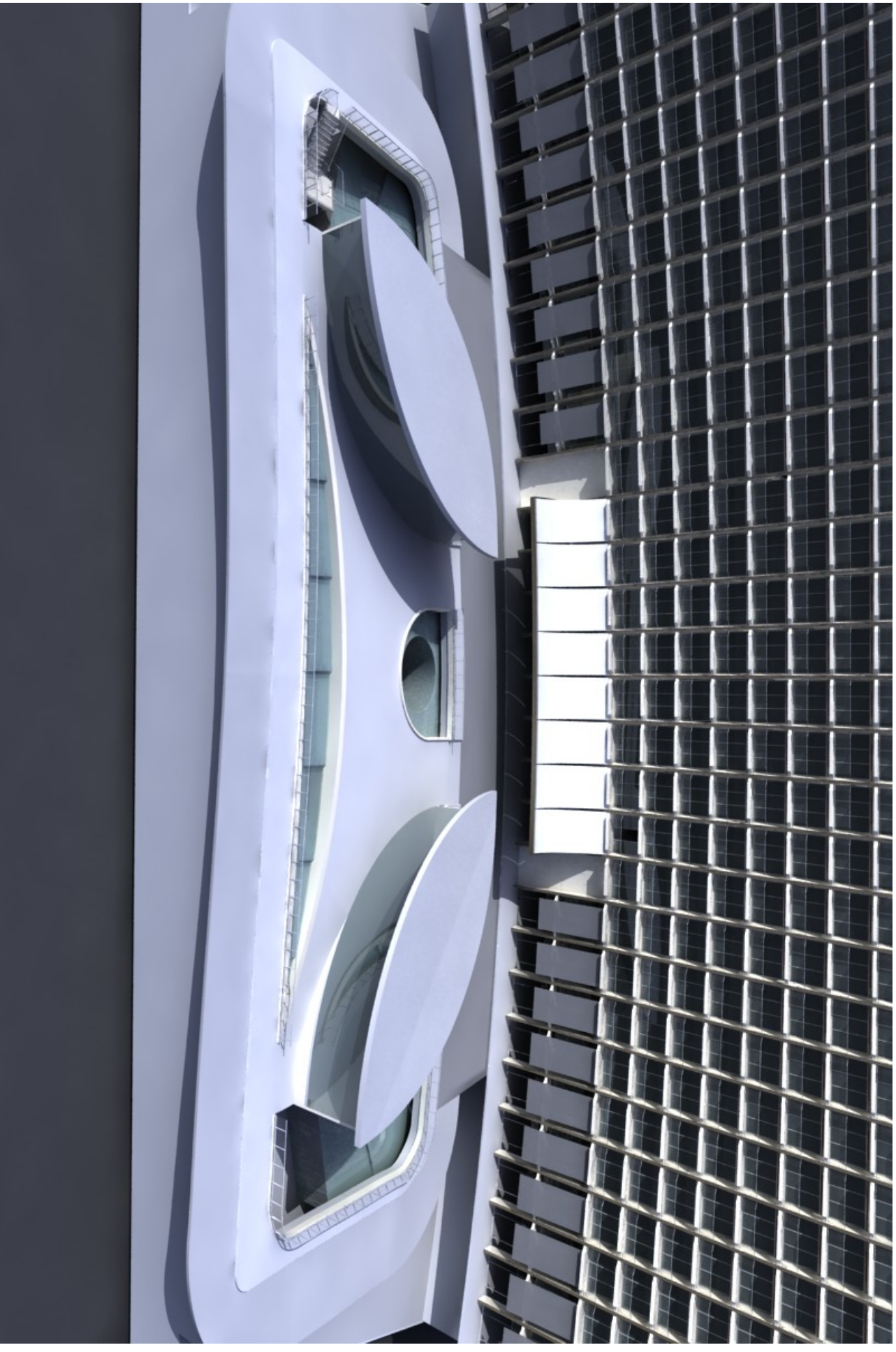
Appendix A | Sunken Plaza Concept Study, June 23, 2010



HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

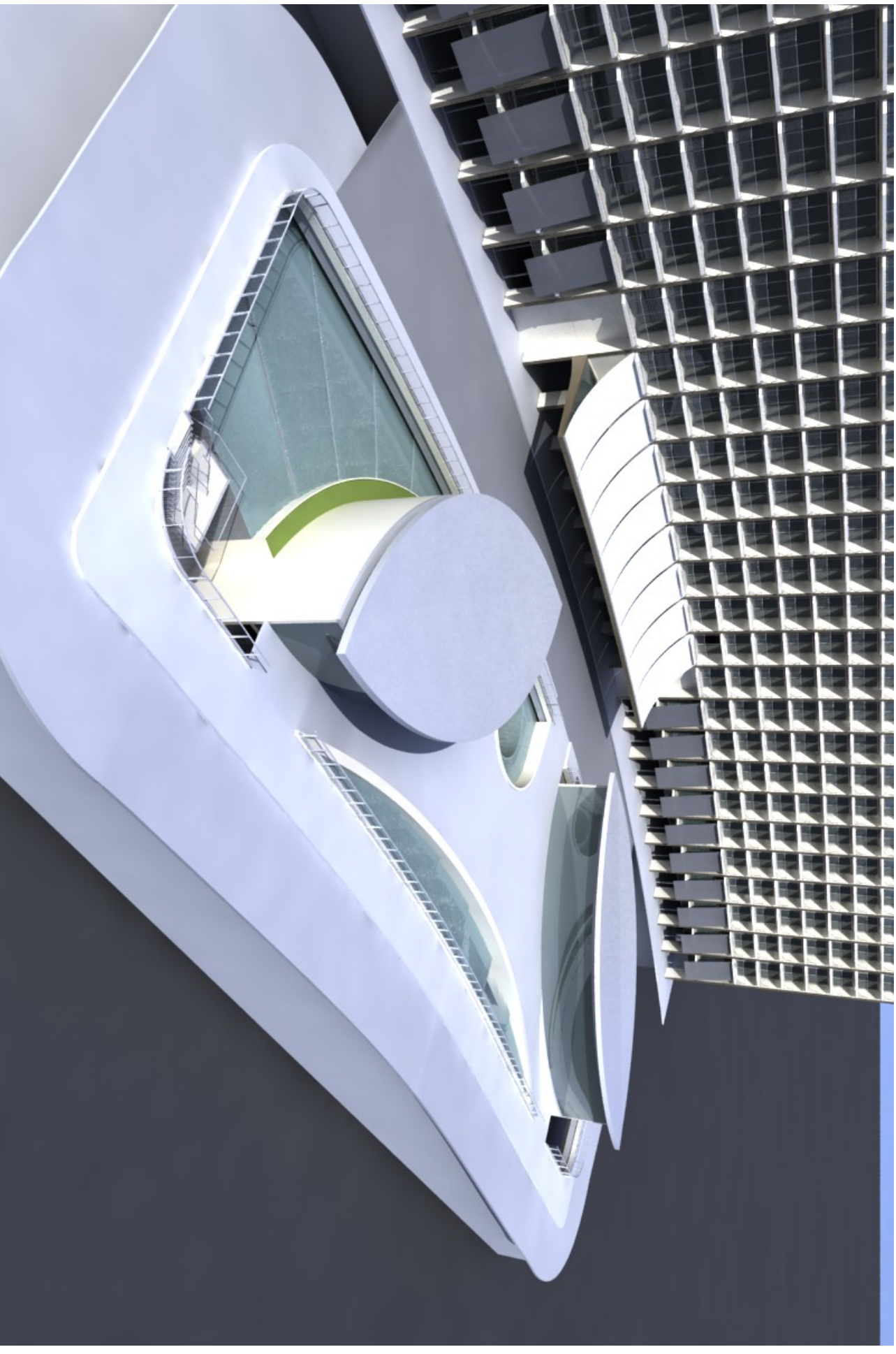
Appendix A | Sunken Plaza Concept Study, June 23, 2010



HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

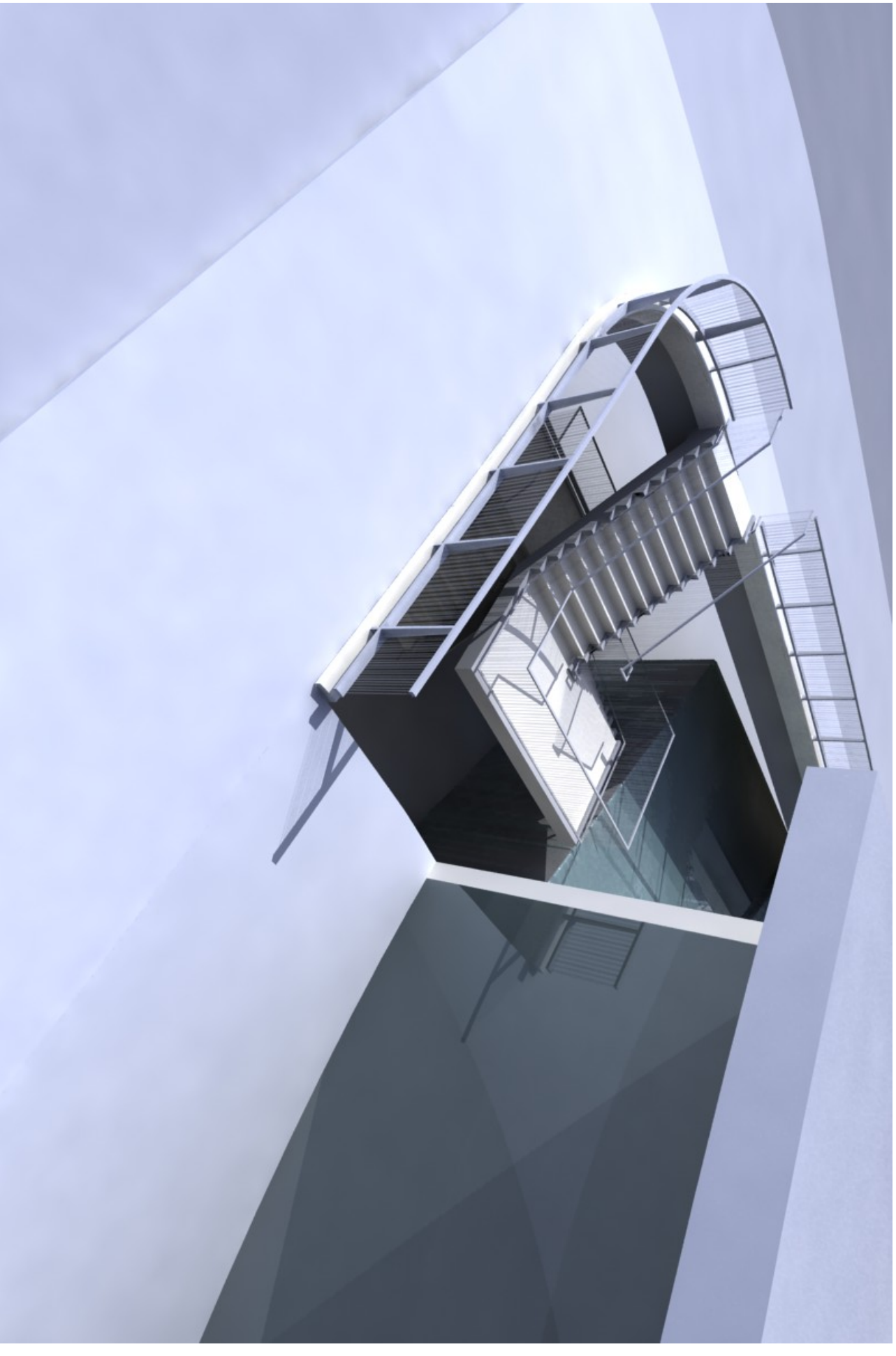
Appendix A | Sunken Plaza Concept Study, June 23, 2010

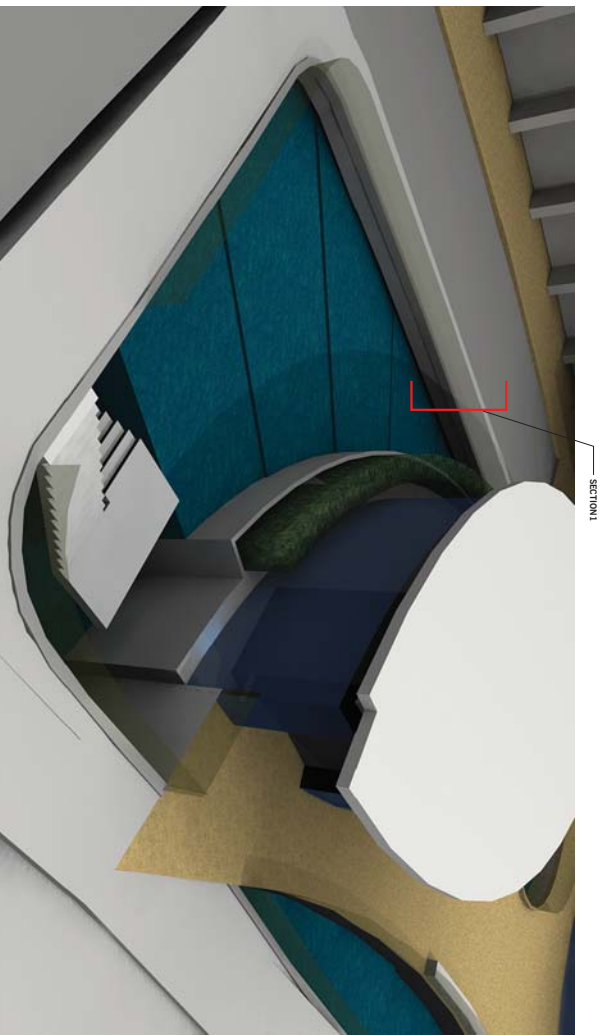
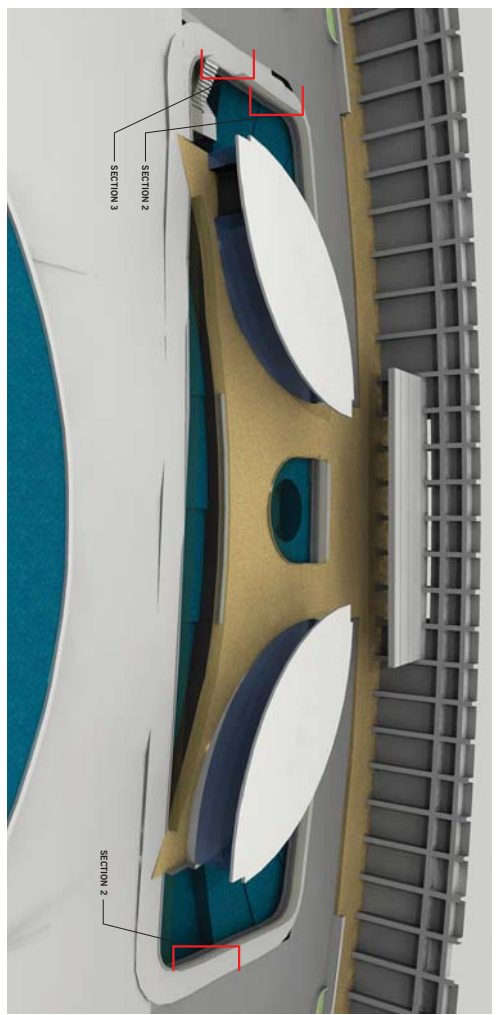
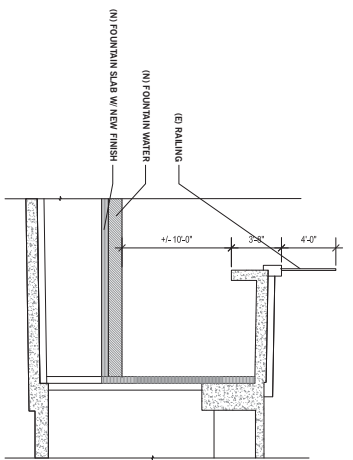
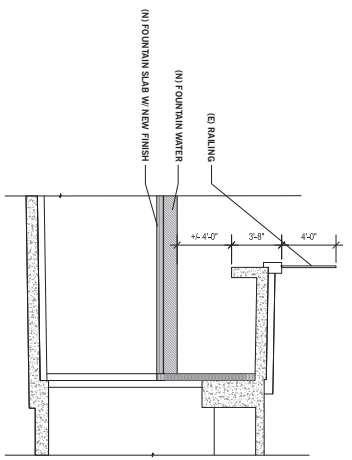
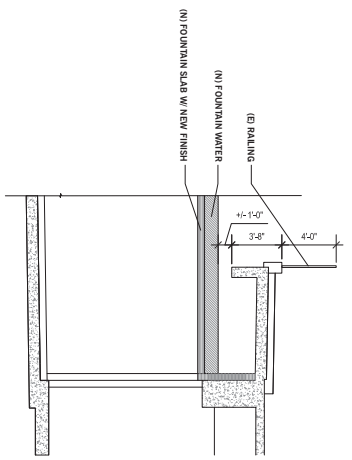


