

APPENDIX IV.H.1

**Historic Resources Evaluation Report, Wilshire Grand Hotel
Prepared by Galvin Preservation Associates, May 2010**

HISTORIC RESOURCE EVALUATION REPORT

WILSHIRE GRAND HOTEL



GalvinPreservation**Associates**



1611 s. pacific coast highway
suite 104
redondo beach ca 90277

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1. INTRODUCTION

1.1 Purpose and Qualifications

The purpose of this report is to determine and set forth whether or not a development project (sometimes referred to as the “Project”) will impact historic resources. The project site is located at 930 Wilshire Boulevard in downtown of Los Angeles, and is occupied by the Wilshire Grand Hotel. Constructed in 1952, the Wilshire Grand Hotel is not currently designated a landmark at the national, state, or local levels. Nor has it been previously evaluated as significant in any historic resource surveys. As such, the Wilshire Grand Hotel was evaluated as a historic resource for the first time as part of this report.

Teresa Grimes, Laura Vanaskie and Ben Taniguchi of Galvin Preservation Associates were responsible for the preparation of this report, which was submitted to Christopher A. Joseph & Associates. All three preparers fulfill the qualifications for historic preservation professionals outlined in Title 36 of the Code of Federal Regulations, Part 61. Resumes are attached.

1.2 Methodology

In conducting the analysis of potential historic resources and impacts, the following tasks were performed:

1. Conducted a field inspection of the project site and surrounding area to determine the study area and to identify potential historic resources. The study area was identified as the Wilshire Grand Hotel property.
2. Researched the Wilshire Grand Hotel to determine whether or not it is currently listed as a landmark at the national, state, or local levels and whether or not it has been previously evaluated as a historic resource.
3. Obtained and reviewed the building permit record for the Wilshire Grand Hotel. Dates of construction and subsequent alterations were determined by the building permit record, as well as additional sources such as historic photographs, books and newspaper articles.
4. Researched the building and area at local libraries and archives to establish the general history and context, including a review of the relevant databases, newspapers, books, and articles.
5. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state and local historic preservation designations, and assessment processes and programs.

2. REGULATORY ENVIRONMENT

2.1 Regulatory Environment

Generally, a lead agency must consider a property a historic resource under the California Environmental Quality Act if it is eligible for listing in the California Register of Historical Resources (California Register). The California Register is modeled after the National Register of Historic Places (National Register). Furthermore, a property is presumed to be historically significant if it is listed in a local register of historic resources or has been identified as historically significant in a historic resources survey (provided certain criteria and requirements are satisfied) unless a preponderance of evidence demonstrates that the property is not historically or culturally significant.¹ The National and California Register designation programs are discussed below.

National Register of Historic Places

The National Register is "an authoritative guide to be used by federal, state, and local governments, private groups and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment."²

Criteria

To be eligible for listing in the National Register, a property must be at least 50 years of age and possess significance in American history and culture, architecture, or archaeology.³ A property of potential significance must meet one or more of four established criteria:⁴

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

¹ Public Resources Code Section 5024.1 and 14 CCR Section 4850.

² Title 36 Code of Federal Regulations Part 60.2.

³ Title 36 Code of Federal Regulations Part 60.4.

⁴ Title 36 Code of Federal Regulations Part 60.4.

Physical Integrity

According to *National Register Bulletin #15*, “to be eligible for listing in the National Register, a property must not only be shown to be significant under National Register criteria, but it also must have integrity.”⁵ Integrity is defined in *National Register Bulletin #15* as “the ability of a property to convey its significance.”⁶ Within the concept of integrity, the National Register recognizes seven aspects or qualities that in various combinations define integrity. They are feeling, association, workmanship, location, design, setting, and materials, and they are defined by *National Register Bulletin #15* as follows:⁷

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

Context

To be eligible for listing in the National Register, a property must also be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are “those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear.”⁸ A property must represent an important aspect of the area’s history or prehistory and possess the requisite integrity to qualify for the National Register.

⁵ *National Register Bulletin #15*, p. 44.

⁶ *National Register Bulletin #15*, pp. 44-45.

⁷ *National Register Bulletin #15*, pp. 44-45.

⁸ *National Register Bulletin #15*, p. 7.

California Register of Historical Resources

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

The California Register consists of properties that are listed automatically, as well as those that must be nominated through an application and public hearing process.⁹ The California Register automatically includes the following:

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

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

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

Historic resources eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. Resources less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its

⁹ Public Resources Code Section 5024.1.

historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.¹⁰

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:¹¹

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

OHP Survey Methodology

The evaluation instructions and classification system proscribed by OHP in its *Instructions for Recording Historical Resources* provide a three-digit evaluation code for use in classifying potential historic resources. In 2003, the codes were revised to address the California Register. The first digit indicates the general category of evaluation. The second digit is a letter code to indicate whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number, which is coded to describe some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.
4. Appears eligible for listing in the National Register or the California Register through other evaluation.
5. Recognized as historically significant by local government.

¹⁰ Public Resources Code Section 4852.

¹¹ Public Resources Code Section 5024.1.

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6. Not eligible for listing or designation as specified.
 7. Not evaluated or needs re-evaluation.

City of Los Angeles Cultural Heritage Ordinance

The Los Angeles City Council adopted the Cultural Heritage Ordinance in 1962 and amended it in 2007 (Sections 22.171 et. seq. of the Administrative Code). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments. The Commission is comprised of five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture and architecture. Section 22.171.7 of the Ordinance states that:

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

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

2.2 History and Description

Hotels Statler Incorporated began planning the construction of their first Los Angeles hotel in the mid-1940s. When the company acquired the property at the intersection of Figueroa Street and Wilshire Boulevard in downtown, it housed the Paul G. Hoffman building, a two-story Studebaker dealership. In 1946, the company hired Chicago architects Holabird & Root & Burgee to design a new building for the site. The project's associate architect was prolific hotel designer William B. Tabler. By July 6, 1950, the groundbreaking ceremony was held for the demolition of the Hoffman Building, and by October 27, 1952, the new \$25 million hotel was complete and open to the public. The design, construction, and grand opening received great attention and publicity throughout the six-year period of development. The project was touted as the largest hotel project anywhere within the preceding 20 years.¹² It also coincided with the construction of the 110 Freeway on a lot highly visible from the new thoroughfare.

¹² "\$20 Million Los Angeles Statler Combines Hotel and Office Units." *Architectural Record*. Volume 108. July 1950, pg. 12.

The new hotel was a success in its early years of operation, and exactly two years after its grand opening, on October 27, 1954, the *Los Angeles Times* reported that Conrad Hilton of the Hilton Hotels chain closed a deal with Hotels Statler Inc. to acquire it, along with eight other Statler hotels. It was a record-breaking deal totaling over \$100 million dollars.¹³ As part of the acquisition, Hilton created a new affiliate called Statler Hotels Delaware Corporation. As a consequence of the deal, the names of the newly acquired hotels were changed to the Statler-Hiltons. Less than a decade later in 1962, Conrad Hilton bought out the shareholders of Statler Hotels Delaware Corporation, and the names changed once again from Statler-Hiltons to Hiltons.

The property remained a Hilton until 1994 when it was purchased by the Omni Hotels franchise. The Omni name lasted only four years; in 1998, after negotiations between the owners of the property and the Omni corporation fell through, the hotel became the Wilshire Grand.¹⁴ It continues to operate under this name.

The Wilshire Grand Hotel is located on an irregular city block in downtown Los Angeles, just east of the 110 Freeway. Constructed between 1950 and 1952, the building is bounded by Wilshire Boulevard to the north, S. Figueroa Street to the east, W. 7th Street to the south, and Francisco Street to the west. The site slopes upward from the southeast corner of W. 7th Street and S. Figueroa Street to the northwest corner of Francisco Street and Wilshire Boulevard. It is situated in a dense neighborhood, which displays an eclectic mix of commercial buildings from the early twentieth century to the present. The surrounding buildings vary in height and scale from small, low-rise structures to larger, mid-rise structures to towering skyscrapers. The Wilshire Grand Hotel falls into the mid-rise category. It covers an entire city block in plan and ranges from 14 to 15 stories in height, with a double-height first story, due to its sloped site. Large mechanical storage blocks clad with seamed metal sit atop the roofs, extending the building's height by an additional two to three stories in some locations. The relatively low building reflects the city's height restrictions at the time of its construction.

