

DESMOND'S
612-616 South Broadway
CHC-2020-919-HCM
ENV-2023-920-CE

Agenda packet includes:

1. [Final Determination Staff Recommendation Report](#)
2. [City Council Motion 19-1525](#)
3. [Commission/ Staff Site Inspection Photos—February 13, 2020](#)
4. [Categorical Exemption](#)
5. [Historic-Cultural Monument Application](#)

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2020-919-HCM
ENV-2020-920-CE**

HEARING DATE: March 5, 2020
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 612-616 South Broadway
Council District: 14 – Huizar
Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Legal Description: Victor Dol Property Tract, Lot B

EXPIRATION DATE: April 12, 2020

PROJECT: Historic-Cultural Monument Application for
DESMOND'S

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS: Shay Yadin
MCP 612 Broadway SPE, LLC
541 South Spring Street, #213
Los Angeles, CA 90013

Shay Yadin
MCP 612 Broadway SPE, LLC
5850 West 3rd Street, Suite 199
Los Angeles, CA 90036

APPLICANT: City of Los Angeles
221 North Figueroa Street, Suite 1350
Los Angeles, CA 90012

PREPARER: Robert Chattel
Chattel, Inc.
13417 Ventura Boulevard
Sherman Oaks, CA 91423

RECOMMENDATION **That the Cultural Heritage Commission:**

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachments: Historic-Cultural Monument Application
 Commission/Staff Site Inspection Photos—February 13, 2020

FINDINGS

- Desmond's "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" for its association with Desmond's Department Store and the development of the Broadway commercial district in the first half of the 20th century.
- Desmond's "embodies the distinctive characteristics of a style, type, period, or method of construction [and] represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age" as an excellent and intact example of Spanish Baroque architecture in downtown Los Angeles, and as an excellent example of the work of architect Albert C. Martin.

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon), building or structure of particular historic or cultural significance to the City of Los Angeles if it meets at least one of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, city, or local history; or
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

SUMMARY

Desmond's is a six-story commercial building located on South Broadway between West Sixth Street and West Seventh Street in Downtown Los Angeles. Built in 1924, the property was designed in the Spanish Baroque architectural style by Albert C. Martin (1879-1960) for local department store chain Desmond's, which occupied the building until 1973. In 1933, architect Frank L. Staff designed a Streamline Modern-style storefront and canopy that utilized curved glass, stone, and metal.

Rectangular in plan, the subject property is of reinforced concrete construction with terracotta cladding. The roof is flat with an ornamental parapet on the primary, west-facing elevation. The north-, south-, and east-facing elevations are utilitarian, painted board-formed concrete. The west-facing elevation is composed of seven bays of windows partitioned vertically by spiral columns and horizontally by spandrel panels from floors three to six. A cornice projects on brackets over the central windows and doubles as a planter. The ground floor consists of three storefronts below a canopy. Fenestration consists of wood casement windows, multi-lite steel casement windows, vertical pivot windows, and steel sash awning windows. Ornamentation includes oriel balconies, spandrel panels, roundrels, medallions, Churrigueresque motifs, and bas-relief ornaments. With the exception of plaster column capitals on all floors, some plaster details on the mezzanine level,

and a staircase extending from the ground floor to the roof deck, no other original historic fabric remains on the interior.

Born in Illinois in 1879, Albert C. Martin relocated to Los Angeles in 1904 after earning a degree in architectural engineering from the University of Illinois. Martin went on to become an influential local architect, pioneering new engineering techniques and designing many high-profile commercial and institutional projects, particularly in Downtown Los Angeles. Some of his well-known works in the Los Angeles area include the Higgins Building (1910, HCM #873), St. Vincent de Paul Church (1925, HCM #90), May Company Wilshire (1939, HCM #566), and the Million Dollar Theater Building (1918, HCM #1184). Martin founded the architectural firm of A.C. Martin & Associates in 1906, which remains in business today under the leadership of the Martin family. Martin died in Los Angeles in 1960 at age 80.

Desmond's Department Store was established in Los Angeles in 1862 by Irish hatter Daniel Desmond. Desmond owned the company until his death in 1903, at which point ownership passed to his son, Cornelius. The store relocated a number of times under the Desmonds' ownership as the business expanded. In 1921, ownership passed to employee Ralph Huesman, who moved the store to the subject property, a larger and more lavish location. Several other Desmond's stores were opened in Downtown Los Angeles and the Miracle Mile during the 1920s, with subsequent locations added in Westwood and Long Beach. The Desmond's chain eventually expanded to 19 stores before ultimately going out of business in 1981.

The subject property has experienced multiple alterations over the years: the replacement of the original canopy and storefront in 1933; the addition of a seventh floor designed by architect Stiles Clements in 1941; the replacement of the storefronts in 1972; the replacement of an original blade sign with a new sign on the south bay in 1985; and the infill of the open space between the first and second floors and the removal of decorative urns on the parapet at unknown dates.

The subject property is listed in the National Register of Historic Places and California Register of Historical Resources as a Contributor to the Broadway Theatre and Commercial District.

DISCUSSION

Desmond's meets two of the Historic-Cultural Monument criteria.

The subject property "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" for its association with Desmond's Department Store and the development of the Broadway commercial district in the first half of the 20th century. In operation at the subject property for nearly 50 years, Desmond's is a legacy department store chain that expanded and continuously adapted to meet the needs of a growing population and economic and cultural trends in Los Angeles for 119 years. As Desmond's eighth store location, the subject property represents the reach and influence of the Desmond's chain, as well as downtown Los Angeles' broader expansion as the City's primary commercial and retail thoroughfare in the early 20th century. During the 1910s and '20s, Broadway became the city's premiere retail and entertainment district, and was lined with department stores, variety stores, and more than a dozen palatial and architecturally diverse movie theaters.

The subject property also "embodies the distinctive characteristics of a style, type, period, or method of construction" as an excellent and intact example of the Spanish Baroque architectural style in downtown Los Angeles. The Spanish Baroque style is a variation of the Spanish Colonial

Revival style that made its first Southern California appearance at the 1915 Panama California Exposition through the work of Bertram Grosvenor Goodhue. The rich ornamentation, extensive use of relief sculpture, elaborately curved arches and pediments, and vertically oriented composition are all characteristic of the style. Other distinguishing features include the ornate terracotta cladding, spiral columns, and decorative mullions. The subject property is one of few representative and extant examples of early 20th century Spanish Baroque-styled commercial buildings in Los Angeles.

In addition, the property “represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as an excellent example of the work of Albert C. Martin. Martin’s design of Desmond’s in downtown Los Angeles, the commercial city center at the time, exemplifies his skill and influence. As evidenced by the subject property, Martin’s combination of opulent design and innovative construction earned him a number of high-profile commercial and institutional commissions, many of which remain prominent parts of the city’s landscape. Martin worked in a number of architectural styles, including Spanish Baroque; other works in the style by Martin include St. Vincent de Paul Church (1925, HCM #90) and the Million Dollar Theater Building (1918, HCM #1184).

Despite substantial alteration of the ground floor storefronts, the exterior of Desmond’s is otherwise largely intact and retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

While the preparer argues that the property is also an excellent example of Streamline Moderne architecture, staff do not find that it retains sufficient integrity under this context. The 1933 Streamline Moderne storefront has been replaced and its characteristic curved glass display windows are no longer extant.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

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

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

The designation of Desmond’s as an Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of an irreplaceable historic site/open space. The Secretary of the Interior’s Standards for Rehabilitation are expressly incorporated into the LAAC and provide

standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The City of Los Angeles has determined based on the whole of the administrative record, that substantial evidence supports that the Project is exempt from CEQA pursuant to CEQA Guidelines Section Article 19, Section 15308, Class 8 and Class 31, and none of the exceptions to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. The project was found to be exempt based on the following:

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

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

Categorical Exemption ENV-2020-920-CE was prepared on February 14, 2020.

BACKGROUND

On January 28, 2020, the Los Angeles City Council passed a motion introduced by Councilmember Jose Huizar to initiate consideration of the property as a Historic-Cultural Monument. On February 13, 2020, a subcommittee of the Commission consisting of Commissioners Barron and Milofsky visited the property, accompanied by staff from the Office of Historic Resources.

HOLLY L. WOLCOTT
CITY CLERK

PETTY F. SANTOS
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



Eric Garcetti
MAYOR

OFFICE OF THE
CITY CLERK

Council and Public Services Division
200 N. SPRING STREET, ROOM 395
LOS ANGELES, CA 90012
GENERAL INFORMATION - (213) 978-1133
FAX: (213) 978-1040

PATRICE Y. LATTIMORE
DIVISION MANAGER

CLERK.LACITY.ORG

When making inquiries relative to
this matter, please refer to the
Council File No.: [19-1525](#)

OFFICIAL ACTION OF THE LOS ANGELES CITY COUNCIL

January 29, 2020

Council File No.: [19-1525](#)

Council Meeting Date: January 28, 2020

Agenda Item No.: 20

Agenda Description: PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to initiating consideration of the property located at 612-616 South Broadway, Los Angeles, CA90014, Desmond's Department Store, in the list of Historic-Cultural Monuments.

Council Action: PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT - ADOPTED

Council Vote:

YES	BOB BLUMENFIELD
YES	MIKE BONIN
YES	JOE BUSCAINO
YES	GILBERT A. CEDILLO
YES	MARQUEECE HARRIS-DAWSON
ABSENT	JOSE HUIZAR
YES	PAUL KORETZ
ABSENT	PAUL KREKORIAN
YES	JOHN LEE
YES	NURY MARTINEZ
ABSENT	MITCH O'FARRELL
ABSENT	CURREN D. PRICE
YES	MONICA RODRIGUEZ
ABSENT	DAVID RYU
YES	HERB WESSON

HOLLY L. WOLCOTT
CITY CLERK

Adopted Report(s)

Title

Report from Planning and Land Use Management Committee

Date

01/14/2020

PLANNING AND LAND USE MANAGEMENT COMMITTEE REPORT relative to initiating consideration of the property located at 612-616 South Broadway, Los Angeles, CA 90014, Desmond's Department Store, in the list of Historic-Cultural Monuments.

Recommendations for Council action, as initiated by Motion (Huizar - Rodriguez):

1. INITIATE consideration of the property located at 612-616 South Broadway, Los Angeles, CA 90014, Desmond's Department Store, as a Historic-Cultural Monument (HCM) under the procedures of Section 22.171.10 of the Los Angeles Administrative Code.
2. INSTRUCT the Department of City Planning (DCP) to prepare the HCM application for review and consideration by the Cultural Heritage Commission (CHC).
3. REQUEST the CHC, after reviewing the application, to submit its report and recommendation to the Council regarding the inclusion of the property located at 612-616 South Broadway, Los Angeles, CA 90014, Desmond's Department Store, in the list of Historic-Cultural Monuments.
4. INSTRUCT the DCP to process a Mills Act Application in 2020 for this site.

Fiscal Impact Statement: Neither the City Administrative Officer nor the Chief Legislative Analyst has completed a financial analysis of this report.

Community Impact Statement: None submitted.

Summary

At a regular meeting held on January 14, 2020, the PLUM Committee considered a Motion relative to initiating consideration of the property located at 612-616 South Broadway, Los Angeles, CA 90014, Desmond's Department Store, in the list of Historic-Cultural Monuments. Council District 14 staff offered an amendment for consideration. After providing an opportunity for public comment, the Committee recommended to approve the Motion as amended, as detailed above. This matter is now submitted to the Council for consideration.