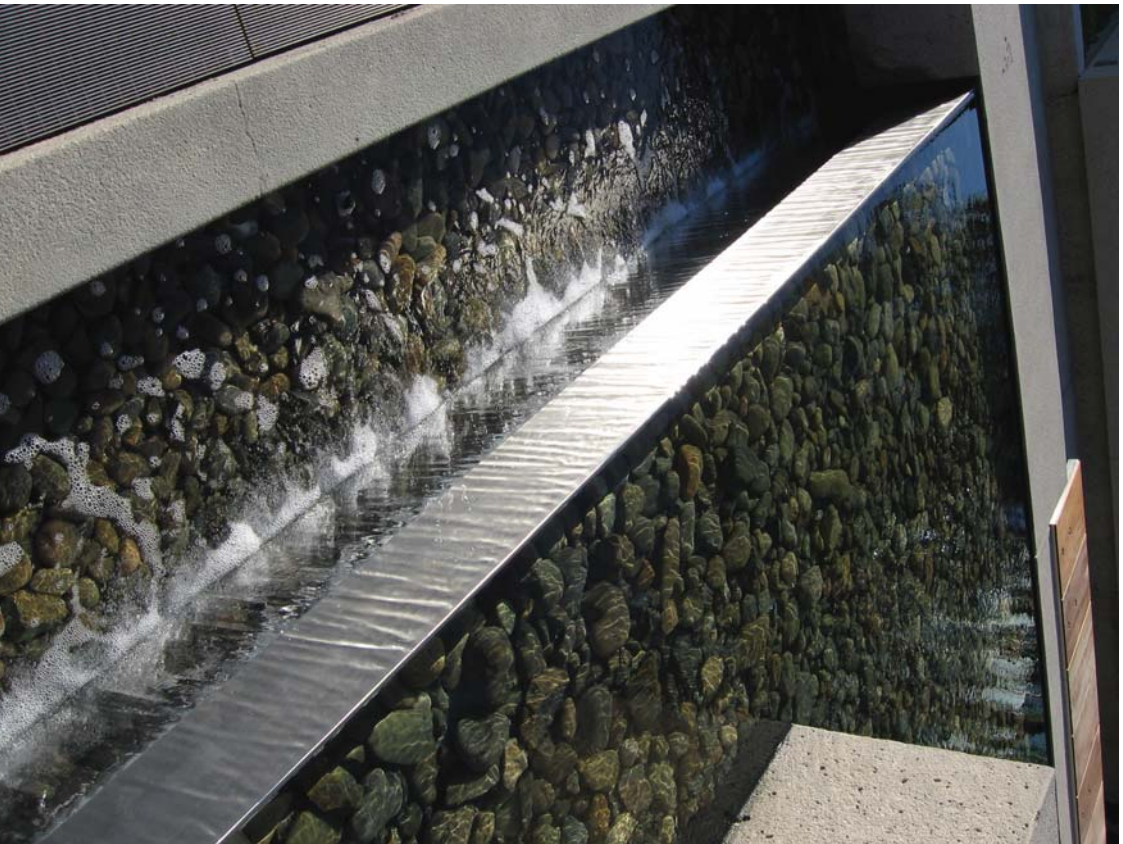
HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

Appendix A | Sunken Plaza Concept Study, June 23, 2010







CENTURY PLAZA HOTEL
Los Angeles, CA

05.7716.0001

June 23, 2010

PEI COBB FRIED & PARTNERS Architects LLP

ROSS CLEMENTI HALE STUDIOS

MARMOL RADZINER

Gensler

HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010

Appendix B | Social History Expanded Chronology

June 1966	Inauguration / Opening Festivities / Introductory Functions for civic and business representatives lasting two weeks. ¹
June 1966	The Century Ball benefitting St. John's Hospital with Mr. & Mrs. Ronald Reagan and Mr. and Mrs. Walt Disney in attendance. ²
June 1966	Costume Designers' Guild Awards Ball. ³
July 1966	58 th Annual National Governors' Conference attended by President Johnson, welcome address by California Governor Pat Brown.
July 1966	Peace Action Council organizes anti-war protest at Hotel. ⁴
October 1966	Visit of President Leopold Sedar Senghor, West African Republic of Senegal.
February 1967	American Cinema Editors at the Hotel. ⁵
June 1967	19 th Annual Emmy Awards telecast from the Hotel's Los Angeles Ballroom. ⁶
June 1967	10,000 demonstrators at the Hotel during President Johnson visit. ⁷
1967	Art Linkletter's nationally televised Pillsbury Bake-Off from the Los Angeles Ballroom. ⁸
1967	Hotel First Anniversary Dinner.
November 1967	18 th Annual Golden Mike Awards.
February 1968	10 th Annual Grammy Awards.
July 1968	12,000 citizens greet Nixon at the Hotel. ⁹
December 1968	Cardinal's Community Dinner, President-elect Richard M. Nixon featured speaker.
March 1969	11 th Annual Grammy Awards.

¹ Los Angeles Times (14 June 1966)

² Los Angeles Times (15 June 1966)

³ Los Angeles Times (20 June 1966)

⁴ "Johnson May Ask Governors to Back War." in *Los Angeles Times*. 3 July 1966. p. 1.

⁵ *New York Times* (16 February 1967)

⁶ "Hotel Experiences Many Milestones." in *Los Angeles Times*. 13 July 1967. p. F3.

⁷ "Police Conduct During Johnson Visit Criticized." in *Los Angeles Times*. 26 June 1967, p. 3.

⁸ "Hotel Experiences Many Milestones." in *Los Angeles Times*. 13 July 1967. p. F3.

⁹ *New York Times* (22 July 1968)

HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010

July 1969	National Biennial Convention of the City of Hope, Senator Joseph McCarthy, featured speaker.
August 1969	First Presidential State Dinner ever held outside the White House, also known as the Dinner of the Century, hosted by President Nixon in honor of the Apollo 11 Mission, the first lunar expedition.
July 1970	Century Plaza Hotel is the site of President Nixon's televised press conference.
November 1970	Reagan awaits the results of the gubernatorial election at the Hotel. ¹⁰
December 1970	Dinner for South Vietnamese Vice President Nguyen Cao Ky.
February 1971	Reagan announces his role as California Chairman of President Nixon's re-election campaign.
November 1971	President Tito of Yugoslavia addresses the press during his visit. ¹¹
December 1971	Tribute Dinner in honor of Bob Hope
February 1972	Associated General Contractors of California, White House Director of Communications featured speaker.
June 1972	Dinner for President of Mexico Luis Echeverria hosted by the Reagan's. ¹²
September 1972	Anti-war march coincides with Nixon campaign event at the Hotel. ¹³
November 1972	Nixon's reelection party hosted by Reagan.
April 1973	South Vietnamese President Nguyen Van Thieu engages in peace talks with Nixon. ¹⁴
June 1973	Reagan Fundraiser. ¹⁵
August 1973	Fundraiser for Mayor Tom Bradley. ¹⁶
March 1974	Actor James Cagney's Lifetime Achievement Award.
August 1974	Visit of President Nixon.
November 1974	President Ford dinner concurrent with political protest. ¹⁷
January 1975	Actor Orson Welles' Lifetime Achievement Award. ¹⁸

¹⁰ *Los Angeles Times* (4 November 1970)

¹¹ *Los Angeles Times* (3 November 1971)

¹² *Los Angeles Times* (20 June 1972)

¹³ *Los Angeles Times* (28 September 1972)

¹⁴ *Los Angeles Times* (2 April 1973)

¹⁵ *Los Angeles Times* (4 June 1973)

¹⁶ *Los Angeles Times* (1 August 1973)

¹⁷ *Los Angeles Times* (1 November 1977)

HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010

April 1975	Journalist Bob Woodward speaks at NAACP Luncheon.
September 1975	KNBC's News Conference with President Ford taped at the Hotel. ¹⁹
October 1976	Presidential nominee Jimmy Carter attends Democratic Party dinner at the Hotel.
September 1977	Prince Charles attends World Affairs Council lunch.
September 1977	6 th Annual Air Force Ball.
October 1977	During stay of President Carter to attend a Democratic Party fundraiser, hundreds turn out to draw attention to Israeli-Palestinian conflict. ²⁰
January 1979	USC Film School 50 th Anniversary Celebration.
July 1979	Boys Club event attended by President Ford and Merv Griffin.
1980	Los Angeles Pops Orchestra holds series of five dinner concerts.
November 1980	Reagan's presidential victory party. (Reagan's campaign staff maintains an office at the Hotel). ²¹
April 1981	Reagan attends "California's Salute to the President", a \$1000-a-plate fundraiser.
June 1981	33 rd Annual Emmy Awards.
August 1981	Part of Reagan's 4-week vacation is spent at the Hotel; high level meetings held.
October 1981	Reagan's special assistant, Elizabeth Dole, addresses Women of Wall Street West lunch. ²²
October 1981	Actor Ed Asner honored by the Fund for Higher Education. ²³
December 1981	Reagan announces economic sanctions on the Soviet Union, televised from Hotel.
May 1982	Thousands march in protest as Reagan attends fundraiser.
July 1982	Queen Beatrix and Prince Claus of the Netherlands stay during U.S. visit. ²⁴
August 1982	Reagan speaks at fundraising dinner for Nixon. ²⁵
November 1982	Israel's Ariel Sharon attends Weizmann Institute of Science Dinner.

¹⁸ *Los Angeles Times* (27 January 1975)

¹⁹ *Los Angeles Times* (20 September 1975)

²⁰ *Los Angeles Times* (27 October 1977)

²¹ *Los Angeles Times* (6 November 1980)

²² *Los Angeles Times* (9 October 1981)

²³ *Los Angeles Times* (11 October 1981)

²⁴ *Los Angeles Times* (18 June 1982)

²⁵ *Los Angeles Times* (3 August 1982)

HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010

December 1982	First night of Reagan's vacation is spent at the Hotel.
August 1983	White House Chief of Staff James Baker meets regarding re-election campaign. ²⁶
July 1984	Special Olympics Banquet.
August 1984	Reagan addresses Olympic athletes at a breakfast.
November 1984	Reagan's second presidential victory party; ballroom site of victory speech. ²⁷
January 1985	Japanese Prime Minister Nakasone visits and dines with Reagan.
January 1985	Disney CEO Michael Eisner addresses the Academy of Television Arts and Sciences.
27 May 1985	Visit of former President Carter.
August 1985	Reagan gives first post-surgery speech outside the White House and attends fundraiser at the Hotel. ²⁸
October 1985	Boy Scouts of America present Distinguished Citizen Award to President Reagan and Ambassador Leonard Firestone.
December 1985	Reagan tapes televised message to Soviet Union from his suite.
May 1986	Women in Film Awards.
December 1986	Ceremony in honor of Voyager spacecraft team presided over by First Lady Nancy Reagan.
April 1987	Reagan addresses World Affairs Council.
August 1987	Reagan delivers major address on East-West relations.
January 1988	King Carl XVI Gustaf and Queen Silvia of Sweden visit.
August 1988	Reagan addresses GOP rally.
August 1988	Reagan continues to use \$3000-a-night penthouse suite as a residence; medical exam conducted there.
October 1989	Visit by South Korean President Roh Tae Woo.
October 1989	Vice-President Dan Quayle visits Reagan and delivers speech.
February 1990	Protestors infiltrate GOP fundraiser and interrupt speech by President George H. W. Bush in the ballroom. ²⁹