The steel-framed hotel sits atop a subterranean concrete parking garage. Its plan is irregular and consists of a tower with five thin, nearly rectangular wings arranged at varying angles atop a two- to three-story plinth. The plinth houses the hotel lobby, meeting and banquet rooms, retail space, and service space, while the tower houses the hotel's guest rooms and office space. The wings' angles create a "T" shape at the east end of the building which transitions into an irregular "Y" shape at the west end. This unique plan forms dynamic spaces for the hotel's entrance and motor court on the north elevation, a pool on the west elevation, and a light well on the south elevation. The wings were arranged so that no hotel room would face another hotel room directly.¹⁵ Their angles also maximized sunlight and allowed for the creation of six-inch seismic separations between adjoining wings.¹⁶ This structural technique permitted the tower to

¹³ "Statler Hotel Chain Bought by Hilton." *Los Angeles Times*. August 4, 1954, pg. A1.

¹⁴ "Omni Hotels Releases Los Angeles Property." *Business Wire*. December 23, 1998, pg. 1.

¹⁵ "Los Angeles: Statler Center." *Architectural Record*. Volume 109. March 1951, pg. 90.

¹⁶ "Los Angeles: Statler Center." *Architectural Record*. Volume 109. March 1951, pg. 148.

behave in the event of an earthquake as five small, separate buildings, rather than one large monolith.

The north elevation serves as one of the hotel's two major entrances. Its east end is 15 stories tall, while its west end is only 14 stories, due to the change in street elevation along Wilshire Boulevard. The building is accessed from the street by a V-shaped motor court. Sheltering the center of the motor court and the entry door is a large, rectangular canopy. Originally, the canopy, in the form of a swooping zigzag, was modern and light in appearance. As part of a 1986 remodel, the original canopy was replaced with a heavy, contemporary canopy adorned with neoclassical elements referencing a plain Greek or Roman entablature. It sits atop square, contemporary piers with similar neoclassical references, including polished stone tiles laid to mimic rustication. The modified neoclassical theme, along with the faux rustication, is carried across the center portion of the first floor elevation in the form of three rectangular door openings with arched transoms and the continuation of the entablature. At the elevation's east and west ends, the theme returns to the original Mid-century Modern design with rectangular window and door openings and painted concrete walls.

The upper floors of the north elevation consist of horizontal, aluminum sliding windows and painted concrete. Lightweight concrete was used, in addition the steel structural frame, for added seismic stability.¹⁷ It is scored in a rectangular pattern, which creates a paneled appearance. The panels aligned with the windows have been painted slightly darker beige than the intermittent panels, yielding a stripe effect. Originally, all of the panels were painted the same light beige color. The windows are arranged into repetitive vertical bays, and their frames protrude slightly from the flat wall surfaces. 15 of the bays feature pairs of windows above one vertical slat vent at the second or third story, while six feature single windows with no lower story vent. The vents conceal the building's "fan gallery," which contains fans for the HVAC system and kitchens.¹⁸ The windows on the central and northwestern wings of the façade are topped with thin, aluminum overhangs.

The east elevation consists of large, rectangular windows and doors on the first and second stories to accommodate retail and office space, vertical slat vents along the third story, and pairs of aluminum sliding windows arranged in vertical bays on the upper stories. There are 12 bays in total on the east elevation. All of the windows and doors are aluminum. Arched fabric awnings cover most of the windows on the second story. The frames on the windows on the upper stories protrude slightly from the flat wall surface, which is composed of scored concrete. As on the north elevation, the panels that are aligned with the windows have been painted slightly darker beige than the intermittent panels. The wall along the first two stories is clad with polished stone tiles. The contemporary entablature from the north elevation reappears at the south end of the east elevation and wraps around to the south elevation. The corner is curved and projects a few feet beyond the adjoining wall surface, creating an overhang.

¹⁷ "Los Angeles: Statler Center." *Architectural Record*. Volume 109. March 1951, pg. 148.

¹⁸ "Los Angeles: Statler Center." *Architectural Record*. Volume 109. March 1951, pg. 148.

The building's plinth and tower distinction becomes evident on the south elevation; while the southeastern and southwestern wings rise to the building's full height, the central portion rises only three stories, creating a broad light well and mechanical storage space between the wings. The overhang from the southeast corner continues along the eastern half of the south elevation. It is supported by a combination of round and square, tile-clad columns and shelters the second major entrance to the hotel, as well as an additional motor court. The wall beneath the overhang is composed of a combination of large and small square tiles and rectangular, aluminum windows and doors. Directly above the overhang are five large, arched openings with dome-shaped, fabric awnings sheltering rectangular, aluminum windows and doors.

To the east of the arched openings is a combination of rectangular, aluminum doors and windows covered by an arched, fabric awning, similar to those on the east façade. Above this window is a pair of aluminum sliding windows, then a Wilshire Grand sign, and finally, at the fifth floor, the vertical bay pattern from the east elevation continues upward across three bays on the south-facing façade of the southeast wing.

Above and to the west of the arched openings, the wall continues in a solid composition of scored concrete panels until it transitions into the base of the southwest wing. As on the other elevations, the panels alternate between two shades of beige, creating horizontal stripes. At the base of the southwest wing the composition returns to a pattern of vertical bays with vertical slat vents and aluminum sliding windows. There are nine bays in total. The windows protrude from the wall slightly and are covered by the same thin overhangs as the windows on the north elevation.

Due to the broad light well on the south elevation, the south and east elevations of the central wings, as well as the west elevation of the southeast wing, are visible. The south elevation of one of the central wings and the west elevation of the southeast wing continue the same vertical bay pattern of windows and painted concrete panels as the building's other elevations. The windows on the central wing are topped by thin overhangs, while those on the southeast wing are not. The east elevation of the other central wing displays two bays identical to those on the central tower, but its remaining seven bays break the familiar pattern. The seven unique bays are thinner than the rest and contain narrow windows with seamed metal panels within an egg crate system of overhangs and fins. Overlapping the two central wings is an elevator tower, which projects into the light well. It is clad in the same painted concrete manner as its neighboring wings. It is mostly solid with a single vertical bay of fixed, aluminum windows.

The west elevation consists of the plinth, which transitions from two to three stories as the grade of Francisco Street changes, and the southwest, northwest and one of the central wings. The plinth at this elevation houses service space and the entrance to the subterranean garage. As such, it contains only a few openings at ground level: the entrance to the garage, a loading dock with a series of roll-up doors, and two pairs of solid, service doors. Other openings along the plinth include a row of aluminum sliding windows with thin overhangs and a row of vertical slat vents. Most of the plinth wall is

composed of the same painted concrete system found on the building's other elevations; however, one portion displays a different pattern of expressed piers and beams infilled with square panels. This portion of the wall appears to lead to an uncovered, landscaped space. Tall shrubs and palm trees are visible beyond the wall. Beyond these plantings on the top of the plinth is the hotel's pool area.

The upper stories of the wings on the west elevation resemble those of the rest of the building. The south-facing façade of the northwest wing, the west-facing façade of the central wing, and the north-facing façade of the southwest wing all exhibit the same vertical bay pattern of paired or single windows and painted concrete. The west facing facades of the both the southwest and northwest wings break the typical pattern by substituting painted, seamed metal panels for concrete. All of the windows are aluminum, topped by thin overhangs and project from the wall surface slightly.

3. EVALUATION OF SIGNIFICANCE

3.1 Individual Significance

National Register of Historic Places

Criterion A

In order to qualify under Criterion A, a property must be associated with events that have made a significant contribution to the broad patterns of our history. The Wilshire Grand Hotel is ineligible for listing in the National Register under Criterion A. While it could be argued that the Wilshire Grand Hotel is historically significant in the context of the post-war development of downtown Los Angeles, it alone cannot convey the significance of the entire period of development. If it were part of a larger district or collection of post-war buildings which represented the entire post-war time period, then the building might exhibit significance as part of a known pattern of development and contributor to a historic district; however, as an individual property, it is unable to convey such broad significance. Additionally, the various 1980s changes to the hotel's first floor seriously mar its integrity and limit its ability as an individual resource to convey the significance of the post-war development trend.