Respectfully Submitted,

PLANNING AND LAND USE MANAGEMENT COMMITTEE

<u>MEMBER</u>	<u>VOTE</u>
HARRIS-DAWSON	YES
BLUMENFIELD	YES
PRICE	ABSENT
CEDILLO	YES

LEE

YES

RM

-NOT OFFICIAL UNTIL COUNCIL ACTS-

MOTION

Section 22.171.10 of the Administrative Code provides that the City Council, the Cultural Heritage Commission, or the Director of Planning, may initiate consideration of a proposed site, building, or structure as a Historical-Cultural Monument. The Cultural Heritage Commission, after reviewing and investigating any such Council-initiated designation shall approve or disapprove in whole or in part the proposed inclusion and submit a report upon such action to the Council. In addition, Section 22.171.12 of the Administrative Code provides that there shall be a temporary stay of demolition, substantial alteration or removal or any such proposed location or structure pending designation.

The property located at 612-616 South Broadway, *Desmond's Department Store*, is individually eligible for City of Los Angeles Historic Cultural Monument designation for both its historic associations and architectural merit. *Desmond's* is significant for the important contribution it made to the development of Broadway as the City's prime commercial corridor in the first half of the 20th century; the subject property is listed in the National Register of Historic Places as a contributor to the Broadway Theater and Commercial District. It is also important as the much-celebrated eighth home of *Desmond's*, a local department store chain founded as a hat store in 1862 and which expanded to 19 stores at its peak.

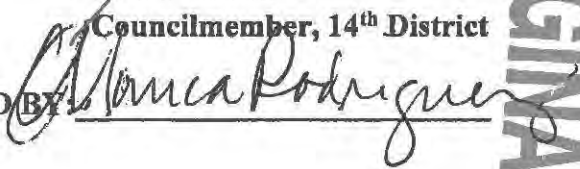
In addition, *Desmond's* is significant for its associations with master architect Albert C. Martin, Sr. and architect Frank L. Stiff. It is also notable for its early 20th century Spanish Baroque commercial architecture with characteristic 1930s Streamline Moderne alterations. The period of significance of the property is 1924 to 1973. 1924 reflecting the construction of the subject property for the *Desmond's* chain, and 1973 reflecting *Desmond's* closing at the subject property.

It is imperative that the City's historic-cultural treasures be celebrated, and foremost, that its historical sites be preserved for future generations.

I THEREFORE MOVE that the Council initiate consideration of the property located at 612-616 South Broadway, Los Angeles, CA 90014, *Desmond's Department Store*, as a City Historic-Cultural Monument under the procedures of Section 22.171.10 of the Administrative Code, and instruct the Planning Department to prepare the Historic Cultural Monument application for review and consideration by the Cultural Heritage Commission.

I FURTHERMOVE that after reviewing the application, the Cultural Heritage Commission submit its report and recommendation to the Council regarding the inclusion of the property located at 612-616 South Broadway, Los Angeles, CA 90014, in the City's list of Historic-Cultural Monuments.

PRESENTED BY: 
 JOSE HUIZAR
 Councilmember, 14th District

SECONDED BY: 