²⁶ *Los Angeles Times* (28 August 1983)

²⁷ *Los Angeles Times* (7 November 1984)

²⁸ *Los Angeles Times* (22 August 1985)

HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010

February 1990	Former President Reagan receives award from American Friends of Tel Aviv University.
April 1990	Mexican President Carlos Salinas delivers speech.
June 1990	Presidents Bush, Ford, and Reagan attend dedication of the Nixon Library followed by "Stars and Stripes Forever" dinner at the Hotel.
October 1990	President Bush addresses fundraiser for gubernatorial candidate Pete Wilson.
February 1991	Nicaraguan President Violeta Barrios de Chamorro addresses 400 exiles and meets with President Reagan at the Hotel.
May 1991	President Bush hosts dinner for Queen Elizabeth II and Prince Philip of England.
June 1991	Simon Wiesenthal Center Dinner attended by President and Mrs. Bush, Sylvester Stallone and Arnold Schwarzenegger.
February 1992	Former President of Lebanon, Amin Gemayel, delivers address.
September 1995	President Clinton addresses 1400 supporters, including Tom Hanks, Steven Spielberg, Kirk Douglas, Edgar Bronfman, Lew Wasserman, Rob Reiner, Jack Valenti and Christian Slater at fundraising gala.
March 1996	Leah Rabin, widow of assassinated Israeli Prime Minister Yitzak Rabin, addresses Jewish Federation Council.
July 1996	President Clinton attends a fundraising dinner hosted by and for Asian Americans.
September 1996	South Korean President Kim Young Sam and his wife host a reception for 650 Korean Americans.
February 1997	Former President Reagan celebrates his birthday at the Hotel.
March 1997	Directors Guild Awards for Film and Television.
February 1998	Former President Reagan celebrates his birthday at the Hotel.
March 1998	Magic Johnson Sports Star Award Dinner honoring Tiger Woods and American Gold CEO David Price.

²⁹ *Los Angeles Times* (7 February 1990)

HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010

September 1998	President of the Republic of Armenia H.E. Robert Kocharian attends United Armenia Gala; other guests include former Governor George Deukmejian, Elizabeth Dole, and Jay Leno.
April 1999	Chinese Premier Zhu Rongji addresses a luncheon hosted by Mayor Richard Riordan; protestors demonstrate outside the Hotel.
November 1999	National Association for the Advancement of Colored People and television industry executives from ABC, NBC, CBS and Fox hold an unprecedented public hearing at the Hotel regarding lack of diversity in prime-time schedule.
April 2000	Alan Greenspan addresses conference.
November 2000	Muhammad Ali honored at star-studded gala with Billy Crystal as master of ceremonies.
March 2001	Banquet in honor of Mexican President Vicente Fox in the Los Angeles Ballroom; anti-immigration protesters line the street.
May 2001	GLAAD Media Awards.
May 2001	President George W. Bush's first visit to California as President marked by protest over energy crisis; demonstrators wait outside the Hotel.
June 2001	Women in Film Silver Anniversary Crystal Awards.
October 2001	Former President Clinton honored by the American Oceans Campaign; guests include Sylvester Stallone, Gary Busey, Barbra Streisand, James Brolin, Leonardo DiCaprio, Tobey Maguire, Danny DeVito, and Dennis Quaid.
February 2002	First Lady Laura Bush addresses Los Angeles Town Hall breakfast at Hotel.
April 2002	President George W. Bush speaks at dinner for Bill Simon.
May 2002	The Anderson School, UCLA honors Eli Broad and others.
September 2002	Paul McCartney performs at benefit for the clearance of land mines.
November 2002	Gray Davis celebrates gubernatorial election victory.
October 2003	Arnold Schwarzenegger holds gubernatorial election/recall party at Hotel.

HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010

December 2003	World Affairs Council celebrates 50 th Anniversary; U.N. Secretary General Kofi Annan and U.S. Ambassador to the U.N. John Negroponte speak with Larry King as the master of ceremonies.
December 2003	Senator Hillary Rodham Clinton honored by Oceana, a non-profit ocean advocacy group.
February 2004	Directors Guild honors Mike Nichols with Lifetime Achievement Award.
February 2004	American Society of Cinematographer Board of Governors Awards.
July 2004	Television Critics Association Awards.
August 2004	Latin Recording Academy Person of the Year Awards honors Carlos Santana.
November 2006	British Academy of Film and Television Arts hosts Cunard Britannia Awards honoring actor Sidney Poitier, filmmaker Anthony Minghella and actress Rachel Weisz.
December 2006	UCS Awards Banquet moved to the Century Plaza Hotel from the Beverley Hilton to accommodate a larger crowd.
November 2008	California Democratic Party hosts Barack Obama's Victory Party at the Century Plaza; an estimated 100,000 people swarm the Hotel ³⁰

³⁰ "Victory Party," *Biz Bash Los Angeles* (5 November 2008)

HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010

Appendix C | Historic Photographs

HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010

CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010



Model of hotel exterior, c. 1965. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b280f37_1.)

Historic Photographs Figure H-1

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010



Model of grounds and landscaping at rear, c. 1965. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b280f37_3.)

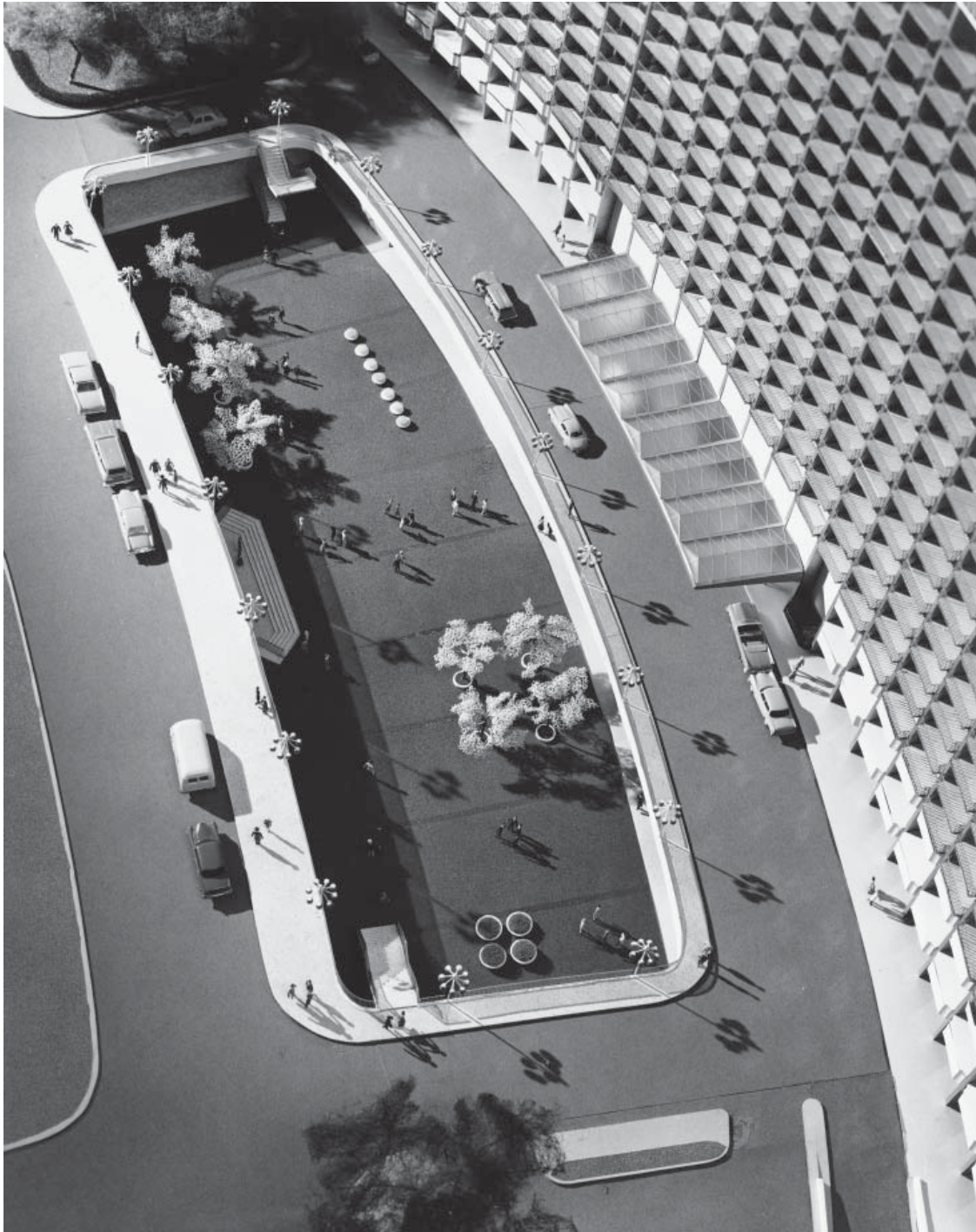
Historic Photographs Figure H-2

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CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010



Model of plaza, approach, and entry, c. 1965. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b280f37_7.)