As a first-class hotel with large banquet halls and ballrooms, the Wilshire Grand has hosted many famous guests and publicized events. For example, when the Brooklyn Dodgers moved to Los Angeles in 1957, the hotel was chosen as the site for the city's welcome party. In contrast with a major national, regional or local event, such as the signing of the Treaty of Cahuenga (1847), which ended hostilities between the U.S. and Mexico in California and led to the signing of the Treaty of Guadalupe Hidalgo, the end of the Mexican-American War, events such as the welcome party, while newsworthy, did not make significant contributions to the broad patterns of local or regional history, or the cultural heritage of California or the United States.¹⁹

¹⁹ The site of the Treaty of Cahuenga, known as Campo de Cahuenga, is listed on both the National and California Registers of Historic Places and as Los Angeles Historic-Cultural Landmark #29.

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. Due to its prime downtown location and original popularity, it is likely that significant individuals have stayed at the hotel; however, to be eligible under Criterion B, a property needs to be an important representation of the person's accomplishments. Two significant individuals strongly associated with the hotel were Ellsworth M. Statler, founder of the Hotels Statler chain, and Conrad Hilton, president and founder of Hilton Hotels International.

Statler founded Hotels Statler in 1908 in Buffalo, New York. He went on to construct many hotels throughout the United States until his death in 1928.²⁰ Inducted into the Hospitality Hall of Honor in 1997, Statler was undoubtedly a significant figure within his industry; however, the Wilshire Grand was constructed nearly 25 years after his death and is therefore not directly connected with Statler's accomplishments within the hospitality industry.

Conrad Hilton began his hotel empire in 1919 with the purchase of a hotel in Cisco, Texas. He expanded his brand largely by purchasing existing hotels, instead of constructing new ones, in the mid-twentieth century. The Wilshire Grand was one of his acquisitions. He purchased it from Hotels Statler Inc. two years after it was built. It was acquired as part of a record-breaking real estate deal with Hotels Statler involving nine hotels throughout the U.S. The acquisition marked a turning point in Hilton's career. At the time it was the largest hotel deal in history, and it increased his property holdings by 50 percent from 18 hotels to 27.²¹ Although the deal as a whole was a significant milestone in Hilton's career, the Wilshire Grand was just one part of it. He would continue to purchase, build and operate many hotels around the world over the course of his nearly 50-year tenure as president of Hilton Hotels. Therefore, while it could be argued easily that Conrad Hilton is historically significant in the context of the hospitality industry, the Wilshire Grand does not represent his life's work, and the hotel is ineligible for listing under Criterion B.

Criterion C

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. The Wilshire Grand Hotel was constructed of a steel frame and reinforced concrete, neither of which was a new or innovative type or method of construction at the time it was built. The steel and concrete were not applied in a manner specific to its time period; therefore, the hotel does not embody the distinctive characteristics of a type or method of construction.

²⁰ "Ellsworth Statler." Website: <http://www.hrm.uh.edu/cnhc/ShowContent.asp?c=9297>, accessed August 10, 2009.

²¹ "Huge Hilton Deal Closed." *Los Angeles Times*. October 28, 1954, pg. A11.

The Wilshire Grand was designed in a general Mid-century Modern style. Although it employed many of the style's typical elements, such as open floor plans and floor-to-ceiling glass on the lower floors, horizontal bands of windows on the upper floors, the integration of an outdoor garden with the interior lobby, and the rejection of ornament, the building is not a remarkable or outstanding example of the style. While other hotels in the L.A. area and around the country were experimenting with curtain walls and reducing the solid-to-void ratio of the building envelope, the Wilshire Grand relied on a dated system of punched window openings in solid concrete walls. The result is repetitive, rather heavy facades. This system was chosen over a curtain wall for its supposed superiority in terms of earthquake performance; however, the nearby Beverly Hilton Hotel, completed in 1953, employed a far more open façade system of floor-to-ceiling sliding glass doors often set within deep balcony overhangs.²² The result is a far less heavy and more complex composition of shadow and light, flatness and depth. Meanwhile, the Statler in Dallas (1956) was being designed as the first curtain-walled hotel in nation.²³ When compared to its contemporaries, it is clear that the Wilshire Grand Hotel is not an outstanding example of its style.

Further, while the upper floors of the hotel remain largely intact from their period of construction, the street level facades have been drastically altered. The Mid-century Modern elements have been replaced by contemporary applications of neoclassical elements, such as the tiled motor court canopy and arched transoms, in direct opposition to its original, minimal style. As such, the Wilshire Grand no longer embodies the distinctive characteristics of its period of construction.

The hotel was designed by Holabird & Root & Burgee with associate architect William B. Tabler. The firm began as Holabird and Simmons in Chicago in 1880. In 1883, it became Holabird & Roche, a name under which the firm gained praise and notoriety as an important contributor to the Chicago School of architecture. The partners designed some of Chicago's first skyscrapers, including the Tacoma Building (1886-1889) and the Marquette Building (1891-1895). In 1928, John Holabird, William Holabird's son, and John Wellborn Root, Jr., son of architect John W. Root of the highly regarded Chicago firm Burnham and Root, took over as principles. The firm became known as Holabird & Root, the name under which it continues to operate. The architects are known today for designing highly technical buildings for colleges and universities.

From the mid-1940s to the early 1970s, the firm operated as Holabird & Root & Burgee (H & R & B). Not much has been published from this period of the firm's history, not even in its own monograph from 1992 or on its website; however, a 1950 article in *Architectural Forum* highlights the firm's expertise in the field of hotel design. In it the author heralds the firm's ability to design financially successful hotels "in a field where failures are frequent and notorious."²⁴ The article focuses on the rules of thumb

²² "Los Angeles: Statler Center." *Architectural Record*. Volume 109. March 1951, pg. 148.

²³ National Trust for Historic Preservation. "11 Most Endangered: The Statler Hilton Hotel."

²⁴ "Hotels Circling the Globe; work of Holabird and Root and Burgee." *Architectural Forum*. Volume 92. June 1950, pg. 90.

developed by H & R & B for hotel design over years and evaluates them through the firm's work for the Intercontinental Hotels Corporation and Hotels Statler. These rules of thumb were no doubt employed in the designs for the Wilshire Grand; however, in order for the hotel to be significant under Criterion C, it would have to be a representative work of a master. While one could argue based on the 1950 article that H & R & B were master architects who influenced hotel design during the post-war period, there is little other scholarly work to support that argument, especially since the particular article focuses on the financial aspects of the design over the aesthetic elements. Further, in comparison with the firm's other hotels around the world, such as the terraced Tamanaco (1953) in Caracas, Venezuela, the Wilshire Grand appears to be more of an application of lessons learned than a truly representative work.

Associate architect William B. Tabler received both his bachelor's and master's degrees from Harvard University before joining Holabird & Root in 1939. While with the firm, Tabler worked on the design of the Statler in Washington, D.C. After serving in the Second World War, he left Holabird and Root in 1946 to become the staff architect for Hotels Statler. It was in this position that he completed his work on the Wilshire Grand. As an employee of Hotels Statler, he oversaw and consulted on the design work of H & R & B and managed the building's construction. Nearly a decade later, Tabler formed his own firm through which he continued to design hotel projects for Hilton Hotels, among other international chains, around the world. His body of work includes the Statler in Dallas, the Hilton New York (1963), the Washington Hilton (1965), and the San Francisco Hilton (1964). In Los Angeles, Tabler served as an associate architect on the New Otani Hotel in Little Tokyo in 1977. While the New York Hilton is possibly his most famous work with its pair of blue glass towers, both the Washington Hilton and the Dallas Statler are listed as landmarks within their respective cities.