DEC 04 2019



ORIGINAL





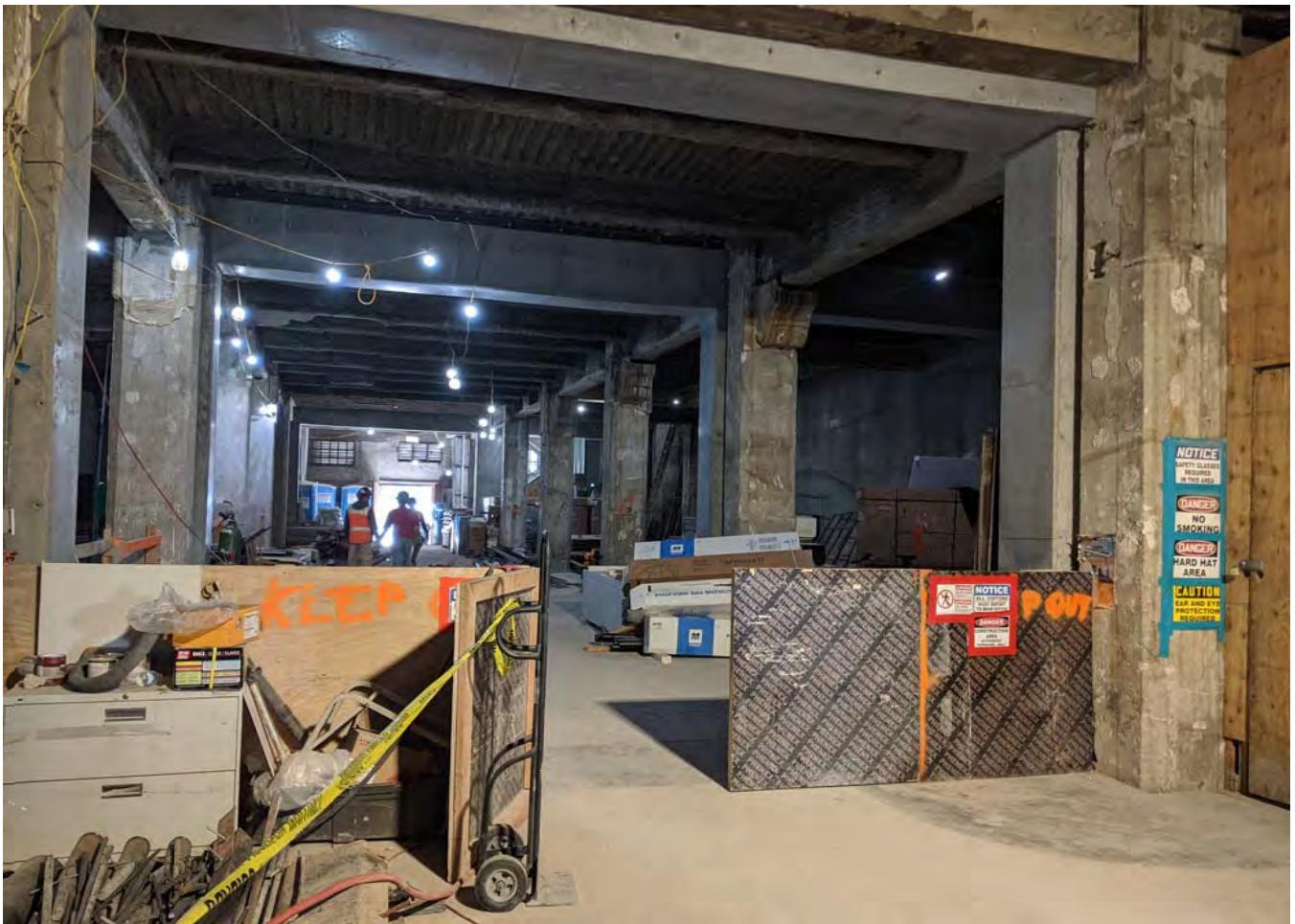


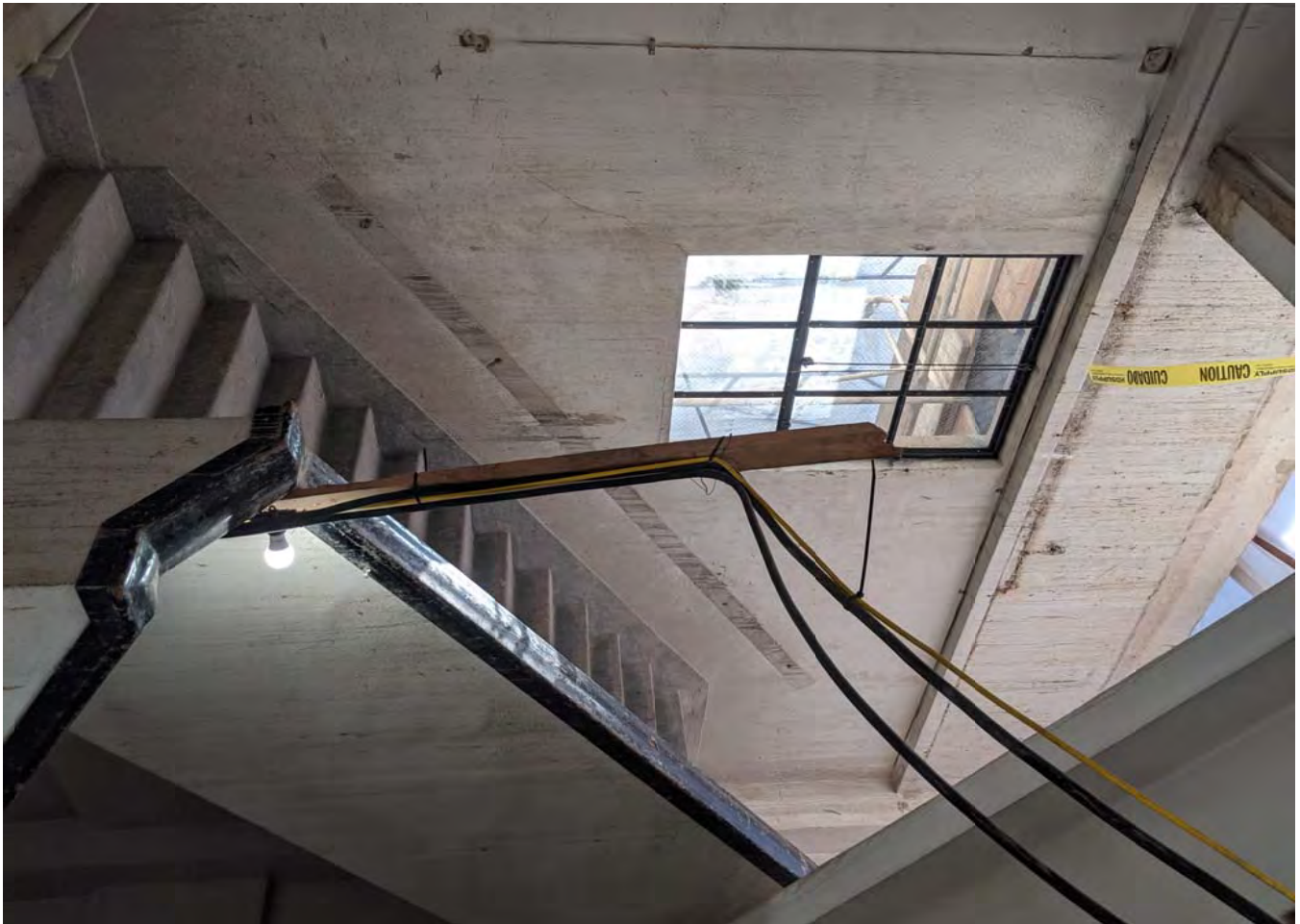










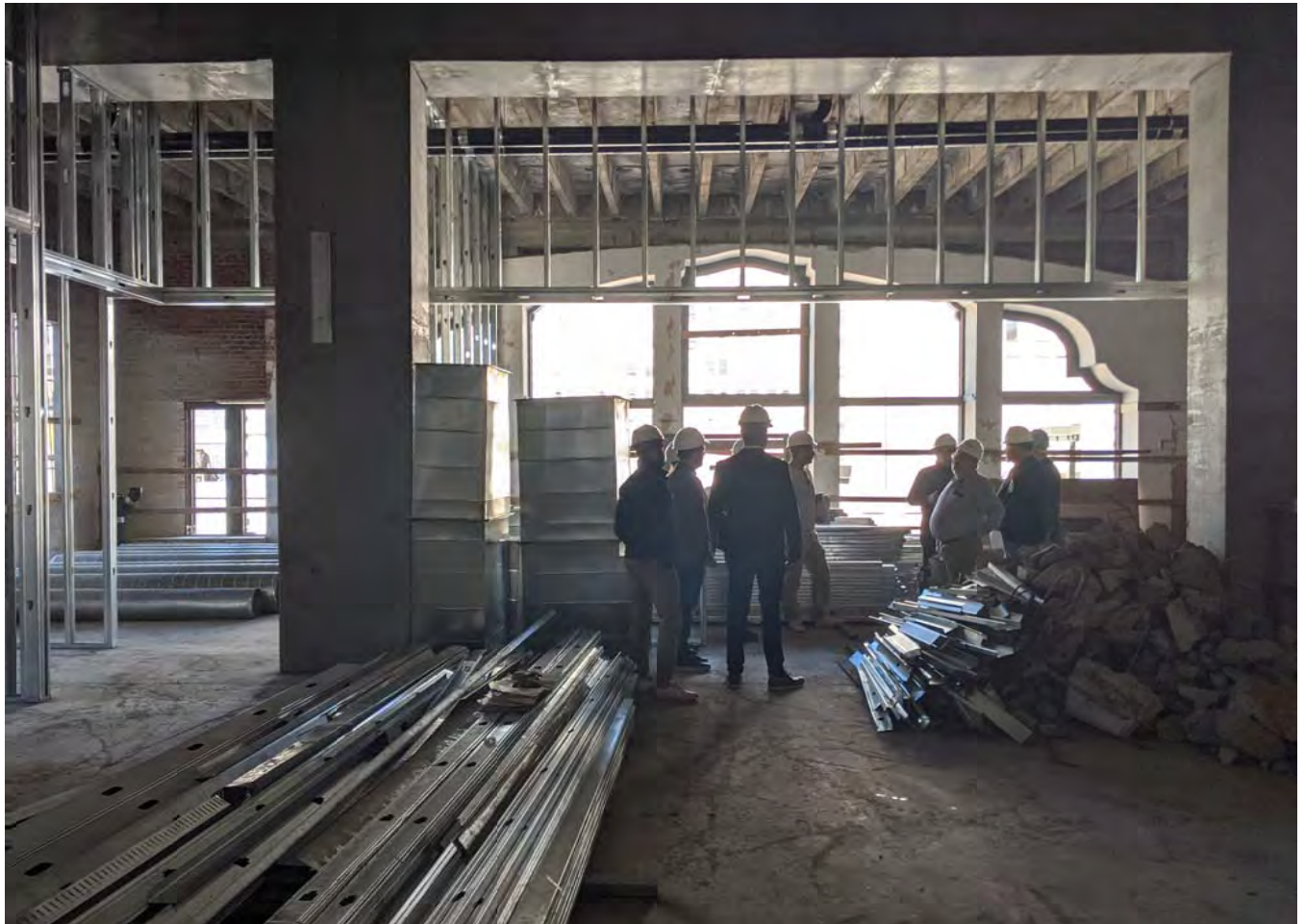














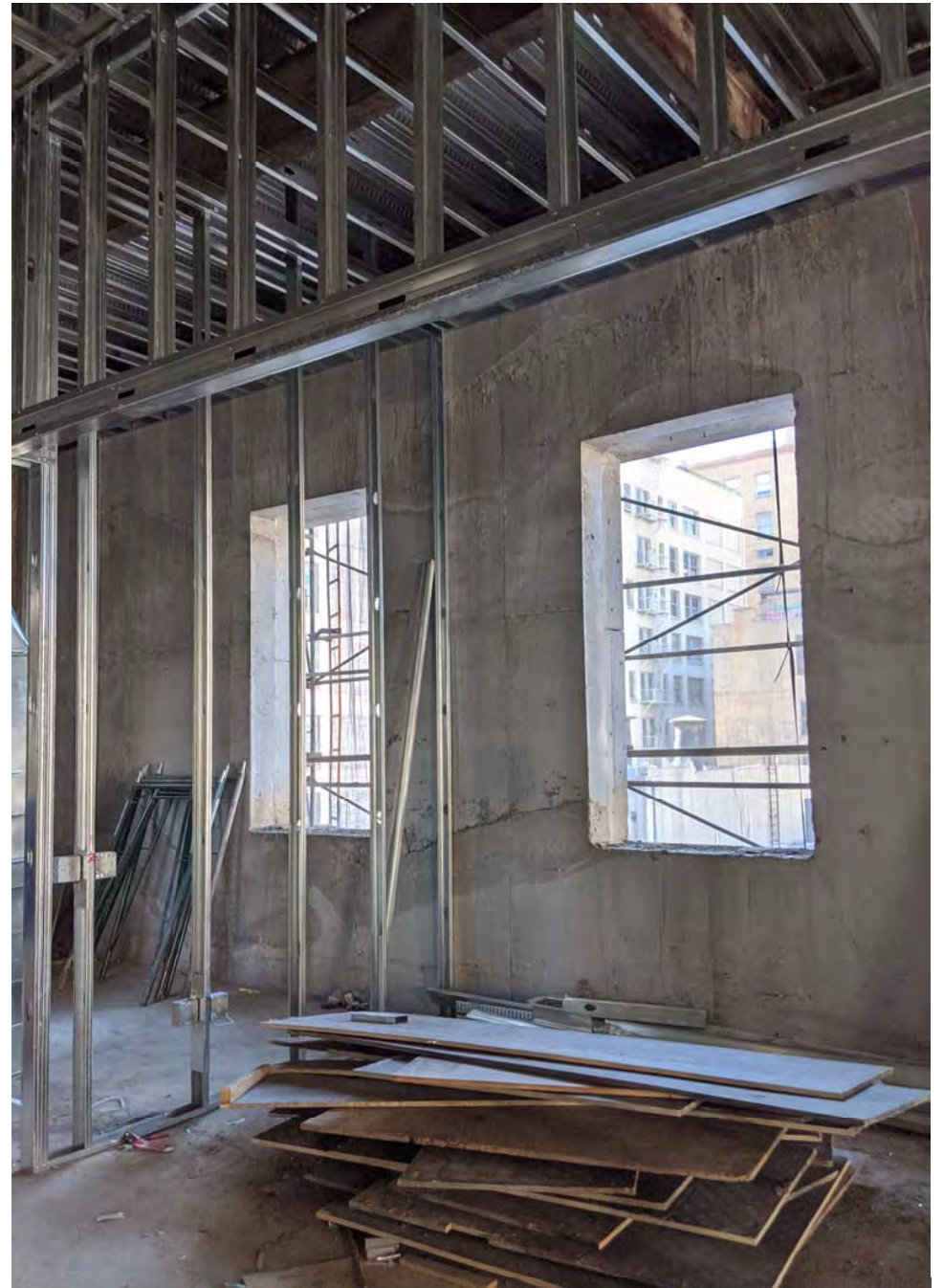


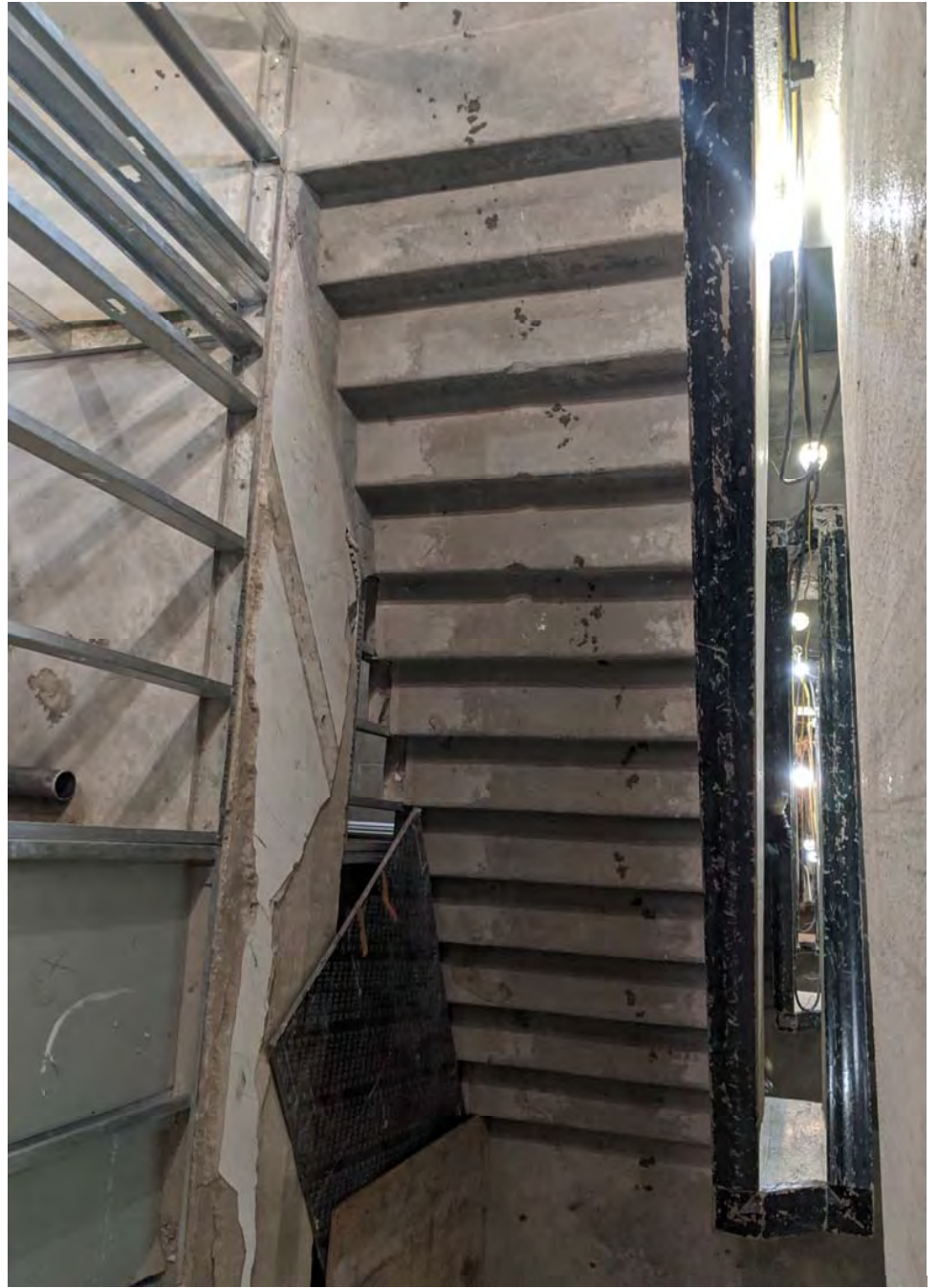


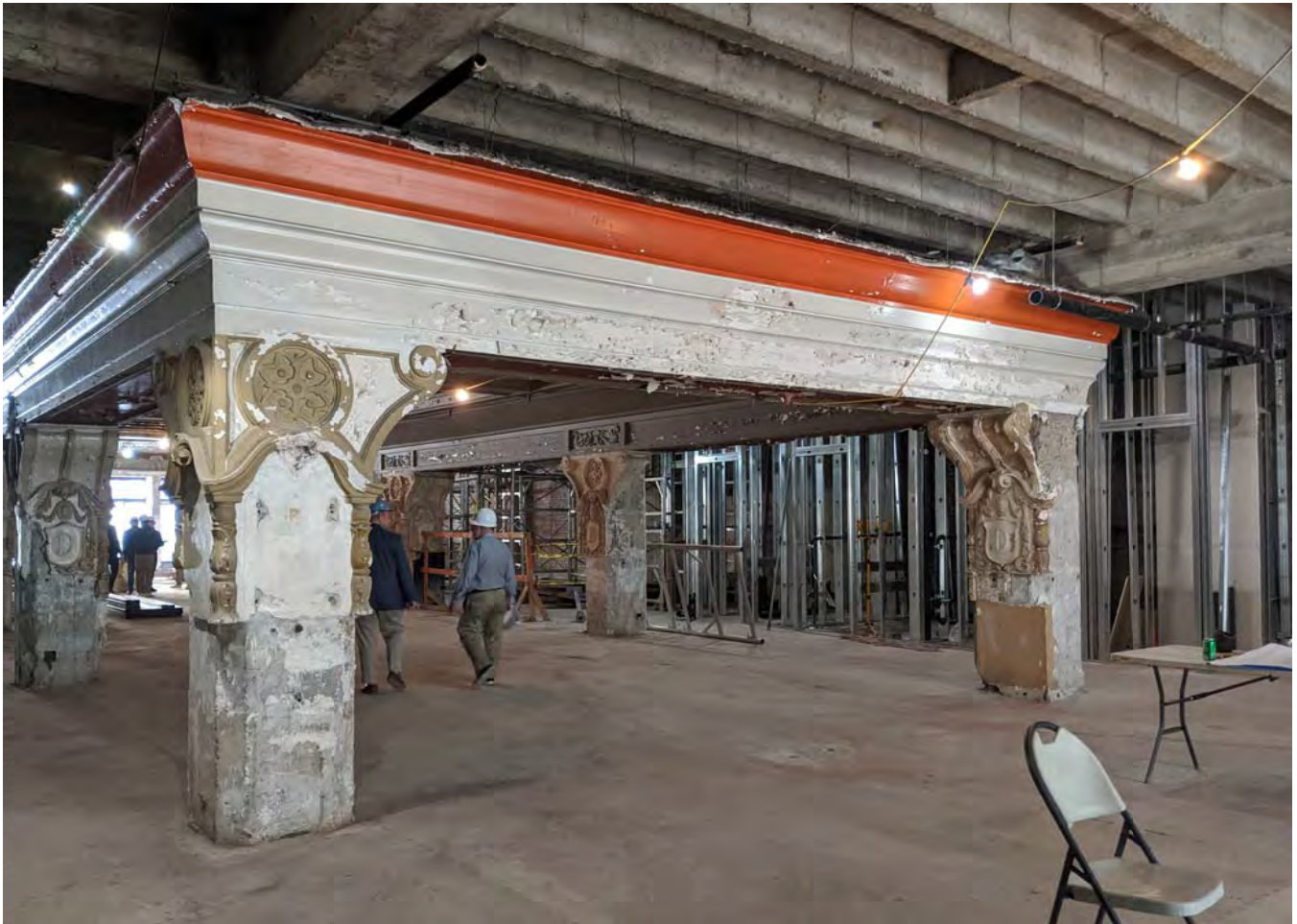














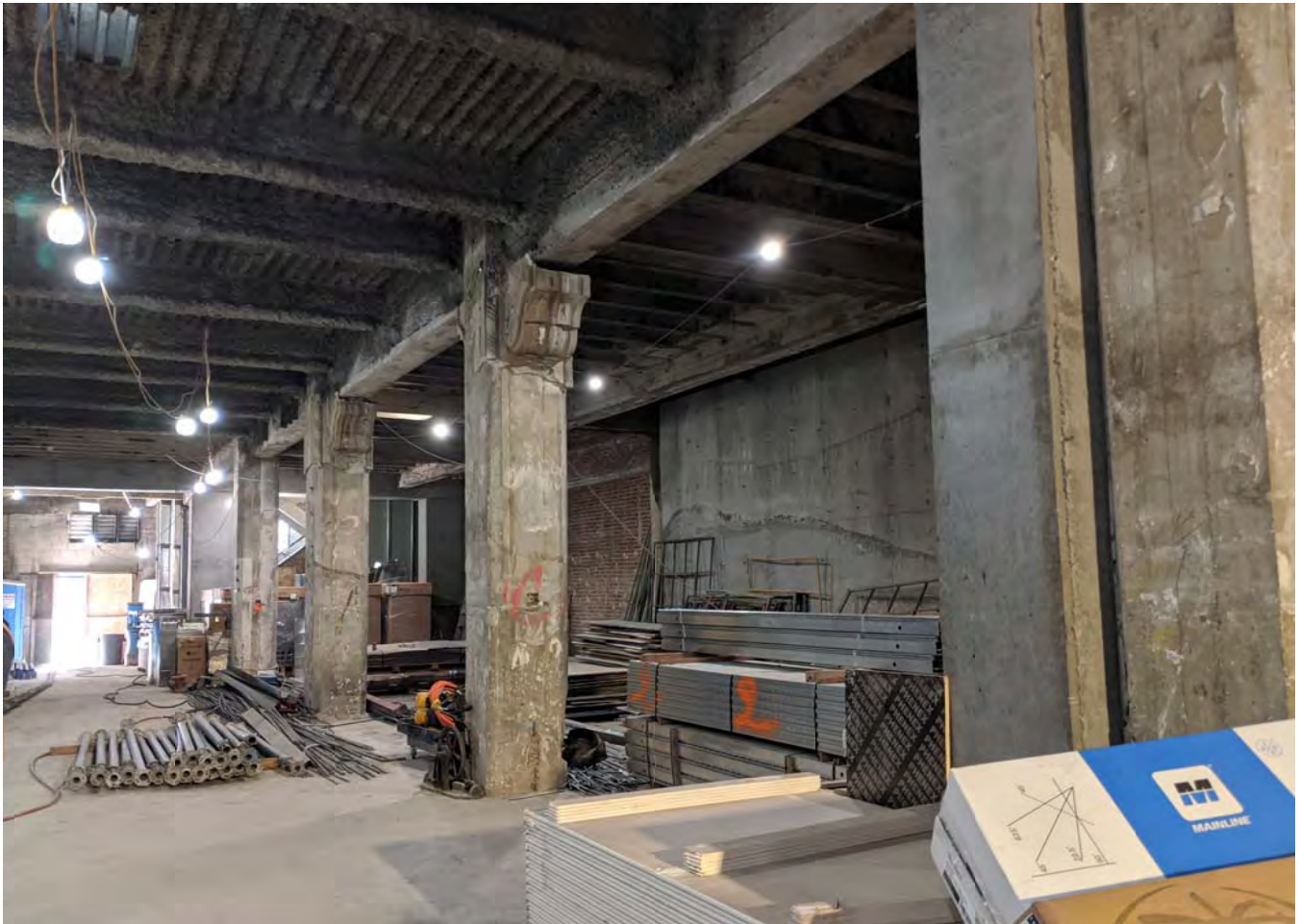










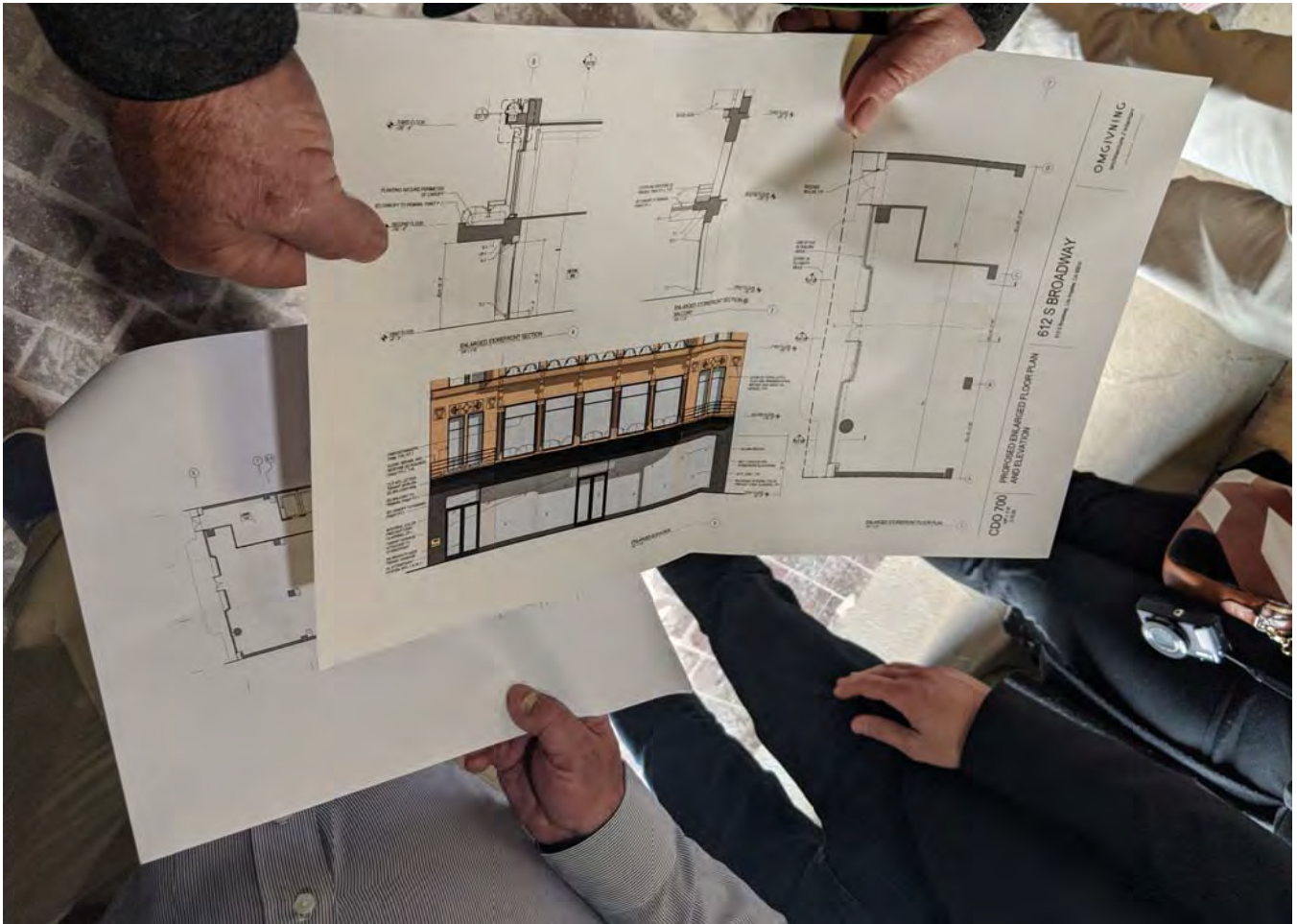


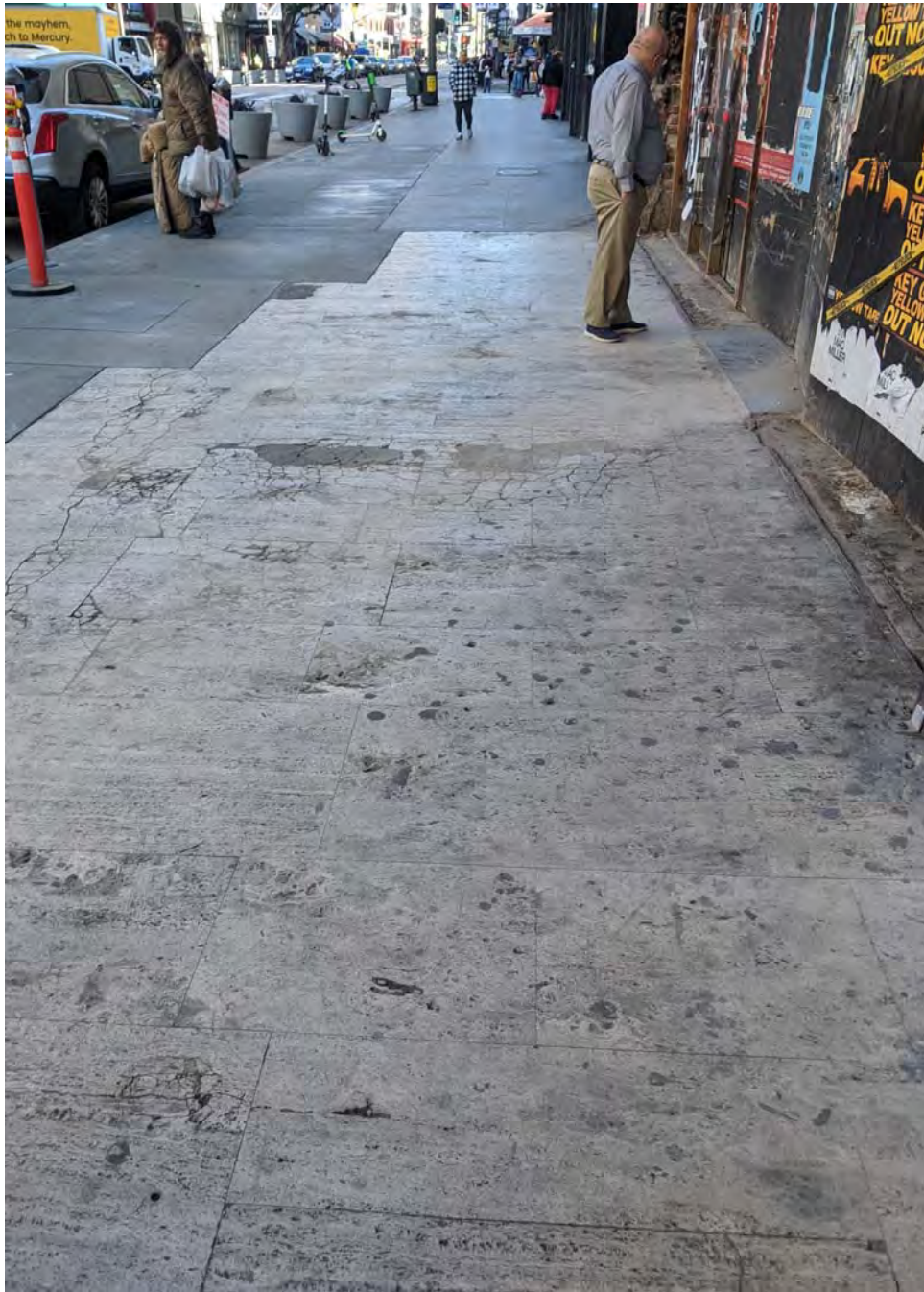












COUNTY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CHC-2020-919-HCM

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2020-920-CE

PROJECT TITLE
Desmond's

COUNCIL DISTRICT
14

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
612-616 South Broadway, Los Angeles, CA 90014

Map attached.

PROJECT DESCRIPTION:
Designation of Desmond's as an Historic-Cultural Monument.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
N/A

CONTACT PERSON (If different from Applicant/Owner above)
Melissa Jones

(AREA CODE) TELEPHONE NUMBER | EXT.
213-847-3679

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) 8 and 31

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached

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

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
 The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Melissa Jones [SIGNED COPY IN FILE]

STAFF TITLE
City Planning Associate

ENTITLEMENTS APPROVED
N/A

FEE: N/A

RECEIPT NO.
N/A

REC'D. BY (DCP DSC STAFF NAME)
N/A

DISTRIBUTION: County Clerk, Agency Record



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

1. PROPERTY IDENTIFICATION

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

2. CONSTRUCTION HISTORY & CURRENT STATUS

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

3. STYLE & MATERIALS

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

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

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community.
2. Is associated with the lives of historic personages important to national, state, city, or local history.
3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Applicant

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

Property Owner

Is the owner in support of the nomination?

Yes

No

Unknown

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

Nomination Preparer/Applicant's Representative

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

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

Melissa Jones
Name: City Planning
Associate

2/14/20
Date:

Signature:

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

Office of Historic Resources
Department of City Planning
221 N. Figueroa St., Ste. 1350
Los Angeles, CA 90012

Phone: 213-874-3679
Website: preservation.lacity.org

F4. ALTERATION HISTORY

The table below summarizes available building and alteration permits.