Historic Photographs Figure H-3

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CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010



Rendering of hotel exterior, c. 1965. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b280f39_1.)

Historic Photographs Figure H-4

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CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010



Rendering of tower addition, c. 1980s. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b280f39_2.4.)

Historic Photographs Figure H-5

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CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010



Rendering of plaza, c. 1965. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b280f39_3.)

Historic Photographs Figure H-6

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



Image of Yamasaki (L) and Western International Hotels, Inc. Chairman Edward Carlson (R) with model of proposed addition, c. 1970. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f69_8.)

Historic Photographs Figure H-7

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CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010

CENTURY PLAZA HOTEL
LOS ANGELES (BEVERLY HILLS)



THE WORLD'S MOST BEAUTIFUL HOTEL
OPENING SPRING 1966

Century Plaza is 20 stories and 1 million square feet of hotel luxury...and soon it will belong to Los Angeles! The hotel's entire California Level is devoted to facilities for conferences, sales meetings, exhibits, dining and dining. A total of 20 plush, private rooms, including four executive dining suites. The magnificent 24,000-square-foot Los Angeles Ballroom is the west's largest (banquet capacity 2000). It has a theatrical stage, plus special facilities for displaying automobiles and the like. Eight hundred elegant guest rooms and suites; seven exciting restaurants and entertainment rooms; three acres of exotic gardens.

Find out why Century Plaza adjacent to Beverly Hills, is ideal for your business and pleasure. Phone for your Convention Facilities Brochure today!

CENTURY PLAZA HOTEL
Harry Mullikin / Vice-President and Managing Director
1801 Avenue of the Stars / Los Angeles, California 90067 / Telephone 277-0200, Code 213



WESTERN INTERNATIONAL HOTELS

Promotional materials. (Source: Courtesy Westin Hotels & Resorts, no image number, from "advertising pdf".)

Historic Photographs Figure H-8

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



Century City model with executives at backlot site, c. 1960s. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f69_5.)

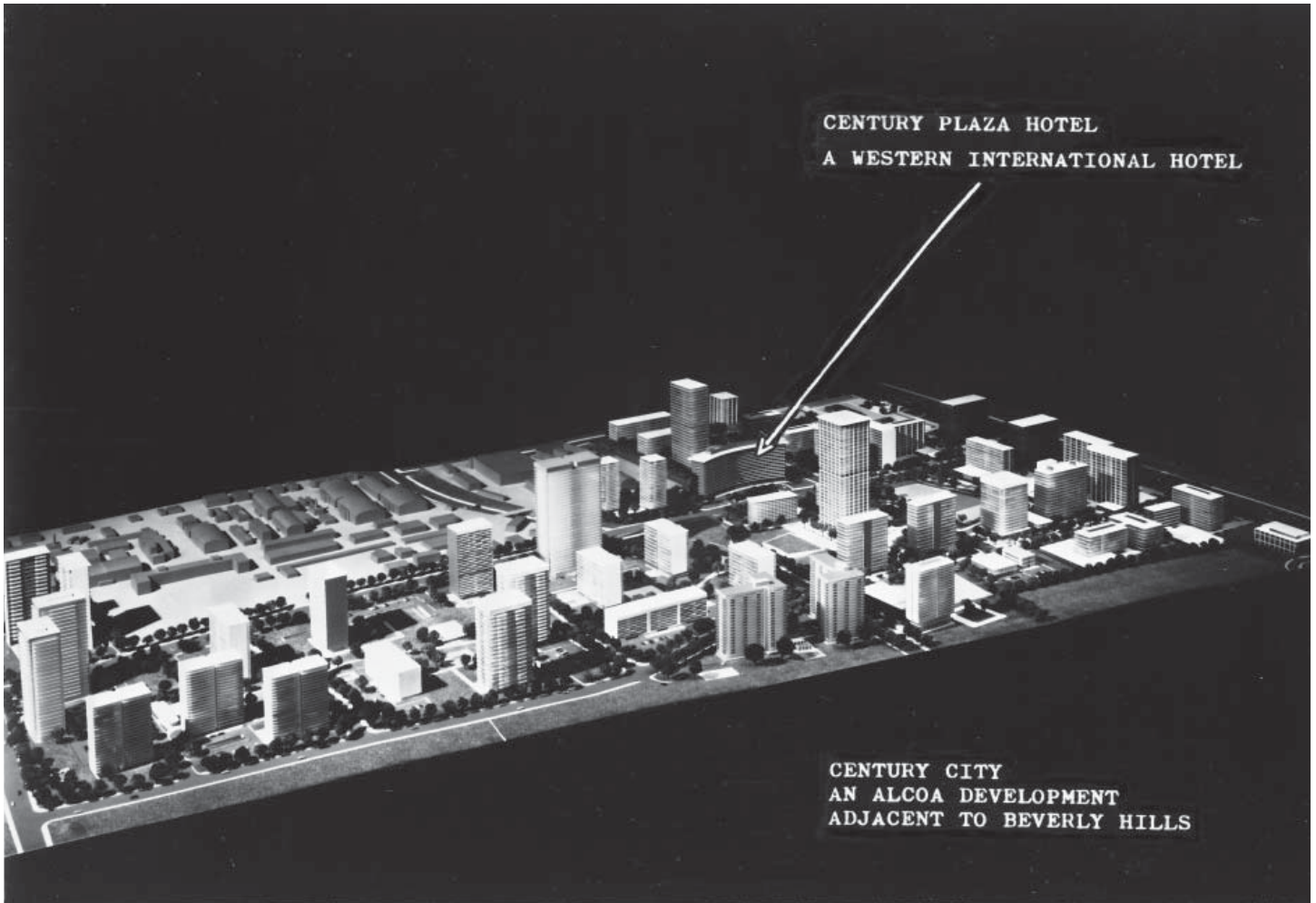
Historic Photographs Figure H-9

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CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010



Model of Century City and surroundings, c. 1960s. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b280f37_11.)

Historic Photographs Figure H-10

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



Century Plaza Hotel billboard, c. 1965. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f67_1.)

Historic Photographs Figure H-11

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



View of Century Plaza Hotel foundation, crescent footprint, c. 1965.
(Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f69_20.)

Historic Photographs Figure H-12

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



View of precast concrete building elements, c. 1965. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f69_22.)

Historic Photographs Figure H-13

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010

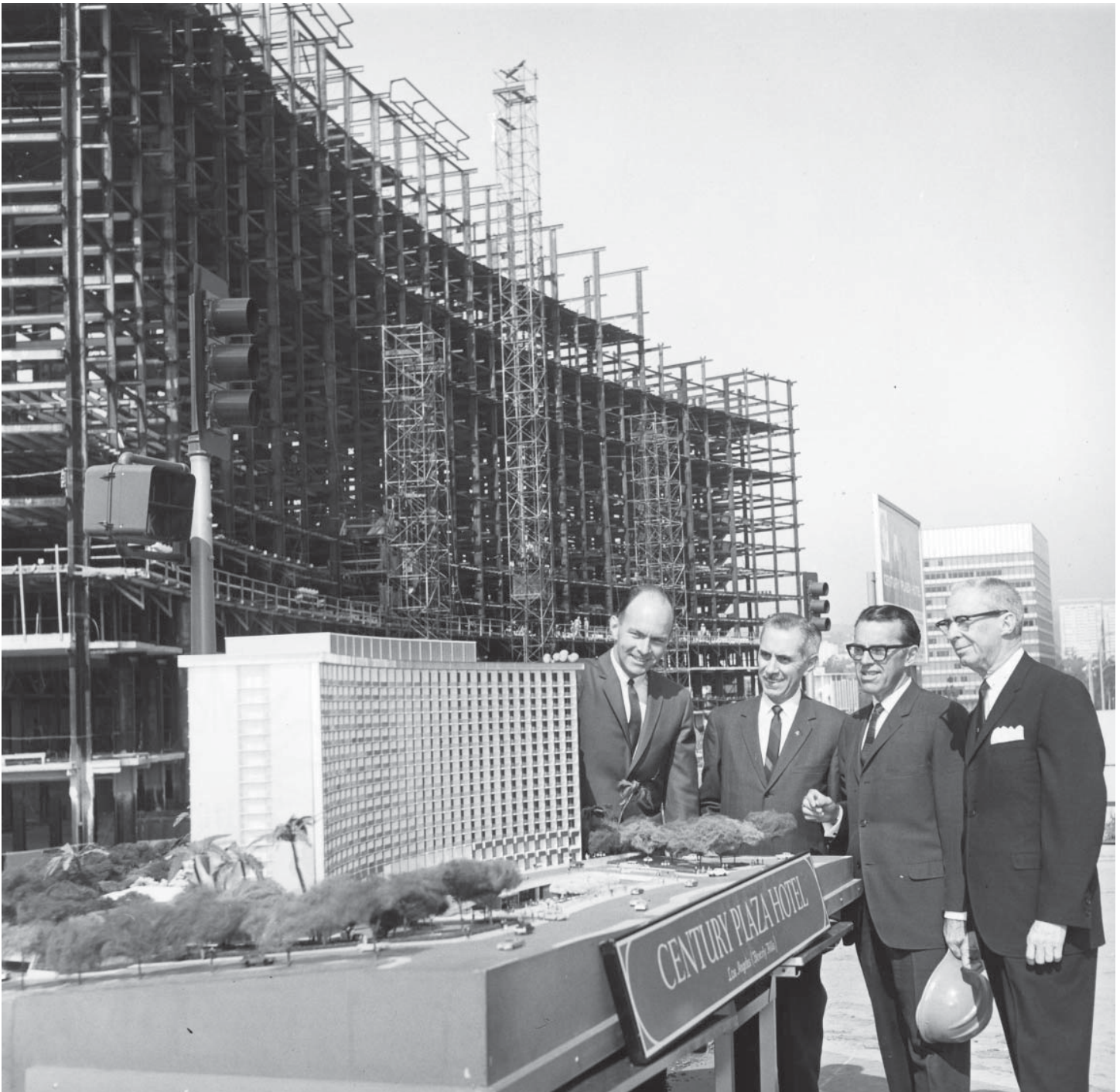


View of hotel construction, cantilevered canopy structure, c. 1965.
(Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f69_2.)