Based on his decades of innovative hotel work, it could be argued that William B. Tabler was a master architect who specialized in hotel design. He has even been credited with developing the rules of thumb for which H & R & B was praised in the 1950 *Architectural Forum* article; however, in comparison with his designs from the late 1950s and 1960s, it is evident that the Wilshire Grand is not a representative example of his work.²⁵ As mentioned previously, Tabler's Dallas Statler was the first curtain-walled hotel in the nation. The use of either a curtain wall or floor-to-ceiling glass set within an exposed structural frame, both of which the Wilshire Grand lacks, quickly became common elements in Tabler's work. He also began to incorporate curved towers into his designs as evident in its early form in the Dallas Statler and in its mature form in the Washington Hilton. The angular "Y" shape at the west end of the Wilshire Grand represents a primitive, more awkward version of the curve concept, before it was developed to its full potential. With its blocky form and heavy walls, the Wilshire Grand appears more akin to H & R & B's; it reflects little of Tabler's influence as associate architect and a Hotels Statler employee. In addition, the drastic changes to the lower level facades have made it nearly impossible to link the building as a whole to either H &

²⁵ William Tabler Architects. "Firm Profiles." Website:
<http://www.williamtabler.com/466/Firm%20Profiles>, accessed August 12, 2009.

R & B or Tabler. Therefore, the Wilshire Grand Hotel does not represent the work of a master.

Finally, as a fairly common example of its style and type, the Wilshire Grand lacks the kind of ornamentation and/or detail associated with buildings possessing high artistic values. Further, its commonness dictates that it is not a significant and distinguishable entity whose components may lack individual distinction. Therefore, the Wilshire Grand Hotel is not eligible under Criterion C.

Criterion D

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

Integrity

To be eligible for listing in the National Register, properties must retain their physical integrity from the period in which they gained significance. While retention of certain factors of integrity is more important than others depending on the property, a majority of the seven should be retained. The Wilshire Grand Hotel retains only the integrity of its location. Five of the remaining six aspects have been compromised. While its materials, setting and workmanship retain a fair amount of integrity, the integrity of its design and feeling is low. Association could not be evaluated for the Wilshire Grand, because it is not significant under Criterion A, B, C, or D, and therefore has no direct link with an important event or person to maintain.

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

The Wilshire Grand Hotel has not been moved. Therefore, its integrity of location has been retained.

Setting – The physical environment of the historic property.

The immediate setting of the Wilshire Grand Hotel consists of the curved driveway on the south elevation, the “V” shaped one on the north elevation and lack of setbacks on both the east and west elevations. The shape of the driveways and the setbacks remain unchanged. Therefore, the integrity of the immediate setting remains unchanged. The integrity of the larger setting, however, has been compromised by the construction of the building located across Francisco Street at 1000 Wilshire Boulevard. The building, constructed in 1986, partially obstructs the view of the Wilshire Grand from the 110 Freeway. This view was an important aspect of its original setting. Therefore, the overall integrity of the setting is fair.

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

The exterior materials at the ground level were compromised in 1986 when a large exterior remodel took place. It included the application of polished stone tiles in neoclassical patterns and the addition of new canopies. Many of the original, floor-to-ceiling, rectangular windows on the north and south elevations were covered with tile or topped with arched transoms.

The north elevation's original motor court canopy, which was very light and dynamic in appearance, has been replaced with a blocky, rectangular canopy, much heavier in appearance, and covered with stone tiles. Likewise, the columns that support the new canopy received the same heavy, rectangular, tile-clad treatment. A false entablature was incorporated above the first floor along the center portion of the north elevation.

As part of the same remodel, many of the east and south elevation storefronts, which were originally fully glazed, were partially filled in and clad with tile. A second heavy canopy was added to the central section of the east elevation. The false entablature from the north elevation reappears along the east elevation and continues around the curved, southeast corner onto the south elevation. It terminates at the west end of the south elevation's motor court.

The ground floor of the west elevation, as well as the upper floors of the tower wings remain largely intact and retain much of their integrity. The concrete's original rectilinear patterning is still visible, despite the application of new paint. Likewise, the seamed metal panels are still intact, despite having been painted. The aluminum windows appear to be original, although they have been modified from sliding to fixed.

Although the upper floors retain their original materials, the changes at the more prominent ground floor are significant. Therefore, the integrity of the materials is fair.

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

The general form, layout and sequencing of spaces of the Wilshire Grand Hotel remain intact; however, the level of ornamentation has been greatly altered by the contemporary neoclassical additions noted above. The building's ground floor was originally quite stark and modern, articulated only with large expanses of glass, aluminum and concrete; the 1986 alterations have given it a much more traditional, decorated appearance. Therefore, the integrity of the design is low.

Workmanship – The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

This usually refers to craftsmanship, unique or artisan details, methods of construction and/or building techniques. While the upper floors reflect mid-century building

techniques, the 1986 remodel has disguised them on the lower floors. Therefore, the integrity of the workmanship is fair.

Feeling – A property’s expression of the aesthetic or historic sense of a particular period of time.

The Wilshire Grand no longer articulates the sense of a chic, mid-century hotel. The alterations at the ground level have confused the building’s historic imagery. Therefore, the integrity of the building’s feeling is low.

Association – The direct link between an important event or person and a historic property.

In order to evaluate a property’s association with an important event or person, that property would have to be associated with a historic event or person. Since the preceding paragraphs have explained in detail that the Wilshire Grand is not associated with an important event or person and that it is not significant under Criterion A, B, C, or D, there is no relevant association to evaluate.

California Register

The Wilshire Grand Hotel is ineligible for listing on the California Register for the same reasons outlined under the National Register evaluation. While it is possible for a historic resource to be listed on the California Register even if it does not retain sufficient integrity to meet the criteria for listing on the National Register, such a resource must still maintain enough historic character to represent its period(s) of significance. Due to the drastic alterations to the ground floor described in detail under the National Register evaluations, the overall integrity of the Wilshire Grand is low. The building retains only the integrity of its location. Five of the remaining six aspects have been compromised. While its materials, setting and workmanship retain a fair amount of integrity, the integrity of its design and feeling is low. Association could not be evaluated for the Wilshire Grand, because it is not significant under Criterion A, B, C, or D, and therefore has no direct link with an important event or person to maintain.

Los Angeles Historic-Cultural Monuments

The Wilshire Grand Hotel is ineligible for designation as a Los Angeles Historic-Cultural Monument. As explained in detail in the National Register evaluation, the property does not reflect or exemplify the broad cultural, economic or social history of the nation, State or community; it is not identified with historic personages or with important events in the main currents of national, State or local history; it does not embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style or method of construction; and it is not a notable work of a master builder, designer, or architect whose individual genius influenced his or her age.

4. CONCLUSION

The Wilshire Grand Hotel currently is not designated a landmark at the national, state, or local levels. Nor has it been previously evaluated as significant in any historic resource surveys. The building appears to be ineligible for landmark designation at the national, state or local levels due to a lack of historical significance, architectural distinction and physical integrity. As such, it was assigned a California Historic Resource Status Code of 6Z. The 6Z Status Code means that the property has been found ineligible for National Register, California Register or local designation through survey evaluation (A complete list and explanation of the California Historic Resource Status Codes is attached). Therefore, the Wilshire Grand Hotel is not a historic resource subject to CEQA. No mitigation measures are required for its removal, as the project would not result in any significant adverse impacts.