Built in 1924 by the Columbia Investment Company, the building that became known as Desmond's (subject property), a department store, was designed by architect Albert C. Martin for Desmond's in the Spanish Baroque style. In 1933, the storefront was replaced by a new, Streamline Moderne storefront of stone and metal designed by architect Frank L. Stiff. The new storefront featured two symmetrical, L-shaped, display windows separated by an elliptical display window with curved glass. The original rectilinear canopy was replaced by one with curved corners and horizontal lines centrally installed over the sidewalk. Original rectilinear balconies at the end bays of the west façade were replaced with horizontal railings. A blade sign installed on the north bay in 1924 was replaced by a new sign on the south bay in 1985. Two alterations, a 1941 rooftop addition designed by architect Stiles O. Clements and a 1972 infill of first floor storefronts, have not taken on significance. The 1933 alterations that extend into the sidewalk were not identified in the 1998 environmental review as contributing features to the Broadway Streetscape Improvement Project.

The subject property is currently under construction.

Alterations listed in the City of Los Angeles Department of Building and Safety website are indicated with an asterisk (*). See Attachment B for select building permits.

Date	Permit Type	Owner	Architect and/or Builder/ Contractor	Value	Description
2/14/1924*	Building-new (original)	Columbia Investment Company	Albert C. Martin (architect)	\$743,600	Store, six story, concrete foundation, two chimneys, brick and concrete exterior walls, reinforced concrete structural system
5/14/1924	Application to Alter, Repair or Demolish	Pac So West Realty Co	A.C. Martin (architect)	\$800	Install automatic basement sprinkler system in basement only according to City ordinance
11/22/1924	Application to Alter, Repair or Demolish	Desmond's	N/A	\$500	Install vertical electric sign, 4' x 45' on the face of the building
2/29/1932	Application to Alter, Repair or Demolish	Desmond's, Inc.	N/A	\$1,000	5 th floor only. To remove certain portions of present furred plaster walls and to replace new furring as indicated on plans. To install hollow tile partition for toilet as indicated, vent grille to connect to present forced air

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA
Historic-Cultural Monument Nomination

					vent flue. Toilet to have 3" hollow tile walls with channel iron and metal lath ceiling 8'-0" high in the clear.
5/25/1933	Application to Alter, Repair or Demolish	Desmond's	N/A	\$175	Remove letters reading Desmond's made of bronze and glass and install same style and size of bronze.
8/4/1933*	Application to Alter, Repair or Demolish	Desmond's Store	Frank L. Stiff (architect) / Weber Show Case & Future Company	\$200	Construction canopy over sidewalk
8/8/1933*	Application to Alter, Repair or Demolish	Desmond's	Frank L. Stiff	\$10,000	New marble and metal storefront and display windows. Plastered ceiling in vestibule and in display windows. No structural changes other than removing present terracotta facing to piers and substituting marble to underside of fire escape balcony.
11/28/1934	Application to Alter, Repair or Demolish	Desmond's	A.J. Bayer Co. (contractor)	\$150	Alteration and addition to present marquise adding sign to face of marquise
8/2/1934	Application to Alter, Repair or Demolish	Desmond's	Albert C. Martin (architect) / Ben K. Tanner (contractor)	\$700	Close up one run of main basement stairs