Historic Photographs Figure H-14

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



Century Plaza Hotel executives with model, c. 1965. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b302f66_1.)

Historic Photographs Figure H-15

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



Exterior view of hotel under construction, dated 19 November 1965.
(Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f69_47.)

Historic Photographs Figure H-16

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010



View of Century Plaza Hotel at night, c. 1965. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f69_64.)

Historic Photographs Figure H-17

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010

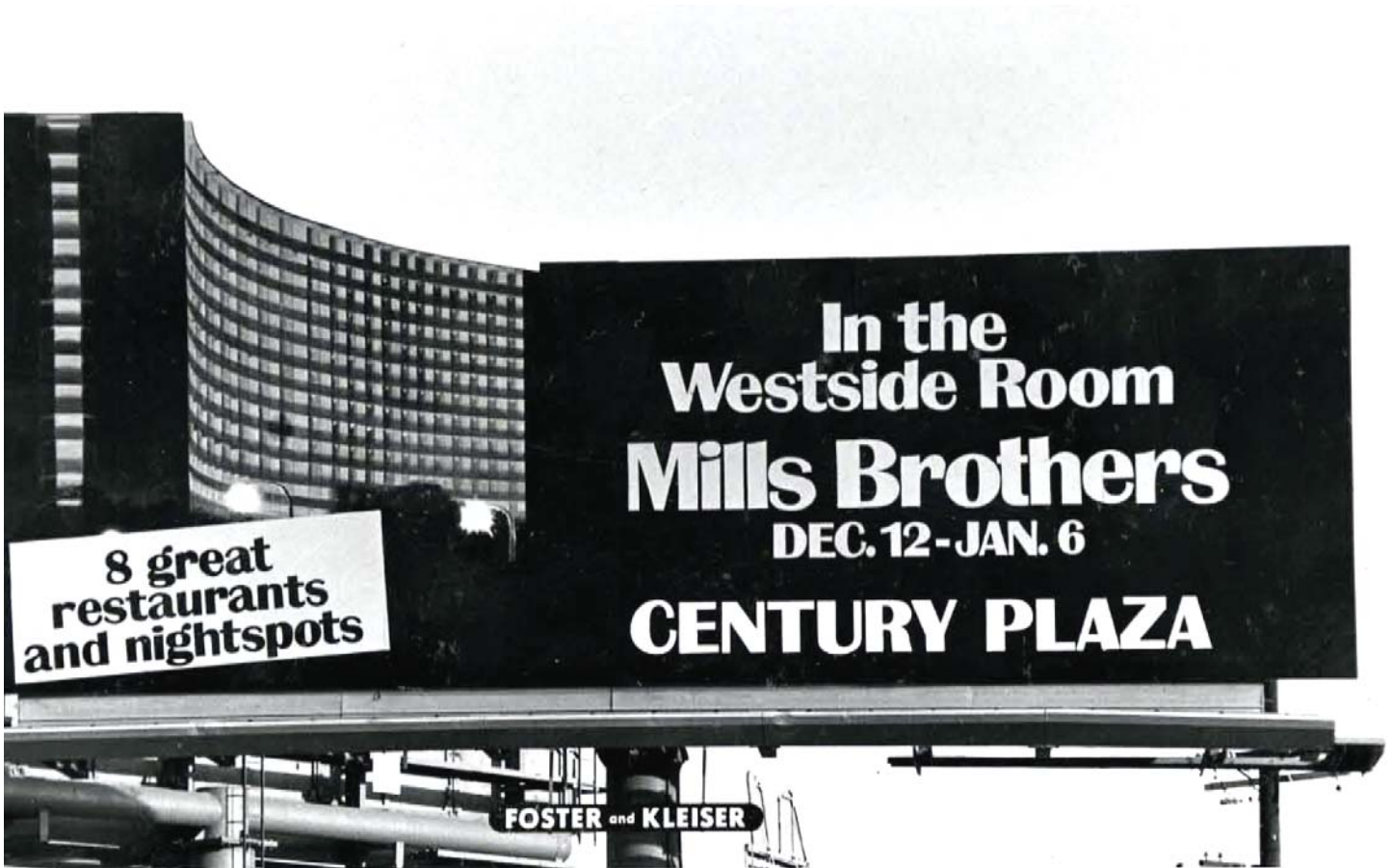


View of Century Plaza Hotel at night, c. 1965. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f69_14.)

Historic Photographs Figure H-18

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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View of billboard advertising Century Plaza Hotel, Westside Room, undated. (Source: Courtesy Westin Hotels & Resorts, no image number, "Pages from Advertising".)

Historic Photographs Figure H-19

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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View of Century Plaza Hotel exterior at night, undated. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b272f60_6.17.)

Historic Photographs Figure H-20

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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View under hotel canopy at night, undated. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b272f55_2.2.)

Historic Photographs Figure H-21

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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View of Century Plaza Hotel entrance at night, undated. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b280f34_6.6.)

Historic Photographs Figure H-22

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



Model of entrance and canopy, c. 1965. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b280f34_2.)

Historic Photographs Figure H-23

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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Aerial view of site and hotel's western facade, undated. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b272f55_12.13.)

Historic Photographs Figure H-24

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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Aerial view of plaza and entrance driveway from Avenue of the Stars with taxis, undated. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b272f56_1.2.)

Historic Photographs Figure H-25

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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Aerial view of pool at hotel rear, undated. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b280f34_6.5.)

Historic Photographs Figure H-26

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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View from guest room of overall axial arrangement of site with plaza and pedestrian underpass/tunnel in foreground, c. 1960s.
(Source: Courtesy Westin Hotels & Resorts, Image No. 656b280f36_1.11.)

Historic Photographs Figure H-27

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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View of tower addition from ground, c. 1980s. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b280f39_2.1.)

Historic Photographs Figure H-28

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
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Interior view of Century Plaza Hotel lobby with chandeliers, undated. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b272f57_6.1.)

Historic Photographs Figure H-29

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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Interior view of guest room, c. 1960s. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b272f57_6.7.)

Historic Photographs Figure H-30

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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Interior view of guest room sitting area, c. 1960s. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b272f57_6.8.)

Historic Photographs Figure H-31

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



View of guest room from balcony, c. 1960s. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b272f57_6.13.)

Historic Photographs Figure H-32

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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Interior view of Yamato's Restaurant, c. 1960s. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b272f57_7.1.)

Historic Photographs Figure H-33

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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Interior view of Westside Room, c. 1960s. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b272f57_7.3.)

Historic Photographs Figure H-34

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



View of outdoor dining at the Plaza Cafe, undated. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b272f60_5.10.)

Historic Photographs Figure H-35

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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Interior view of the Granada Room, undated. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b280f36_1.10.)

Historic Photographs Figure H-36

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



Interior view of front desk, c. 1960s. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b280f36_9.3.)

Historic Photographs Figure H-37

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CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010



Interior view of lobby, looking toward front entrance and canopy at exterior, c. 1960s.
(Source: Courtesy Westin Hotels & Resorts, Image No. 656b280f36_14.5.)

Historic Photographs Figure H-38

ARCHITECTURAL RESOURCES GROUP
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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



Interior view of Lobby Court with employees, c. 1960s.
(Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f68_4.)

Historic Photographs Figure H-39

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



The Yamato Japanese Restaurant in the Century Plaza Hotel is world famous for its fine service and excellent cuisine. It has won awards from Holiday Magazine and the Los Angeles Restaurant Writers Association, among others. Three dining areas are available. Shown is one of the Tatami (or Japanese) rooms with its comfortable floor seating (wells are provided for your legs). Other areas include the Steak Inn, where meals are prepared at your grill table, and the conventional dining room.

Dining at Yamato, c. 1960s. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b302f68_15.)

Historic Photographs Figure H-40

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CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010



The Hong Kong Bar of the Century Plaza Hotel is a swinging discoteque with live music for dancing six nights a week. The room is dressed Oriental with waitresses in Mandarin minis, and around the perimeter are small personal alcoves where one can whisper or just listen to the soft rock format. There's singles action there too. It's a comfortable place for the traveling businessman to drop in without feeling he's visiting a foreign generation.

The Hong Kong Bar, c. 1960s. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b302f68_16.)

Historic Photographs Figure H-41

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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Banquet Room event during Governors' Conference, dated July 1966.
(Source: Courtesy Westin Hotels & Resorts, Image No. 656b272f57_6.18.)