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Figure 1: Bird's Eye View of the Statler Hilton, c. 1954, Los Angeles Public Library Photograph Collection



Figure 2: Construction of Statler Center, East Façade, c. 1952, Los Angeles Public Library Photograph Collection



Figure 3: North Façade of the Statler Center at its Grand Opening in 1952, Los Angeles Public Library Photograph Collection



Figure 4: North façade of the Wilshire Grand on August 11, 2009



Figure 5: Close-up of New Canopy on North Façade on August 11, 2009



Figure 6: Close-up of Alterations to South Façade on August 11, 2009



Figure 7: 1955 Sanborn Fire Insurance Map of Statler Center

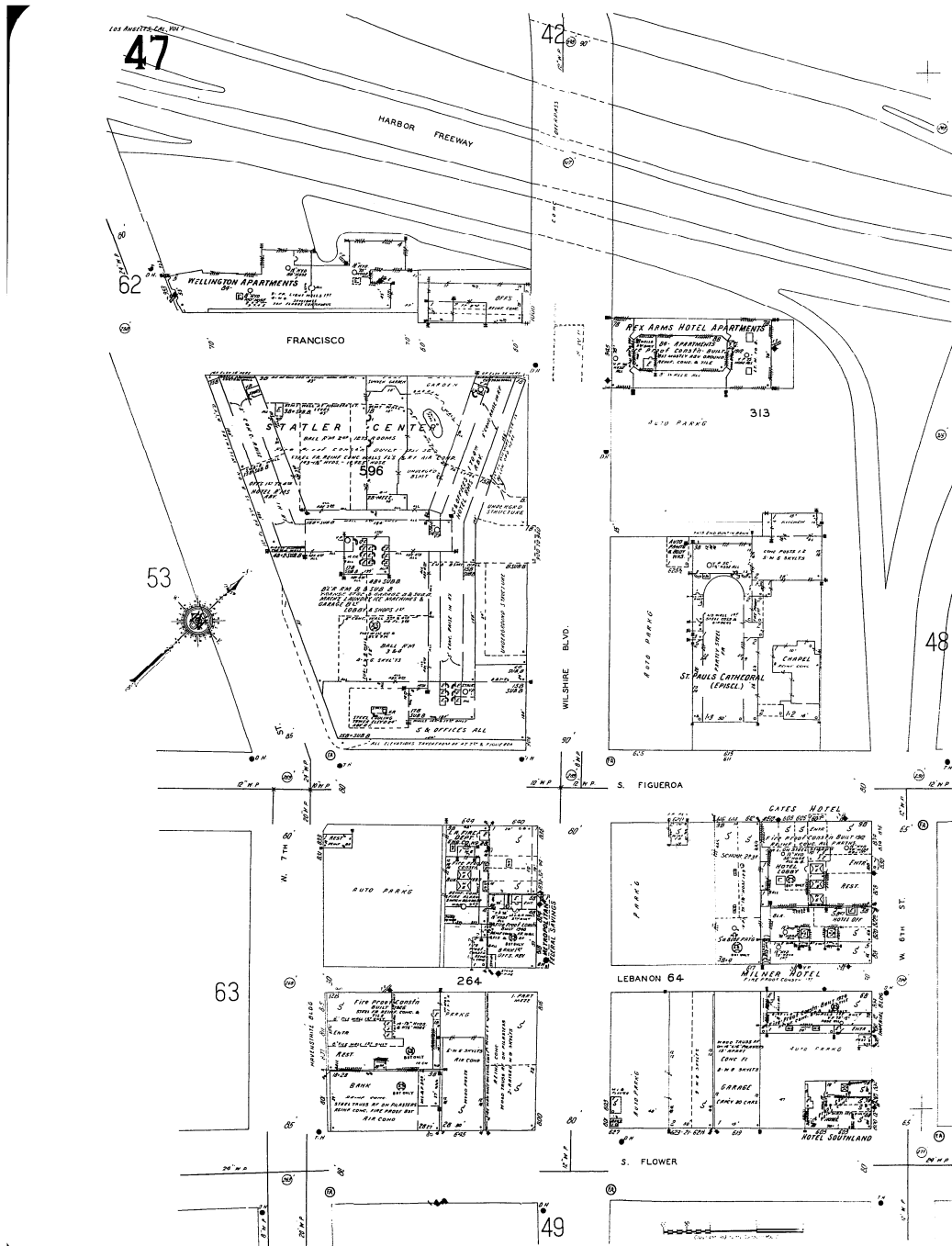


Figure 8: Map of Project Location (Base Map courtesy of Google Earth)

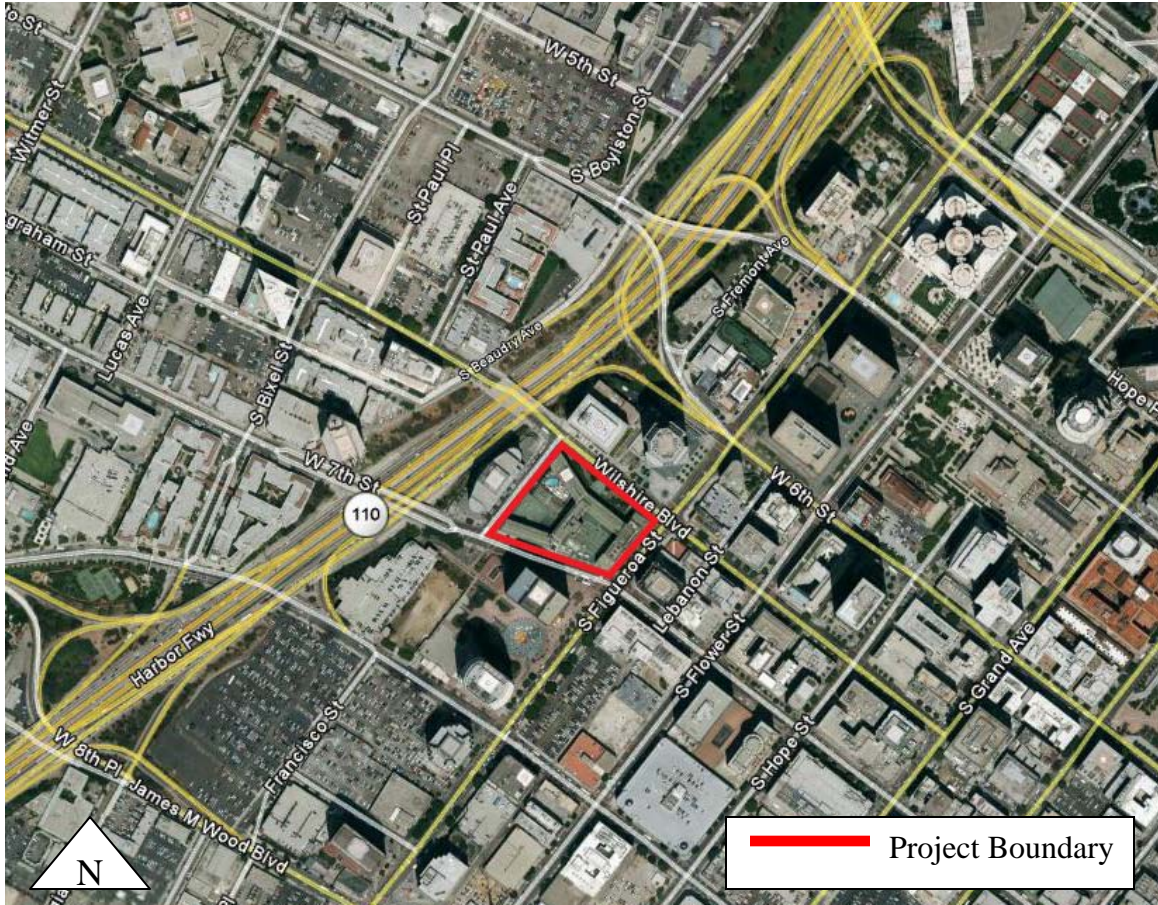


Figure 9: The Dallas Statler Hotel, c. 1956: <http://www.eventective.com/blog/travel/hotels/2008/05/20/locals-fight-to-preserve-historic-luxury-hotel/>



Figure 10: The Dallas Statler Hotel, Photo Essay by Justin Terveen, January 11, 2007:
<http://www.flickr.com/photos/ninjatune/329038290/in/set-72157594475112249/>



Figure 11: Aerial View of the Washington Hilton Hotel, c. 1965, District of Columbia Department of Transportation Historic Photo Archives: <http://ddot.dc.gov/ddot/cwp/view,a,1250,q,639712.asp>



Figure 12: Washington Hilton Hotel, c. 2005: <http://app.film.dc.gov/cellcity/images%5CHilton%20Washington%20-%20exterior.jpg>