8/2/1937	Application to Alter, Repair or Demolish	Desmond's	Joe E. Carter (contractor)	\$1,200	Enclose one new toilet room on 4 th floor 4 toilets, 3 lavatories, with 2" metal lath and plaster partitions.
4/4/1941*	Application to Alter, Repair or Demolish	Desmond's	Stiles Clements (architect) / Edwin Rudolf (engineer) / C.W. Driver	\$23,000	61' - 6" x 62' - 6" 7 th floor addition. Additional toilets where shown. Extending stairways, freight elevator and dumb waiter.

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA
 Historic-Cultural Monument Nomination

8/4/1950*	Application to Alter, Repair or Demolish	Isabel M Anderson	Milton L. Anderson (architect)	\$1,500	Parapet stabilization
10/21/1953	Application to Alter, Repair or Demolish	Palm Delicatessen	[Illegible]	\$75	Erect single face sign
9/29/1972*	Application to Alter, Repair or Demolish	Desmond Building Co.	Owner	\$1,000	Store front remodel
11/18/1972	Application to Alter, Repair or Demolish	Desmond Building. Co	Owner	\$20,000	Include plans for store front remodel on LA58686/72

7A. PROPOSED MONUMENT DESCRIPTION

Setting

The subject property occupies a rectangular parcel located on the east side of South Broadway between Sixth and Seventh Streets and faces west. It is a contributor to the National Register-listed Broadway Theater and Commercial Historic District and flanked by multi-story commercial buildings. The building is currently vacant.

Exterior

The subject property is a six-story plus basement and rooftop addition, reinforced concrete, commercial building constructed in 1924 that occupies the entire parcel. Designed by Albert C. Martin in the Spanish Baroque style, the building is clad with polychrome terracotta with an ornamental parapet at the main, west façade. The north, south, and east elevations are utilitarian, painted board formed concrete. Above the altered first floor, the façade is divided into seven bays of windows with the five central bays partitioned vertically by spiral columns and horizontally by spandrel panels embellished with floral Churrigueresque motifs from floors three to six. A cornice, that doubles as a planter, projects on brackets across the central five bays. An elaborately molded arched head characterizes the sixth floor windows in the central five bays while arched hoods top the sixth floor end bay windows. Oriel balconies also adorn the end bays at this floor. Roundels and medallions in high relief decorate the arched parapet, whose terracotta surface is articulated in a diamond pattern. In 1933, the original rectilinear sidewalk canopy, constructed of metal and suspended over the central five bays, and two second story balconies in the end bays were replaced by new canopy and balcony landing and railings with the same footprint but more closely aligned with the Streamline Moderne style, incorporating rounded corners and horizontal lines. Wood framed windows located at the central five bays from floors two to six open on a central vertical pivot; remaining windows are wood casement. The first floor consists of contemporary (circa 1972) storefronts with metal roll-up security gates.

The south elevation is painted board-formed concrete with six existing steel sash multi-light windows located on floors three to six and 22 new glass wall openings.