Historic Photographs Figure H-42

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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Hotel employees in dining room, c. 1960s.
(Source: Courtesy Westin Hotels & Resorts, Image No. 656b272f60_2.20.)

Historic Photographs Figure H-43

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



Press event at hotel with President Reagan and Japanese Prime Minister Nakasone, undated.
(Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f70_9.)

Historic Photographs Figure H-44

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
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Interior view of the Los Angeles Ballroom during the first Presidential state dinner ever to have been televised live, also known as the “Dinner of the Century,” hosted by President Nixon in honor of the Apollo 11 Mission, the first lunar expedition, August 1969. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f78_1.)

Historic Photographs Figure H-45

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



CENTURY PLAZA HOTEL
1ST ANNIVERSARY DINNER
JUNE 12TH 1967

PHOTO COMPLIMENTS • AUDIO • PHOTO • SERVICES

Interior view of the Los Angeles Ballroom on the occasion of the Hotel's First Anniversary Dinner, June 1967.
(Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f80_1.)

Historic Photographs Figure H-46

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



California Governor Pat Brown and others during National Governors' Conference, July 1966.
(Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f83_5.)

Historic Photographs Figure H-47

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CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010

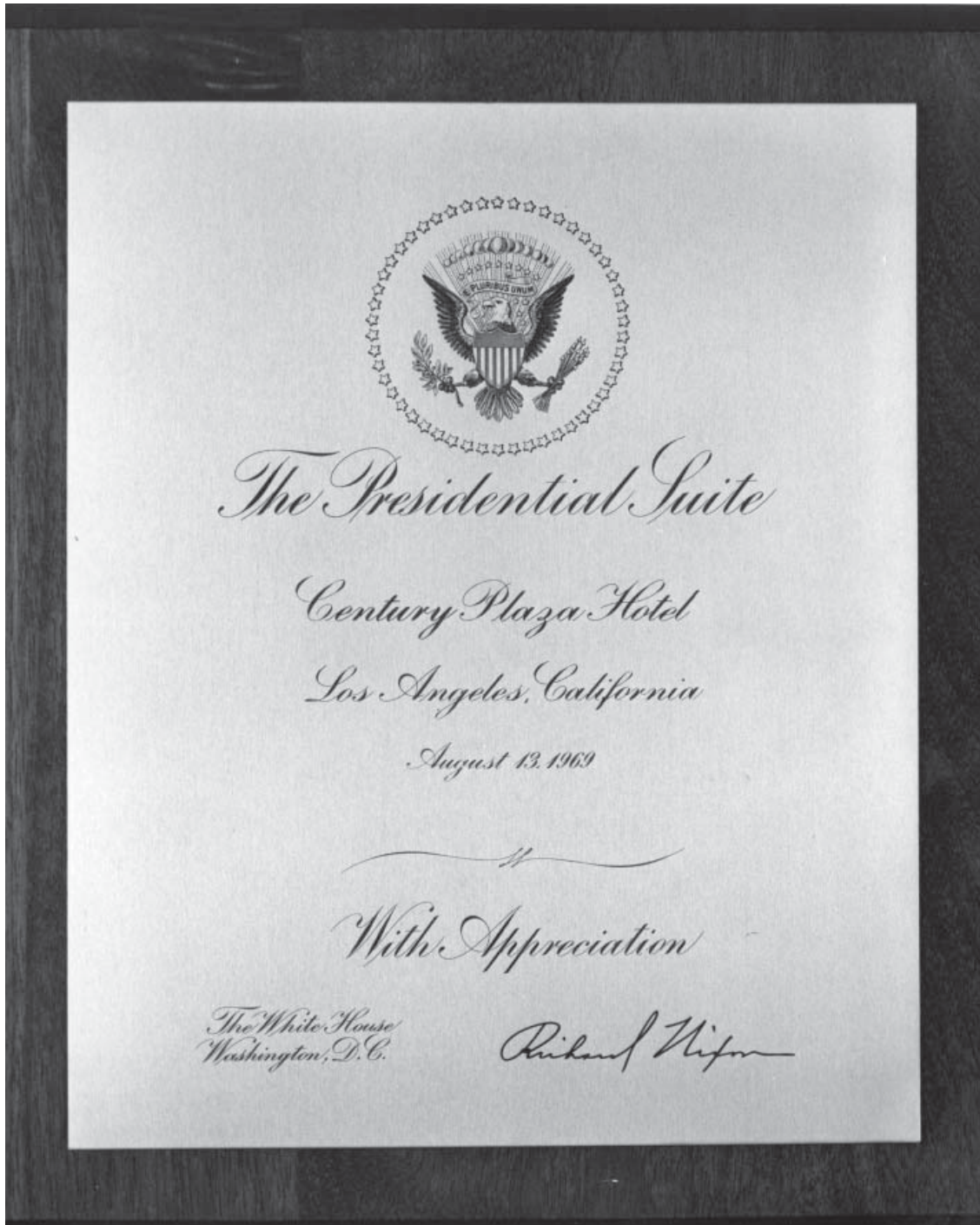


Untitled and undated images of events at Century Plaza Hotel.
(Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f86_1_3.)

Historic Photographs Figure H-48

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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Plaque presented to Century Plaza Hotel by President Nixon, undated.
(Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f88_1.)

Historic Photographs Figure H-49

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



Hotel's opening festivities, June 1966. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f90_11.)

Historic Photographs Figure H-50

ARCHITECTURAL RESOURCES GROUP
Architects, Planners & Conservators, Inc.

The world's finest convention facilities are in the world's most beautiful hotel.

Twenty stories and one million square feet of luxury.

We have 800 deluxe guest rooms each with a private balcony and unobstructed view of dazzling Century City. Each room has oversize beds, complete soundproofing and individual temperature control. On the Penthouse Level you'll find an additional 15 suites. Our entire California Level, with its own private driveway and entrance, is devoted to convention and meeting facilities.

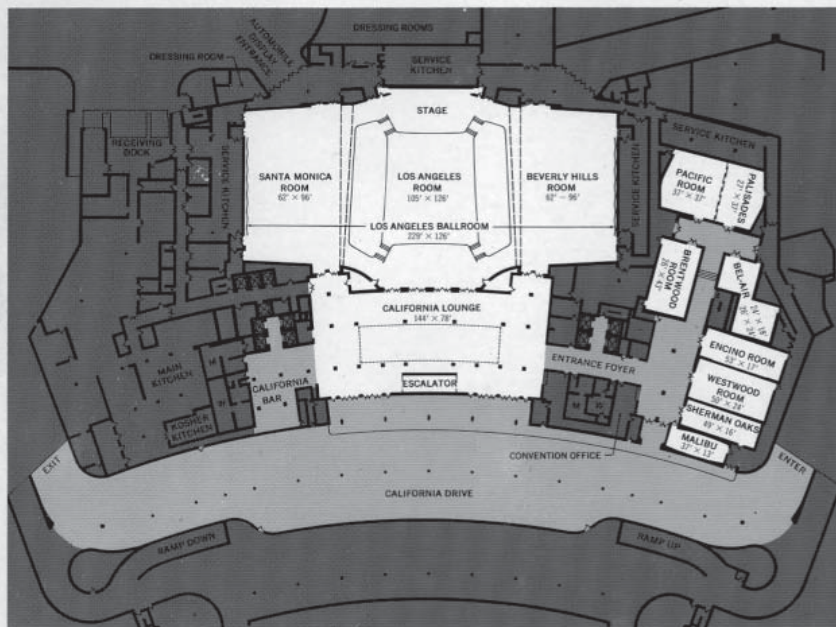
We have 22 meeting rooms to choose from (including one of the largest ballrooms west of New York), each decorated in a distinctive style and featuring Century Plaza's nonpareil service and cuisine.

Perhaps the most advanced commu- nications system in the world.

You will not find a better utilities-communication system anywhere.

Besides being in abundance (67 mike jacks in the Los Angeles Ballroom alone) they're all strategically placed for greater utilization. We have the facilities to broadcast speeches from anywhere in the hotel, or in the world, to selected meeting rooms or through radios into each delegate's guest room. Closed circuit television can also be made available for every meeting room and guest room.

If you always want to be reachable, we have an excellent wireless receiver to summon convention executives on the grounds.



Promotional materials.

(Source: Courtesy Westin Hotels & Resorts, "Pages from Advertising-2.pdf".)

Historic Photographs Figure H-51

ARCHITECTURAL RESOURCES GROUP
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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



Image of President Reagan signing in at the front desk in the hotel tower, dated January 1985.
(Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f70_1.)

Historic Photographs Figure H-52

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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President Johnson and daughter arriving at Century Plaza Hotel, c. 1967.
(Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f77_1.)

Historic Photographs Figure H-53

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
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President Nixon greeting hotel staff, undated. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f71_1.)

Historic Photographs Figure H-54

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
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President Nixon arriving at hotel, undated. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f89_2.)

Historic Photographs Figure H-55

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



President Nixon's post-election celebration at Century Plaza Hotel, c. 1967.
(Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f89_3.)

Historic Photographs Figure H-56

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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President Carter at hotel, undated. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f76_1.)

Historic Photographs Figure H-57

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



Actor Ephraim Zimbalist in front of the Westside Room, undated.
(Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f82_1.)