Educational Background:

- M.A., Architecture, University of California, Los Angeles, 1989
- B.A., Political Science, University of California, Los Angeles, 1986

Professional Experience:

- Galvin Preservation Associates, Principal Architectural Historian, 2009-present
- Christopher A. Joseph & Associates, Senior Architectural Historian, 2006-2009
- Teresa Grimes/Historic Preservation, Principal, 1999-2005, 1993-1994, 1991-1992
- Historic Resources Group, Project Manager/Architectural Historian, 1994-1998
- Getty Conservation Institute, Research Associate, 1992-1993
- Los Angeles Conservancy, Preservation Officer, 1988-1991

Teresa Grimes is widely recognized as an expert in the identification and evaluation of historic resources in the City of Los Angeles

Summary of Pertinent Experience: **Teresa Grimes** is a principal architectural historian at Galvin Preservation Associates. She has twenty years of experience in the field of historic preservation in the private, public, and non-profit sectors. She is widely recognized as an expert in the identification and evaluation of historic resources having successfully prepared dozens of landmark and historic district applications for a wide variety of property types including: residential districts, commercial districts, single-family residences, major office buildings, bridges, gardens, hospitals, hotels, and cultural landscapes. Her many projects include city-wide historic context statements for Calabasas, Glendale and Carmel-by-the-Sea, and historic resources surveys in Pasadena and Los Angeles. Ms. Grimes has also completed numerous environmental compliance documents; examples includes ones for the Cinerama Dome, Sunset and Vine Tower, Campbell Hall, and Valley and Laurel Plaza Shopping Centers. Ms. Grimes has also completed several National Historic Landmark, National Register, California Register and Los Angeles Historic-Cultural Monument nominations, including those for Mission San Miguel, North University Park Historic District, Margarita Lane, and Sears, Roebuck & Company. Her Historic Preservation Overlay Zone applications include Spaulding Square, Carthay Circle and 52nd Place.

Qualifications: Ms. Grimes meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.



Selected Relevant Projects:

Landmark Applications

- 2009 Driftyland Dairy-Port, El Monte, California Register Application
- 2008 Lincoln Theater, Los Angeles, National Register Application
- 2008 Fire Station #14, Los Angeles, National Register Application
- 2008 Fire Station #30, Los Angeles, National Register Application
- 2008 Angeles Funeral Home, Los Angeles, National Register Application
- 2008 Prince Hall Masonic Temple, Los Angeles, National Register Application
- 2008 Second Baptist Church, Los Angeles, National Register Application
- 2007 Board of Trade Building, Los Angeles, National Register Application
- 2005 Mission San Miguel, National Historic Landmark Application
- 2006 Santa Fe Coast Lines Railroad Hospital, National Register Application, Los Angeles
- 2005 Kerckhof Building & Annex, National Register Application & Los Angeles Historic-Cultural Monument Application
- 2006 Sears, Roebuck & Company National Distribution Center, National Register Application and Los Angeles Historic-Cultural Monument Application
- 2004 Textile Center Building, National Register Application and Los Angeles Historic-Cultural Monument Application
- 2004 Storrier-Stearns Japanese-Style Garden, National Register Application, Pasadena
- 2005 Petitfils-Boos Residence, National Register Application, Los Angeles
- 2004 Casa de Rosas/Sunshine Mission, National Register Application, Los Angeles
- 2004 La Loma Bridge, National Register Application, Pasadena
- 2004 North University Park Historic District, National Register Application, Los Angeles
- 2003 Young's Market Company Building, Los Angeles, National Register Application
- 2003 Gerry Building, Los Angeles, National Register Application
- 2003 Chateau Colline, Los Angeles, National Register Application
- 2002 Santee Court, Los Angeles, Los Angeles Historic-Cultural Monument Application
- 2002 Executive Office Building, Old Warner Brothers Studio, Hollywood, National Register Application
- 2001 Hoover Hotel, Whittier, National Register Application
- 2000 Chase Knolls Garden Apartments, Los Angeles, Los Angeles Historic-Cultural Monument Application
- 2000 Venice of America House, Los Angeles, National Register Application

Historic District Applications

- 2009 Vermont Square, Los Angeles HPOZ Application
- 2008 52nd Place Historic District, Los Angeles, National Register Application and HPOZ Application
- 2008 27th Street Historic District, Los Angeles, National Register Application and HPOZ Application

RESUMES



- 2008 Margarita Lane Historic District, Pasadena, National Register Application
- 2007 Pasadena Arroyo Seco Parks and Recreation Historic District, Pasadena, National Register Application
- 2007 Old Pasadena Historic District, Pasadena, National Register Application Update
- 2002 Broadway Theater and Commercial District, Los Angeles, National Register Application, Boundary Increase
- 2001 Pisgah Home Historic District, Los Angeles, California Register Application
- 2000 Spring Street Financial District, Los Angeles, National Register Application, Boundary Increase
- 1996 Carthay Circle, Los Angeles, HPOZ Application
- 1992 Spaulding Square, Los Angeles, HPOZ Application

Historic Context Statements and Historic Resources Surveys

- 2009 Modern Architecture in Riverside, Riverside, Historic Context Statement
- 2009 Calabasas Historic Context Statement and Historic Resources Survey
- 2009 Multiple Property Documentation (MPD) Form for Historic Resources Associated with the History of African Americans in Los Angeles
- 2008 Claremont McKenna College, Claremont, Historic Resources Survey
- 2008 Old Warner Brothers Studios, Hollywood, Historic Resources Survey
- 2004 Period Revival Architecture in Pasadena, Historic Context Statement
- 2000 East Colorado Boulevard, Pasadena, Historic Resources Survey, Pasadena
- 1996 Multiple Property Documentation (MPD) Form for Early Automobile Related Properties in Pasadena

Tax Credit Applications

- 2006 Young's Market Building, Los Angeles
- 2006 Kerckhoff Building and Annex, Los Angeles
- 2004 Gerry Building, Los Angeles
- 2002 Executive Office Building Old Warner Brothers Studio, Hollywood
- 2001 Hoover Hotel, Whittier

CEQA

- 2009 Dodger Stadium, Los Angeles
- 2009 Barry Building, Los Angeles
- 2009 Highland Center, Hollywood
- 2009 Metro Universal, Los Angeles
- 2009 The Whetherly Project, Los Angeles
- 2009 Pantages Theater, Hollywood
- 2009 Downey Studios Mixed Use Development, Los Angeles
- 2009 City of Hope, CITI Building, Duarte

RESUMES



- 2008 Claremont McKenna College, Claremont
- 2008 Boulevard 6200, Hollywood
- 2007 Campbell Hall, Los Angeles
- 2007 Alexandria Hotel, Los Angeles
- 2007 Beverly Hills Post Office, Beverly Hills
- 2007 Nash Building, Hollywood
- 2007 Wholesale Produce Market, Los Angeles
- 2007 Temple Israel of Hollywood, Hollywood
- 2007 Scripps-Kensington Home, Altadena
- 2006 Valley and Laurel Plaza Shopping Centers, North Hollywood
- 2005 Sunset and Vine Tower, Hollywood
- 2004 Oxford Avenue Apartment Project, Los Angeles
- 2004 Tower of Wooden Pallets, Sherman Oaks
- 2003 Santa Monica College, Madison Theater, Santa Monica
- 2002 Hillcrest Christian School, Los Angeles



LAURA VANASKIE

Educational Background:

- M.Arch. I, California State Polytechnic University, Pomona, 2009
- B.A., Political Science, Lehigh University, Bethlehem, Pennsylvania, 2002, *magna cum laude*

Professional Experience:

- Galvin Preservation Associates, Architectural Historian II, 2008-present
- Philadelphia Historical Commission, Graduate Intern, 2008
- Caldwell Architects, Architectural Intern, 2007
- California State Polytechnic University, Graduate Assistant, 2007 – 2008

Laura Vanaskie has experience in architectural design and building construction, as well as in the research and documentation of historic structures and districts.