The north elevation is directly adjacent to the building to the north but is open to the neighboring building's light court; there are four existing windows and two new glass wall openings.

The east elevation is generally divided into three sections, with a regular pattern of large expanses of steel sash awning and casement windows occupying the central and north sections and single windows in the south section at existing stairwell.

Historic photographs (Attachment E) indicate that the west façade retains a high degree of integrity, showcasing the original architectural design of Albert C. Martin and some elements of the Streamline Moderne modification of the first floor and second floor balconies. Other than urns removed from atop the parapet, most likely from seismic concerns, no alterations of the façade, including design, materials, and workmanship, with the exception of the modern storefronts, are visible.

Interior

There are few remnants of plaster column capitals on most floors. Historically, there was a second floor mezzanine that opened down to the first floor (Attachment E, Image 9). It was centrally located and one structural bay wide (north/south axis) by four bays long (east/west axis). The open floor between the first and second floor was later filled in, but remnants of the plaster detailing featuring crests with the letter "D" are still present on the second floor (Attachment D, Images 54-57).

At the north elevation of the basement, a staircase with metal balustrade remains. At the base of the stairs is a wood-paneled elevator cab door. Adjacent to the stairs is a single wood framed glazed door (Attachment D, Images 28-33).

All other interior features and finishes have been removed.

Character-defining features of the subject property include all elements of the west façade and the 1933 storefront and balcony alteration, including:

- Terracotta cladding at primary façade
- Churrigueresque embellishments, including spandrel panels and parapet ornamentation
- Spiral columns and decorative mullions
- Wood pivot windows
- Sixth floor balconies
- Decorative parapet
- Streamline Moderne canopy and second floor balconies with horizontal elements and rounded corners

7B. STATEMENT OF SIGNIFICANCE

Summary

Desmond's, a department store located at 612-616 South Broadway in Los Angeles, California is individually eligible for City of Los Angeles (City) Historic-Cultural Monument (HCM) designation for both its historic associations and architectural merit. Under criterion 1, Desmond's is significant for the important contribution it made to the development of Broadway as the City's prime commercial corridor in the first half of the 20th century; the subject property is listed in the National Register of Historic Places (National Register) as a contributor to the Broadway Theater and Commercial District. It is also important as the much-celebrated eighth home of Desmond's, a local department store chain founded as a hat store in 1862 and which expanded to 19 stores at its peak.¹ Under criterion 3, Desmond's is significant for its associations with master architect Albert C. Martin, Sr. and architect Frank L. Stiff. It is also notable for its early 20th century Spanish Baroque commercial architecture with characteristic 1930s Streamline Moderne alterations. Spanish Baroque and Churrigueresque are variants of the Spanish Colonial Revival style of architecture. The period of significance of the property is 1924 to 1973, 1924 reflecting construction of the subject property for Desmond's, and 1973 reflecting Desmond's closing at the subject property.

Criterion 1

The subject property is significant under criterion 1 as a contributor to the Broadway Theater and Commercial District (District), thus exemplifying a significant contribution to the broad cultural history of the City. The District was listed in the National Register in 1979 and amended in 2002, and is significant under National Register criteria A and C. The District is an intact grouping of architecturally and culturally significant commercial and entertainment buildings located in downtown Los Angeles, which date from a period beginning in the early 1890s and spanning to the early 1930s. It is recognized as being the premier shopping and theater district during the early decades of the 20th century when the primary growth of downtown Los Angeles occurred. The District also is notable architecturally for its collection of buildings that both illustrate the work of the most prominent architects of the period, as well as for the way they serve as notable examples of the architectural styles prevalent at that time.

Research revealed the subject property is significant for its association with Desmond's. Daniel Desmond (Desmond), founder of Desmond's, is credited with manufacturing the first headpiece in California.² Desmond established a legacy department store chain that would expand and continuously adapt to meet the needs of Los Angeles' growing population and reflect economic and cultural trends for over a century, well after his passing in 1903. As Desmond's eighth store location and as a listed District contributor, the subject property represents Desmond's expansion, as well as downtown Los Angeles' broader expansion as the City's primary commercial and retail thoroughfare in the early 20th century. The 1933 storefront alterations to the subject property further reflect the chain's adaptation to architectural, cultural, and consumer trends. At its peak, Desmond's had a total of 19 store locations across southern California, thus exemplifying the influence and reach of the department store chain over the region. As such, the subject property is eligible under criterion 1.

¹ Desmond's had locations on Wilshire Boulevard in the Miracle Mile area, Long Beach, Westwood Village, and Palm Springs, amongst other areas.

² "Came West to Make Hats", *Los Angeles Times*, July 30, 1922: I18.

Criterion 3

The subject property is significant under criterion 3 as a notable work by Albert C. Martin, Sr. Known as the first architect-engineer to practice in Los Angeles and a forerunner in new construction techniques,³ Martin's designing of Desmond's in downtown Los Angeles, the commercial city center at the time, exemplifies his skill and influence. Constructed in 1924, the subject property is of poured in place concrete construction and embodies the characteristics of a rare extant example of an early 20th century Spanish Baroque-styled commercial building in Los Angeles.

Further, Desmond's includes a notable example of Streamline Moderne-styled commercial storefront alterations intended to draw in patrons in the 1930s. Designed by architect Frank L. Stiff, a local architect at the time, these alterations have taken on significance over time. The storefront alterations reflect features associated with the Streamline Moderne type, including new and innovative use of materials such as stone, metal, curved glass; with horizontal lines and curved features drawing customers to the interior. These alterations enabled Desmond's to continue to thrive for decades before its closing in 1973.⁴ As such, the subject property is eligible under criterion 3.

Desmond's is significant as a notable example of the Spanish Baroque architectural style that became popular in southern California, primarily for commercial and institutional buildings, in the early 20th century following the San Diego Panama-California Exposition in 1915. The subject property is one of few representative and extant examples of early 20th century Spanish Baroque-styled commercial buildings in Los Angeles, and retains many features associated with the Spanish Baroque type, notably ornate terracotta cladding, Churrigueresque embellishments, including spandrel panels and parapet ornamentation, spiral columns and decorative mullions.

Relevant Historic Contexts

The Broadway Theater and Commercial District

The Broadway Theater and Commercial District (District) is a seven-block complex of predominantly commercial buildings that is highlighted by the presence of several early and mature examples of vaudeville and film theaters. The District was listed in the National Register in 1979,⁵ and amended in 2002 to include a boundary increase.⁶ Extending along both sides of Broadway from Third to Ninth Streets, the District contains approximately 60 contributors showcasing a range of architectural styles and exhibiting varying degrees of condition and integrity. The area is densely built up and was largely developed between 1894 and 1931, although several contributing buildings were significantly altered subsequent to that period. According to the amended 2002 National Register nomination:

The Broadway Theater and Commercial District is a seven-block thoroughfare containing the vestiges of the Los Angeles theater and commercial center developed from the early 1890s to the early 1930s. The area is significant not only for this activity but also for the high concentration of important architectural creations which document the development of both

³ *Southwest Builder and Contractor*, "Albert C. Martin Death Ends 50 Years of Dedicated Service to City, Architecture," *Southwest Builder and Contractor*, 22 April 1960: 30.

⁴ A rooftop addition designed by Stiles O. Clements was added in 1941. There are no drawings or historic images of the addition. Current images demonstrate a design that is not worthy of recognition and therefore not a notable work of master architect, Stiles O. Clements.

⁵ Sitton, Tom. "Broadway Theater and Commercial District National Register Nomination." 1977.

⁶ Grimes, Teresa. "Broadway Theater and Commercial District (Boundary Increase) National Register Nomination." 2001.

commercial and theater growth in Los Angeles, and the evolution of progressive design for these types of structures.⁷

Commercial development in downtown Los Angeles traced a path southward from the Plaza (now known as El Pueblo) where the City was founded in the 18th century. By the late 19th century, the commercial and civic core of the City was located around the intersection of Spring and First Streets. Beginning with the construction of a new city hall on Broadway between Second and Third Streets in the late 1880s, the fulcrum shifted to the south, although the areas below Third Street remained predominantly residential. Prior to 1900, the Bradbury Building (216-224 West 3rd Street; 1893) and the Homer Laughlin Building (315 South Broadway, Grand Central Market on lower levels since 1917; 1896) anchored the central commercial district. A dramatic acceleration of the expansion of the commercial district occurred when Hamburger's Department Store at Broadway and 8th Street began construction in 1905.⁸ Concurrent with the development of Hamburger's Department Store, numerous other commercial buildings were constructed south of Fourth Street, including the Forve-Pettebone Building (510-512 S. Broadway, 1905), Bullocks (639-657 S. Broadway, 1906), and the W.P. Story Building (621 S. Broadway, 1908); and by 1910, Broadway was the City's primary commercial and retail thoroughfare. Structures supporting commercial retail, office, and theater uses increased into the next decade, and eventually Broadway became southern California's theatrical center.⁹ The real estate and building boom of the 1920s further developed Broadway into the 1930s, with notable buildings including Silverwood's (demolished), Woolworth's (431 S. Broadway, 1919), and the Swelldom Building (northwest corner of Broadway and 6th Street, 1920), Desmond's (612-616 S. Broadway, 1924), Broadway-Spring Arcade Building (540 S. Broadway, 1924), and the Ninth & Broadway and Eastern-Columbia buildings (850 S. Broadway and 849 S. Broadway, 1929-30, respectively). By the 1930s, the District was substantially developed. Both Desmond's and the Broadway-Spring Arcade Building¹⁰ are district contributors designed in the Spanish Baroque style in 1924.

Desmond's

Desmond's is named after the store's founder, Daniel Desmond (Desmond), who moved to Los Angeles and opened his first location in 1862. Desmond was trained as a hatter and immigrated from Ireland to Boston when he was 18 to manufacture hats under the firm Desmond Bros.¹¹ After a fire destroyed his factory in Lawrence, Massachusetts, Desmond came to Los Angeles and opened a small hat store near present day Olvera Street.¹² Through his business, he is credited with making "the first headpiece to be manufactured in California."¹³

As the population of Los Angeles continued to expand, Desmond sought to increase his store's reach as well, moving to the Temple block (approximately at the intersection of Temple and Spring Streets) in 1870 and to 107 North Spring Street 12 years later in 1882. In 1890, the store moved again to the Bryson Block at 141 South Spring Street, expanding its products to include men's clothing. Prior to the move, Daniel Desmond retired from managing the business, and his son, Cornelius C. Desmond, took over operations. Daniel Desmond passed away in 1903.¹⁴

⁷ Sitton, 20.

⁸ Grimes, Teresa. "Bringing Back Broadway, Historic Architectural Survey and Evaluation Report: Broadway Streetscape Improvement Project," October 1, 1998, 52.

⁹ Sitton, 22.

¹⁰ Los Angeles Conservancy. "Spanish Baroque | Los Angeles Conservancy."

<<https://laconservancy.org/architectural-style/spanish-baroque>> site accessed May 10, 2019.

¹¹ *Los Angeles Times*, "Demise of Pioneer Merchant", *Los Angeles Times*, January 25, 1903: C5.

¹² *Los Angeles Times*, "Came West to Make Hats", *Los Angeles Times*, July 30, 1922: I18.

¹³ *Ibid.*

¹⁴ *Los Angeles Times*, "Demise of Pioneer Merchant", *Los Angeles Times*, January 25, 1903: C5.