Historic Photographs Figure H-58

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CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010



Senator George McGovern greeted by Century Plaza Hotel General Manager Jack Vaughan, undated.
(Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f85_1.)

Historic Photographs Figure H-59

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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Untitled and undated image illustrating hotel staff in uniforms.
(Source: Courtesy Westin Hotels & Resorts, Image from "Pages from Advertising-4.pdf")

Historic Photographs Figure H-60

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



Hotel employees at work, undated. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b272f60_2.2.)

Historic Photographs Figure H-61

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



Hotel bellhop at entrance, undated. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b272f60_6.8.)

Historic Photographs Figure H-62

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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Hotel doorman in Beefeater uniform at entrance, undated. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b272f60_6.9.)

Historic Photographs Figure H-63

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010

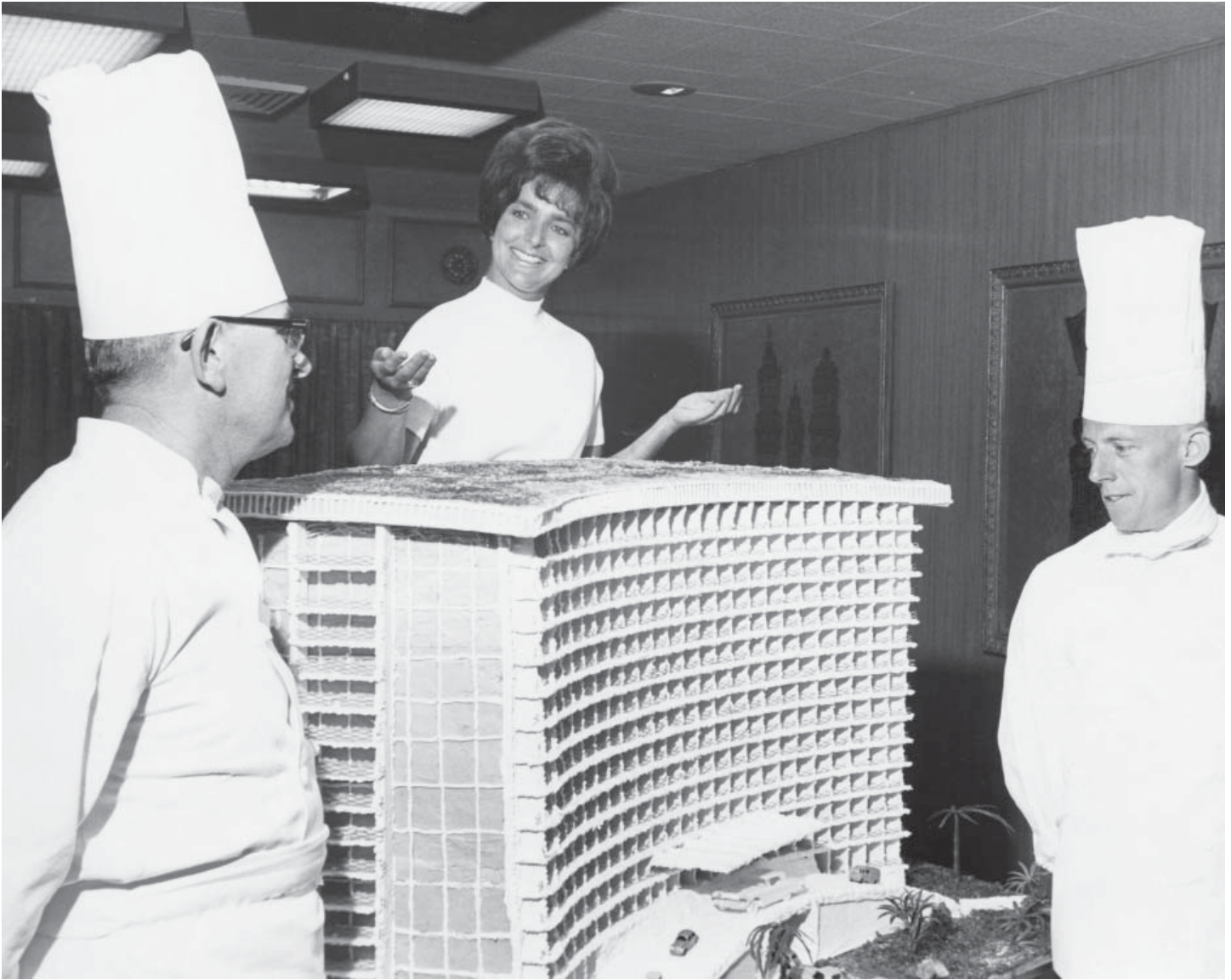


Hotel employees in the Garden Room, undated. (Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f68_3.)

Historic Photographs Figure H-64

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
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Hotel-shaped cake executed by pastry chef George Jung, undated.
(Source: Courtesy Westin Hotels & Resorts, Image No. 656b291f90_28.)

Historic Photographs Figure H-65

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010

Appendix D | Existing Conditions Photographs

HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010

HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010



Main (east) facade, view looking northwest

Existing Conditions Photographs Figure E-1
(all photos: ARG 2010)

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CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010



Detail main facade

Existing Conditions Photographs Figure E-2
(all photos: ARG 2010)

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



Detail canopy, main facade. View looking south

Existing Conditions Photographs Figure E-3
(all photos: ARG 2010)

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



Canopy detail

Existing Conditions Photographs Figure E-4
(all photos: ARG 2010)

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CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010



Walkway and planter detail, main facade

Existing Conditions Photographs Figure E-5
(all photos: ARG 2010)

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CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010



Storefront detail, main facade

Existing Conditions Photographs Figure E-6
(all photos: ARG 2010)

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010



Driveway, main facade. View looking south

Existing Conditions Photographs Figure E-7
(all photos: ARG 2010)

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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Driveway and sunken plaza, from upper balcony

Existing Conditions Photographs Figure E-8
(all photos: ARG 2010)

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

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Sunken plaza. View looking southeast

Existing Conditions Photographs Figure E-9
(all photos: ARG 2010)

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
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Sunken plaza, east-facing elevation

Existing Conditions Photographs Figure E-10
(all photos: ARG 2010)

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS

CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010



Sunken plaza, north- and east-facing elevations

Existing Conditions Photographs Figure E-11
(all photos: ARG 2010)

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HISTORICAL RESOURCE EVALUATION AND PROJECT ANALYSIS
CENTURY PLAZA HOTEL
LOS ANGELES, CALIFORNIA
JULY 30, 2010



Sunken plaza, staircase detail (historic staircase in foreground, non-historic staircase in background)

Existing Conditions Photographs Figure E-12
(all photos: ARG 2010)

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CENTURY PLAZA HOTEL

LOS ANGELES, CALIFORNIA

JULY 30, 2010



Sunken plaza, removable structure

Existing Conditions Photographs Figure E-13
(all photos: ARG 2010)

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Sunken plaza, entrance to subterranean tunnel. West-facing elevation, view looking east

Existing Conditions Photographs Figure E-14
(all photos: ARG 2010)

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Sunken plaza, east-facing elevation detail

Existing Conditions Photographs Figure E-15
(all photos: ARG 2010)

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Sunken plaza, south-facing elevation

Existing Conditions Photographs Figure E-16
(all photos: ARG 2010)

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North facade

Existing Conditions Photographs Figure E-17
(all photos: ARG 2010)

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West facade, view looking southeast

Existing Conditions Photographs Figure E-18
(all photos: ARG 2010)

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West facade, view looking northeast

Existing Conditions Photographs Figure E-19
(all photos: ARG 2010)

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West facade detail, view looking northeast

Existing Conditions Photographs Figure E-20
(all photos: ARG 2010)

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West facade and pool detail

Existing Conditions Photographs Figure E-21
(all photos: ARG 2010)

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South facade

Existing Conditions Photographs Figure E-22
(all photos: ARG 2010)

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Entrance to subterranean garage, north end of property

Existing Conditions Photographs Figure E-23
(all photos: ARG 2010)

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Lobby interior, view looking southeast

Existing Conditions Photographs Figure E-24
(all photos: ARG 2010)

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Lobby interior, view looking northeast

Existing Conditions Photographs Figure E-25
(all photos: ARG 2010)

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Lobby interior, view of canopy. View looking east

Existing Conditions Photographs Figure E-26
(all photos: ARG 2010)

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Lobby interior, view looking southwest

Existing Conditions Photographs Figure E-27
(all photos: ARG 2010)

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Ballroom interior

Existing Conditions Photographs Figure E-28
(all photos: ARG 2010)

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Interior, former subterranean drop-off area (now enclosed and converted into convention space)

Existing Conditions Photographs Figure E-29
(all photos: ARG 2010)

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Elevator lobby, historic coved ceiling detail

Existing Conditions Photographs Figure E-30
(all photos: ARG 2010)

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Interior 19th floor, curved corridor detail

Existing Conditions Photographs Figure E-31
(all photos: ARG 2010)

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Former Presidential Suite detail

Existing Conditions Photographs Figure E-32
(all photos: ARG 2010)

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Balcony door and window detail (Presidential Suite)

Existing Conditions Photographs Figure E-33
(all photos: ARG 2010)

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Balcony detail, Presidential Suite. View looking northeast

Existing Conditions Photographs Figure E-34
(all photos: ARG 2010)

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Facade detail from 19th floor balcony. View looking south.

Existing Conditions Photographs Figure E-35
(all photos: ARG 2010)

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