Summary of Pertinent Experience: Laura Vanaskie is an Architectural Historian II at Galvin Preservation Associates. She has been professionally involved in the research and documentation of historic districts, sites, buildings and structures, since 2006. Her recent and past assignments include preparing National Register Nominations for properties in Los Angeles and San Bernardino Counties, conducting surveys for the U.S. Forest Service, and preparing local register nominations for districts and individual structures in Philadelphia, Pennsylvania. Ms. Vanaskie has also worked as an architectural designer on both remodels and new construction projects.

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

Selected Relevant Projects:

Local Historic District Nominations and Surveys

- 2009 **Historic Resources Survey. City of Yorba Linda, California.** Conducting a reconnaissance-level survey for the entire City of Yorba Linda located in Orange County. This includes field work, research, developing a historic context, and creating DPR 523A, B, and D form sets.
- 2009 **L.A. Pilot Survey. Los Angeles, California.** Conducting a test survey for the city of Los Angeles to evaluate and document historic resources for future planning purposes utilizing the city's electronic database and GIS software.
- 2009 **Normandie Five Area Survey. Los Angeles, California.** Conducting a neighborhood survey of approximately 400 buildings for the Normandie area in South Los Angeles, including field work, researching the historical development, and preparing inventory forms. The survey area includes several Craftsman era properties from the early twentieth century.
- 2009 **Update City of Whittier Survey and Develop Historic Context. City of Whittier, CA.** Reviewing previously prepared inventory forms for the City of Whittier and assigning ranking codes based on an integrity matrix.
- 2008 **Awbury Arboretum Historic District Nomination.** Reviewed and updated a previously-submitted nomination. Work included research, field work, revising the inventory and re-writing the description and statement of significance.
- 2008 **East Falls Historic District Nomination.** Reviewed and updated a previously-submitted nomination. Work included research, field work, revising the inventory and re-writing the description and statement of significance.
- 2008 **Parkside Historic District Nomination.** Reviewed and updated a previously-submitted nomination. Work included research, field work, revising the inventory and re-writing the description and statement of significance.

Section 106

- 2009 **Westgate Metrolink Station Project. City of Placentia, CA.** Prepared a complete HRER for Section 106 compliance. Specific tasks included primary research, field work, photo documentation, preparing a historic context, creating maps, writing DPR forms, and evaluating properties within the Area of Potential Effect based on National Register of Historic Places criteria for listing.

Other Projects

- 2009 **Proposed Rehabilitation of the Santa Paula Railroad Depot and Mill. City of Santa Paula, California.** This project involved the rehabilitation of two buildings in Santa Paula that were identified as historic properties through the evaluation process. Shared the research and site visit tasks for this project including site monitoring and progress reports during construction.
- 2009 **Rehabilitation of Patriotic Hall. City of Los Angeles, California.** Assist with this project that provides historic preservation guidance for the rehabilitation of a memorial to veterans dedicated in 1926. The work performed includes packing and inventorying photographs and textiles.
- 2008 **Margaret Esherick House Philadelphia Register Nomination.** Prepared the local register nomination for this private residence designed by Louis I. Kahn. Specific tasks included primary

and secondary research into the period, the building and the architect, writing the nomination text, completing nomination forms, and taking archival photographs.

- 2008 **Kenneth and Barbara Hasserick Residence Philadelphia Register Nomination.** Prepared the local register nomination for this private residence designed by Richard Neutra. Specific tasks included primary and secondary research into the period, the building and the architect, writing the nomination text, and completing nomination forms.
- 2007 **Seven Oaks Tract Survey, San Bernardino County.** Participated in a survey of forty cabins in the San Bernardino National Forest for the U.S. Forest Service. Work included field research, completion of pertinent paperwork and overall assessment of the tract's integrity and historic significance.

National Register Nominations

- 2008 **The Richard Neutra VDL Research Studio and Residences, Los Angeles, 2008.** Prepared a revised nomination for this famous mid-century modern work. Specific tasks included primary and secondary research into the architect, the period and the building, re-writing of the original nomination text, corresponding with the State Office of Historic Preservation, and compiling current photographs.
- 2007 **Bono's Restaurant and Deli, San Bernardino County, 2007.** Prepared a complete nomination for this Route 66 landmark. Specific tasks included primary and secondary research into the period, the building and the style, writing the nomination text, completing nomination forms, taking archival photographs, and corresponding with the State Office of Historic Preservation.



Educational Background:

- B.A., History, University of California, Riverside, 2002

Professional Experience:

- Galvin Preservation Associates, Historian II, 2004-present
- Michael Brandman Associates, Irvine, Researcher, 2004-2005
- County of Los Angeles Public Library, Gardena Mayme Dear Branch, library page, 1992-2005
- California Museum of Photography, Riverside, Intern, 2002

Ben Taniguchi has a special interest in and is knowledgeable about the history and historic resources of the California City of Gardena

Summary of Pertinent Experience: Ben Taniguchi is a Historian II for Galvin Preservation Associates. He created the historic context for the Camp Anza Survey in Riverside, and prepared a majority of the inventory forms and architectural descriptions for the resources present within the district. He has also assisted with the Pomona, San Juan Bautista and Sutter County surveys. Mr. Taniguchi recently volunteered for the cultural resources survey called Preserving California's Japantowns, organized by the California Japanese American Community Leadership Council. He headed the Gardena team for this survey. Mr. Taniguchi completes DPR 523 inventory form sets for national, state and local evaluations on a regular basis. As part of his work he also provides in-depth research assistance to staff architectural historians.

Qualifications: Mr. Taniguchi meets the Secretary of the Interior's Professional Qualifications Standards for history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

Selected Relevant Projects:

Historical Surveys

- 2009 **L.A. Pilot Survey. Los Angeles, California.** Conducting a test survey for the city of Los Angeles to evaluate and document historic resources for future planning purposes utilizing the city's electronic database and GIS software.
- 2009 **Historic Resources Survey. City of Yorba Linda, California.** Conducting a reconnaissance-level survey for the entire City of Yorba Linda located in Orange County. This includes field work, research, developing a historic context, and creating DPR 523A, B, and D form sets.
- 2008 **Downtown Dinuba Historic District Survey. City of Dinuba, California.** Will co-conduct the survey of downtown Dinuba in Fresno County. This shall include field work, research and the completion of DPR 523 form sets.
- 2008 **Mission Area Plan Historic Resource Survey. City and County of San Francisco, California.** Participated in the completion of reconnaissance level DPR 523 form sets and City of San Francisco data base forms. The work also involved peer review. This survey is being headed by the consulting firm of Page & Turnbull, with the project being overseen by the San Francisco Planning Department's Citywide Historic Resource Survey Program.
- 2007-08 **North Park Survey. City of Fresno, California.** Assisted with the creation of DPR 523 form sets associated with this survey. This included writing architectural descriptions.
- 2006-07 **Arlanza/Camp Anza Reconnaissance Survey and Context Statement. City of Riverside, California.** Completed a reconnaissance level survey of 147 buildings associated with Camp Anza, a former World War II army camp site named after Juan Bautista de Anza. The area included military barracks that were decommissioned and sold for residences after the War. Tasks included writing the historic context and all of the descriptions, and performing the field survey. The Project was funded in part by a 2006-07 Certified Local Government (CLG) Grant.
- 2006-08 **The Sutter County Historic Architectural Survey. Sutter County, California.** Assisting with the reconnaissance level survey of nearly 400 buildings in Sutter County. Performed the field work and wrote the descriptions for this study.
- 2005-06 **San Juan Bautista Survey. City of San Juan Bautista, California.** This survey included a reconnaissance level study of the entire City of San Juan Bautista. Assisted with the field work and editing of the completed DPR form sets that had been entered into the CHRID database system. The Project was funded in part by a 2005-06 CLG Grant.
- 2005-06 **Wilton Heights Historic District Survey, City of Pomona, California.** Wrote building descriptions associated with the reconnaissance level survey of the Wilton Heights neighborhood, which consisted of 511 historic buildings.