Ownership of the company left the Desmond family in 1921. New owner Ralph Huesman began working for Desmond's in 1913 as a stock boy. Within two years he was promoted as secretary to Cornelius Desmond, then as general manager. In 1921, he became president and sole owner of the company.¹⁵

Desmond's celebrated its 60th anniversary in 1922. The *Los Angeles Times* published an article describing the festivities and acknowledging Desmond's already long history in the City:¹⁶

The life of Desmond's has been so interwoven with that of Los Angeles that the story of one is closely allied to that of the other. The growth of the store has been attested in many ways, and in none more strikingly than in the addition and enlargement of many departments...

Desmond's continued to move to new locations throughout downtown Los Angeles before Huesman, opened the chain's eighth location at 612-616 South Broadway on September 16, 1924.¹⁷ The grand opening was announced with an ad in the *Los Angeles Times* inviting all to come. Designed by architect-engineer Albert C. Martin, Sr. (1879-1960), the building included many more new features "to increase customer comfort and encourage shoppers to stay inside the store,"¹⁸ such as "the lounge, with its inviting fireplace, for men, a patio, for women, with a tinkling fountain, a college section for the youthful male, and in the children's section a circus".¹⁹ The subject property also contained a barbershop, golf shop and putting green, passenger elevator, intercommunicating telephone system, and a ventilating system. The inclusion of such amenities at the subject property indicate the "level of affluence enjoyed by Desmond's clientele"²⁰ and the success of the department store at this time.

Expansion accelerated with additional stores opening in downtown Los Angeles at 717 West Seventh Street and 543 South Spring Street.²¹ In 1929, a new store opened in Wilshire Tower (5500 Wilshire Boulevard; Wilshire store) in the Miracle Mile, extending the chain's reach. The Wilshire store was commended for the "recognition given [to] the automobile as a factor in present-day shopping" due to the inclusion of a large central courtyard that could accommodate cars.²² By Desmond's 70th anniversary in 1932, additional stores had also opened in Westwood Village to serve the adjacent University of California, Los Angeles community, and in the city of Long Beach.²³

Huesman died in 1944. His obituary in the *Los Angeles Times* credits him with developing shopping districts on Seventh Street, Miracle Mile, Westwood Village, and Palm Springs, although it is more accurate that his contribution was opening Desmond's stores in these areas.²⁴ Huesman's nephew, Fred B. Huesman, succeeded his uncle as president of the chain, a position that he held until

¹⁵ *Los Angeles Times*, "Ralph Huesman Funeral Will Be Held Today", *Los Angeles Times*, May 8, 1944: A1.

¹⁶ *Los Angeles Times*, "Desmond's Observe Sixtieth Birthday", *Los Angeles Times*, August 1, 1922: II6.

¹⁷ *Los Angeles Times*, Display Ad, *Los Angeles Times*, September 15, 1924: 5.

¹⁸ Hlava, Diane Williams. "On Broadway: Organizational Outline to the Guide for the Broadway Theater and Commercial Historic District, Los Angeles, CA." January 1987, revised February 1989.

¹⁹ Gray, Olive, "New Desmond Store Opened", *Los Angeles Times*, September 16, 1924: A3.

²⁰ Hlava, Diane Williams. "On Broadway: Organizational Outline to the Guide for the Broadway Theater and Commercial Historic District, Los Angeles, CA." January 1987, revised February 1989.

²¹ *Los Angeles Times*. "Desmond's Extends Service With Opening of Fourth Store on Wilshire Boulevard Today", *Los Angeles Times*, March 15, 1929: 7.

²² *Ibid.*

²³ *Los Angeles Times*, "Desmond's Celebrates Milestone", *Los Angeles Times*, August 15, 1932: A10.

²⁴ *Los Angeles Times*, "Ralph Huesman Funeral Will Be Held Today", *Los Angeles Times*, May 8, 1944.

1973.²⁵ At its peak, Desmond's consisted of 19 stores across southern California.²⁶ Desmond's ultimately went out of business in 1981.²⁷

Architect-Engineer Albert C. Martin, Sr. (1879-1960)

As "the first architect-engineer to practice in Los Angeles," Albert C. Martin, Sr. (Martin) contributed substantially to the built environment of downtown Los Angeles, and "established a reputation as a pioneer in new construction techniques."²⁸ Martin was born in 1879 in LaSalle, Illinois. In 1902, Martin graduated from the University of Illinois, Urbana Champaign, with degrees in architecture and engineering. He worked as a draftsman for Brown-Ketchman Iron Works in Indianapolis and as an inspector with the Pennsylvania Railroad Company in Pittsburgh. In 1904, Martin moved to Los Angeles to work as a superintendent of construction for Carl Leonardt & Company. In 1905, he joined Alfred Rosenheim's architecture firm. In 1907, Martin introduced the Lund-Martin system of reinforced concrete construction used to build an 80-foot wide dome for the Second Church of Christ, Scientist in the West Adams Community Plan Area of Los Angeles, "at that time the largest thin-shell dome in the world."²⁹ Following the devastating 1933 Long Beach earthquake, Los Angeles city officials retained Martin to help devise new seismic building codes for reinforcing brick masonry. He also played a strategic part in developing new uses for structural steel.³⁰

In 1908, two years after construction began on his first construction commission in downtown Los Angeles for Hamburger's Department Store at Broadway and 8th Street, Martin opened his own firm,³¹ A.C. Martin and Associates. The firm was located in a single room of the Martin-engineered Hellman Building at 354 Street Spring Street. Martin employed two of his brothers at the firm, Emmett as lead draftsman and Frank as draftsman.³² Some of the firm's early work includes highly significant buildings in the downtown Los Angeles landscape, such as the Million Dollar Theater building (1918), St. Vincent de Paul Roman Catholic Church (1924), Desmond's (1924), Los Angeles City Hall (1928, with Parkinson & Parkinson and John C. Austin), and May Company Wilshire Department Store (1936). Both Desmond's Department Store and St. Vincent de Paul Roman Catholic Church are Martin-designed buildings with Spanish Baroque or Churrigueresque motifs. Before the onset of World War II, Martin's sons, architect Albert C. Martin, Jr. (1914-2006) and structural engineer John Edward Martin (1916-2004), joined their father's firm, and in 1946, the firm was renamed Albert C. Martin & Associates.³³

During his lifetime, Albert C. Martin, Sr.'s firm was honored on four occasions by the American Institute of Architects for outstanding accomplishment in planning and design. Albert C. Martin passed away in April 1960.³⁴ His firm, now AC Martin Partners, is in its third generation of family leadership.³⁵

²⁵ Oliver, Myrna, "Fred B. Huesman, Former Owner of Desmond's, Dies", *Los Angeles Times*, June 22, 1990: A26.

²⁶ Ibid.

²⁷ Ibid.

²⁸ *Southwest Builder and Contractor*, "Albert C. Martin Death Ends 50 Years of Dedicated Service to City, Architecture," *Southwest Builder and Contractor*, 22 April 1960: 30.

²⁹ Ibid.

³⁰ Ibid.

³¹ Powell, John Edward. "A Guide to Historic Architecture in Fresno, California: Biographies of Architects, Designers, and Builders." 1997. <<http://historicfresno.org/bio/acmartin.htm>>

³² Kanner, Dianne. "1906-2006 AC Martin Partners: One Hundred Years of Architecture." AC Martin Partners, Inc. 16.

³³ Los Angeles Conservancy. "A.C. Martin and Associates." <<https://www.laconservancy.org/architects/c-martin-associates>> site accessed September 6, 2016.

³⁴ Ibid.

³⁵ Los Angeles Conservancy. "Albert C. Martin, Sr." <<https://www.laconservancy.org/architects/albert-c-martin-sr>> accessed May 15, 2019.

Architect Frank L. Stiff (1871-1959)

Franklin Lambert Stiff (Frank L. Stiff, Stiff) was born in Ohio in 1871 and worked as an architect in the City of Los Angeles.³⁶ He was married to Marie E. Carney and had two sons, Raymond S. Stiff and Edmond R. Stiff.³⁷ Stiff designed several buildings throughout the region, including the 1939 Art Deco building at 3909 West Sunset Boulevard that housed The Black Cat bar.³⁸ Originally constructed as a Safeway grocery store, The Black Cat has historical significance as part of the Lesbian Gay Bisexual Transgender Queer (LGBTQ) civil rights movement and was designated a City HCM in 2008.³⁹ Stiff is also credited with designing several theaters in Los Angeles including the Union Theatre (1122 West 24th Street, 1910), the Victoria Theatre (2570 West Pico Boulevard, 1913), and the Maynard Theatre (2488 West Washington Boulevard, 1914, demolished).^{40,41,42} In 1933, Stiff designed the storefront alterations to Desmond's.

During the early 20th century, Stiff was involved in several different architecture organizations. He served on the Board of Directors for the Southern California Chapter of the American Institute of Architects and he held the position of Vice President for the Los Angeles Architectural Club.⁴³ Stiff passed away in Los Angeles in 1959 at the age of 88.⁴⁴

Spanish Baroque and Churrigueresque

Desmond's was designed by architect-engineer Albert C. Martin, Sr. in 1924 in a Spanish Baroque style. The building retains many features associated with the Spanish Baroque type, notably ornate terracotta façade cladding, spiral columns, floral Churrigueresque motifs, and parapet. As described in "On Broadway: Organizational Outline to the Guide for the Broadway Theater and Commercial Historic District:"

Designed in a Spanish Baroque style, the six-story [Desmond's] building was divided into four horizontal sections and capped by an ornate parapet. The third through the fifth stories are articulated by decorative spandrels between the floors and slender, serpentine columns of polychrome terracotta that raise the eye to the attic story and the parapet. Note the 1940s [sic] Streamline Moderne canopy above the store entrance. Inside, the first floor retail space originally was finished in two-tone walnut and contained a double mezzanine and polychrome columns corresponding to those on the exterior.⁴⁵

The Spanish Baroque and Churrigueresque styles fall within the larger umbrella of the Spanish Colonial Revival style. Spanish Colonial Revival architecture was preceded by Mission Revival style.

³⁶ Ancestry.com. *Ohio, Births and Christenings Index, 1774-1973* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011.

³⁷ Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.

³⁸ Los Angeles Conservancy. "The Black Cat | Los Angeles Conservancy," <<https://laconservancy.org/locations/black-cat>> accessed May 16, 2019.

³⁹ Ibid.

⁴⁰ Ornate Theatres. "Union Theatre Los Angeles | Ornate Theatres," <<https://ornatetheatres.com/index.php/union-theatre/>> accessed May 16, 2019.

⁴¹ Los Angeles Theatres. "Los Angeles Theatres: Victoria Theatre," <<https://losangelestheatres.blogspot.com/2017/03/victoria-theatre.html>> accessed May 16, 2019.

⁴² Cinema Treasures. "Maynard Theatre in Los Angeles, CA – Cinema Treasures," <<https://cinematreasures.org/theaters/5030>> accessed May 16, 2019.

⁴³ "The Architect and Engineer of California: Pacific Coast States," Volume XIX, No. 3, January 1910.

⁴⁴ Ancestry.com. *California, Death Index, 1940-1997* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2000.

⁴⁵ Hlava, Diane Williams. "On Broadway: Organizational Outline to the Guide for the Broadway Theater and Commercial Historic District, Los Angeles, CA." January 1987, revised February 1989.