Section 106

- 2009 **State Route 178 Morning Drive.** The California Department of Transportation District 6 proposed a new overcrossing structure at an existing intersection of State Route 178 and Moring Drive. As part of the 106 process, GPA conducted a site visit to determine the presence of potentially significant historical resources within the area of potential effect (APE). Mr. Taniguchi co-conducted the site visit and created a Historic Property Survey Report (HPSR) form.
- 2009 **10th Avenue and 32nd Street. San Diego, California.** The California Department of Transportation District 11 proposed to improve vehicular access to port facilities in the vicinity of

- 10th Avenue and 32nd Street. As part of the 106 process, GPA prepared a Historic Resources Evaluation Report (HRER) to determine the presence of potentially significant historical resources within the area of potential effect (APE). Mr. Taniguchi co-conducted field work, research and created DPR 523 A and B forms.
- 2008 **Desert Knolls Wash. Town of Apply Valley, California.** Co-conducted the field work and co-wrote documentation forms for exempt properties associated with a San Bernardino County project for improvements to Desert Knolls Wash. The U.S. Army Corps of Engineers reviewed the document because of Federal permitting.
- 2006 **Long Beach VA Hospital Seismic Corrections Project. City of Long Beach, California.** Co-authored the Section 106 evaluations of buildings on the Long Beach VA Hospital site for a potential demolition project.
- 2005-06 **Federal Communications Commission, various.** Created numerous DPR 523 forms to evaluate historic buildings and structures as part of the Section 106 environmental compliance requirements for the implementation of cellular communication facilities.
- 2006 **Proposed Rehabilitation of the Santa Paula Railroad Depot and Mill. City of Santa Paula, California.** This project involved the rehabilitation of two buildings in Santa Paula that were identified as historic properties through the evaluation process. Shared the research and site visit tasks for this project.
- 2006 **Union Valley Parkway Extension. City of Santa Maria, California.** An extension of Union Valley Parkway was being proposed, which would connect it to State Route 101. Revised existing DPR 523A & B form sets for residential and commercial properties.
- 2006 **Proposed Bridge Street Reconstruction. City of Yuba City, California.** Yuba City proposed to make improvements along Bridge Street, partially funded with Federal monies. Co-authored the DPR 523 forms for this project.
- 2006 **Parkway Boulevard Grade Separation Project. City of Dixon, California.** Dixon proposed to make improvements along Parkway Boulevard, partially funded with Federal monies. Co-authored the evaluation of three single-family residences in Dixon using DPR 523A & B form sets.

CEQA

- 2008 **Whittier College Historic Building Evaluations of Earlham and Guilford Halls. City of Whittier, California.** Wrote DPR 523 form sets to evaluate two former single-family residences on the campus of Whittier College as part of the CEQA level environmental compliance for their demolition. Also wrote the associated report.
- 2008 **Development Project in Park Estates. City of Long Beach, California.** Co-wrote DPR 523 form sets to evaluate two apartment complexes in the city of Long Beach as part of the CEQA level environmental compliance for their demolition. Also wrote the associated report.
- 2007 **Arcadia High School and Foothills Middle School (Arcadia Unified School District Facilities Improvements Program). City of Arcadia, California.** Created DPR 523 form sets for the evaluation of two school complexes in the city of Arcadia as part of the CEQA level environmental compliance for proposed facilities improvements. Also conducted the site visits and research.
- 2007 **Redondo Beach S.E.A. Lab. City of Redondo Beach, California.** Created the historic architectural report for proposed improvements at the S.E.A. Lab. Also authored the evaluation

- for the California Register of the property, which was formerly the pump house for a Southern California Edison power plant located across the street. The power plant was also evaluated.
- 2007 **4889 Main Street Development Project. City of Yorba Linda, California.** Co-authored the evaluation of the building using a DPR 523 form set for this proposed development project in downtown Yorba Linda.
- 2006 **Rich Haven Project, Ontario, California.** Co-authored the evaluation of several buildings for CEQA level compliance using DPR 523 form sets.
- 2006 **Ivy House, Murrieta, California.** Co-authored the evaluation of the residence for CEQA level compliance using a DPR 523 form set.
- 2006 **Proposed Plumas Street Improvements. City of Yuba City, California.** Co-authored the DPR 523 form sets for this proposed street improvement project in downtown Yuba City. The project involved the study of over fifty buildings and structures, and included a potential historic district.
- 2006 **Mesa Verde Estates Access Road Project. City of Calimesa, California.** Co-authored DPR 523 form sets for the evaluation of several residences located within the project area. Also assisted in the research and site visit for this project which involved the construction of an access road to a newly constructed school.
- 2004-05 **Proposed Nestle Waters North America Water Bottling Facility, former company town of McCloud, California.** Assisted with the research for a project that involved a historic lumber mill and its associated company town located within the project's vicinity.

Other Projects

- 2009 **Mills Act Application for the Garment Capitol Building. City of Los Angeles, California.** GPA assisted property owner in preparing the Mills Act Historical Property Contract Application for the City of Los Angeles Office of Historic Resources. Mr. Taniguchi co-conducted a site visit and labeled photographic prints that were submitted to the city.
- 2009 **LADWP – UR3 Burbank. Burbank, California.** The Los Angeles County Department of Water and Power proposes to construct a new larger Upper Reach pipeline that would replace the existing one in a new alignment. GPA has been asked by Michael Brandman Associates (MBA) to conduct a building survey as a mitigation measure in the EIR. This work includes the development of a historic context for the project area, a summary report, and the creation of DPR 523 forms sets for buildings that are more than 45 years of age that have also been identified as being potentially fragile located within the project study area. Mr. Taniguchi has co-conducted field work and research for potentially affected buildings located within the project area.
- 2008-09 **Burbank Historic Context. Burbank, Los Angeles County, California.** The project involved the preparation of a historic context statement for the entire City of Burbank. The context was a first step in the implementation of the City's preservation ordinance, served as a basis for directing future preservation efforts, and identified focus areas of future historic resources surveys. Burbank is an approximately 17 square mile city with a rich history beginning in the 1880s. The tasks included researching the history and development of Burbank, defining property types and associated characteristics, establishing eligibility requirements and integrity thresholds, explaining how Burbank's local criteria are to be applied, and providing recommendations for addressing historically significant resources. Heritage Commission meetings were also attended.
- 2007-08 **Mitigation for the Press-Telegram and Meeker-Baker Buildings. City of Long Beach, California.** Co-wrote the Historic Documentation Report for buildings that were being rehabilitated for loft mixed use.

- 2007-08 **Nominations for the Garment Capitol Building. City of Los Angeles, California.** Wrote the National Register and Los Angeles Historic-Cultural Monument nominations for the Garment Capitol Building in downtown Los Angeles. Also presented the local nomination to the Cultural Heritage Commission and City Council.
- 2007 **Rehabilitation of Patriotic Hall. City of Los Angeles, California.** Assist with this project that provides historic preservation guidance for the rehabilitation of a memorial to veterans dedicated in 1926. The work performed includes packing and inventorying photographs and textiles.
- 2007-08 ***Japanese Americans in the South Bay, Arcadia Publishing.*** Assisting with the creation of this Arcadia Publishing book as a member of its Executive Committee and through research tasks.
- 2007 **Due Diligence Reports for the 8th and Santee Streets Project. City of Los Angeles, California.** Two commercial buildings in the Los Angeles garment district were evaluated for the Los Angeles Historic Cultural Monument, California Register and National Register. Performed the site visit and research, and also completed the DPR 523 form sets.
- 2007 **Zanja Madre National Register Nomination. City of Los Angeles, California.** Assisting with the National Register of Historic Places nomination form being completed for this brick water conduit segment associated with early Los Angeles history. Research was also conducted.
- 2006-07 **Survey for Preserving California's Japantowns.** Volunteered for a historic resources survey of 43 pre-World War II Japanese communities in California, organized by the California Japanese American Community Leadership Council. Headed the work performed in Gardena.

California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.

- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.

- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.

- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation

- 4CM Master List - State Owned Properties – PRC §5024.

5 Properties Recognized as Historically Significant by Local Government

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.

- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.

- 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

6 Not Eligible for Listing or Designation as specified

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.