This earlier style, started in the late 19th century in California and the Southwest, drew inspiration from the modest, adobe dwellings Spanish settlers constructed in the area starting in the late 18th century.⁴⁶ A. Page Brown's California Building at the 1893 World's Columbian Exposition in Chicago is credited as one of the earliest buildings of this style.⁴⁷ The style remained popular during the early 20th century, and was profiled in several local periodicals including *The Western Architect*, *Sunset*, and *The Architect and Engineer*.⁴⁸ The style was also included in house plan books; Sears Roebuck and Co. sold plans for the "Mission type" house in the late 1910s.⁴⁹

As emerging architects of the 1910s and 1920s were increasingly educated not through apprenticeship, but through formal education, these graduates sought to develop a more learned version of the Mission Revival style based more on historical accuracy. In 1915, Bertram W. Goodhue and Carleton M. Winslow designed and constructed buildings for the 1915 Panama-California Exposition in San Diego, California, in what became known as Spanish Colonial Revival, and more specifically, an elaborate form of this style known as Churrigueresque, which featured Spanish Baroque-inspired ornamentation.⁵⁰ The Panama-California Exposition brought to the forefront "several elaborate examples of domed towers adorned with Churrigueresque friezes and elaborate classical detail."⁵¹ The designs Goodhue and Winslow introduced were more accurately based on actual Spanish buildings.⁵²

Influences of the Spanish Baroque style came from Europe's Baroque period, "particularly of the Spanish variety during the 17th and 18th centuries."⁵³ A variant of Spanish Baroque style was also influenced by Mexico where it was adapted to reflect the style of indigenous workers and Mexican-born Spaniards. Baroque features, which were used often in missions and churches, "could include rather elaborate facades with round arches, domes, and niches for statuary; prominent belfries or bell towers, curved parapets extending above the entryway, and typically symmetrical facades."⁵⁴

Examples of buildings in the Los Angeles area with Spanish Baroque or Churrigueresque motifs include the Broadway-Spring Arcade Building (541 South Spring Street and 540 South Broadway, Kenneth McDonald and Maurice Couchot, contributor to Broadway Theater and Commercial National Register District, 1924), El Capitan Theatre and Office Building (6938 Hollywood Boulevard, Stiles O. Clements, HCM #495, 1926),⁵⁵ St. Vincent de Paul Roman Catholic Church (621 West Adams Boulevard, Albert C. Martin, Sr, HCM #90, 1926),⁵⁶ and Beverly Hills City Hall (450 North Crescent Drive/455 North Rexford Drive, William J. Gage and Harry G. Koerner, 1932)

Streamline Moderne

While the real estate and building boom of the 1920s further developed much of Los Angeles and particularly Broadway, the expansion of Wilshire Boulevard and other neighboring commercial

⁴⁶ Gebhard, David. *The Spanish Colonial Revival in Southern California* (1895-1930), University of California, Santa Barbara, 131.

⁴⁷ *Ibid.*, 133.

⁴⁸ *Ibid.*

⁴⁹ McAlester, Virginia. *A Field Guide to American Houses*. Knopf Doubleday Publishing Group, May 1984, 512.

⁵⁰ Gebhard, 136.

⁵¹ LSA. "Intensive Survey: Westlake Recovery Community Redevelopment Area," June 15, 2009.

⁵² McAlester, 522.

⁵³ Architectural Styles of America and Europe. "Spanish Colonial," < architecturestyles.org/spanish-colonial/ > site accessed May 10, 2019.

⁵⁴ *Ibid.*

⁵⁵ Los Angeles Conservancy. "Spanish Baroque | Los Angeles Conservancy," <<https://laconservancy.org/architectural-style/spanish-baroque>> site accessed May 10, 2019.

⁵⁶ Los Angeles Conservancy. "Albert C. Martin, Sr." < <https://www.laconservancy.org/architects/albert-c-martin-sr> > accessed May 15, 2019.

centers in the 1930s spurred the strengthening of downtown retail trade through remodeling, as described by architectural historian Richard Longstreth:

Retailers had long held that the image of an establishment was central to its success, and in particular that an appearance of newness was an essential part of customer appeal. [...] The popular acceptance of stylistic modernism was both encouraged by and further encouraged this trend [of remodeling]. New store design could suggest innovative business practices, sound finances, concern for the customer, and confidence in the future.⁵⁷

Business and property owners of downtown Los Angeles's retail building stock sought to make commercial storefront alterations and update their businesses' and the overall district's appearances to further attract customers back to downtown and compete with the emerging retail areas in the City. The City's major department stores downtown such as Bullock's and Robinson's led this effort, and other prominent merchants followed suit, including Desmond's and their storefront remodel at the first floor in 1933.⁵⁸ Designed in the Streamline Moderne style by architect Frank L. Stiff, Desmond's alterations included a stone and metal storefront with two symmetrical L-shaped display windows separated by an elliptical display window with curved glass; a centrally-installed, canopy with rounded corners and horizontal lines; and horizontal balcony railings with rounded corners.

The Streamline Moderne and Art Deco styles became popular architectural styles for commercial buildings following the Great Depression, when the style was frequently employed in buildings financed by the Public Works Administration (PWA), an agency formed as part of the New Deal. Industrial innovation was particularly relevant to the Los Angeles metropolitan area, which served as a national center for automobile and aircraft production,⁵⁹ and Streamline Moderne style of architecture was employed to reflect these values. Streamline Moderne embraced aerodynamic forms associated with industrial innovation in addition to new efficient, mass-produced materials, such as aluminum, glass block, and pigmented structural glass. Characterized by long horizontal lines, curvilinear forms, and minimal ornamentation, Streamline Moderne and Art Deco were two early Modern design movements extending from 1925 through 1945.

⁵⁷ Longstreth, Richard. *City Center to Regional Mall: Architecture, the Automobile, and Retailing in Los Angeles, 1920-1950*. Cambridge: Massachusetts Institute of Technology, 1997. 201.

⁵⁸ *Ibid.*, 202-203.

⁵⁹ Anderson, Arnold. "Commercial Aviation in Southern California," *Los Angeles Realtor vol. 8*, Jun. 1929, 8.

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DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA
Historic-Cultural Monument Nomination

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ATTACHMENTS:

ATTACHMENT A: TWO PRIMARY PHOTOS OF EXTERIOR/MAIN FACADE

ATTACHMENT B: PRIMARY/SECONDARY DOCUMENTATION

ATTACHMENT C: BUILDING PERMITS FOR MAJOR ALTERATIONS

ATTACHMENT D: CONTEMPORARY IMAGES

ATTACHMENT E: HISTORIC IMAGES

ATTACHMENT F: ZIMAS PARCEL PROFILE REPORTS

DESMOND'S
612-616 SOUTH BROADWAY
LOS ANGELES, CALIFORNIA

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ATTACHMENT A:
TWO PRIMARY PHOTOS OF EXTERIOR/MAIN FACADE

DESMOND'S
612-616 SOUTH BROADWAY
LOS ANGELES, CALIFORNIA

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DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA
ATTACHMENT A: TWO PRIMARY PHOTOS OF EXTERIOR/MAIN FACADE



Image 1: Subject property, west elevation, view southeast (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA
ATTACHMENT A: TWO PRIMARY PHOTOS OF EXTERIOR/MAIN FACADE



Image 2: Subject property, west elevation, view east (Chattel, 2019)

ATTACHMENT B:
PRIMARY/SECONDARY DOCUMENTATION

DESMOND'S
612-616 SOUTH BROADWAY
LOS ANGELES, CALIFORNIA

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DEMISE OF PIONEER MERCHANT

Started First Exclusive-line Store in Los Angeles—Funeral Arrangements Completed.

Daniel Desmond, who died at his home on South Hill street on Friday, was one of the best known of the pioneer merchants of Los Angeles.

Mr. Desmond came to this city October 14, 1868, and has resided here continuously ever since. Immediately upon his arrival he opened an exclusive hat and gentlemen's furnishing store, the first of the kind in the city. He continued in its active management until a few years ago, after it had grown into a large and flourishing establishment, when ill health compelled him to relinquish in favor of his son, C. C. Desmond.

Mr. Desmond was born in County Cork, Ireland, October 9, 1833. Having begun the trade of a hatter, at the age of 18 he came to Boston, completed his trade, and went into business at Lawrence, Mass., as manager of the firm of Desmond Bros., in the manufacture of hats. The destruction of the factory by fire compelled him to start new, and it was at that period in his life he came to Los Angeles.

He was a member of the Pioneer Society, and was well and favorably known in business circles of the entire Coast.

His widow and eight children survive him, all resident in this city, except two married daughters. The children are C. C. Desmond, D. J. Desmond; Misses Nellie, Nora, Kate and Anna Desmond; Mrs. A. M. Shields of San Francisco, and Mrs. C. D. Baker of Arizona. The latter arrived here yesterday.

The funeral will be held at the family residence, No. 937 South Hill street, at 8:30 Monday morning, and a mass will be said at St. Vibiana's Cathedral at 9 o'clock, Rev. Father Harriett officiating.

The pallbearers will be John Kenealy, Richard Dillon, John Meade, R. Maloney, Fitzwilliam, D. M. McGarry, John Sullivan and Andrew McNally. Interment will be at New Calvary Cemetery.

Image 1: "Demise of Pioneer Merchant" (Los Angeles Times, January 25, 1903)



Where Early-Day Residents Bought Clothes

The second store of Daniel Desmond, Temple Block, in the early 70's. The floor space was 720 square feet. Desmond's today occupies more than 30,000 square feet. In the doorway is Daniel Desmond, to the right of the door is the late C. C. Desmond, his son and successor. To the extreme right is the late H. S. Seward, who was C. C. Desmond's partner in the insurance business with an office in the Desmond store. The young man to the extreme left was the clerk.

CAME WEST TO MAKE HATS

Founder of Desmond Store Arrived in Los Angeles Before Railroads Got Here

Once upon a time, when Los Angeles was just a little feller and Daniel Desmond came to town.

There were no railroads hereabouts in those days, and so he had to take a boat.

That was in 1852.

A short time before, a fire had burned the hat factory of which he was manager, in Lawrence, Mass. But Mr. Desmond had heard numerous rumors about the sunshine which infests Southern California.

"I'll need hats to keep it out of their eyes," reasoned the former manager. "I'll just step around

... to see if the demand with a high-class article."

So it was that the first Desmond store was opened near the old Plaza, where now Mexicans foregather o' nights to sigh over their lost tequila. A hat factory, too, was started, and there Mr. Desmond made the first headpiece to be manufactured in California.

Business wasn't as thriving in the pre-film days as it is now. Why? Well, 5000 was the population, niversity.

which is as much as to say there were 5000 heads to cover.

But soon Los Angeles began to boom. She shot up to 6000, and then Mr. Desmond moved down to the Temple Block. More boom—another moving bill. Boom some more—nother store.

And each time the Desmond place went farther south, keeping abreast of the trend of business.

The last jump was in 1915, when they took up quarters in their present building at Sixth and Spring streets. It's their seventh location since that young little store was opened up close to the Plaza.

Meanwhile the original founder, Daniel Desmond, has died. So has his son, Cornelius C. Desmond, who took over the business in 1890, when Los Angeles was still proud of its 50,000 inhabitants. Mrs. C. C. Desmond is now president of the firm and Ralph R. Huseman is vice-president and general manager.

This week the establishment is celebrating its sixtieth birthday anniversary.



Image 3: Display advertisement for grand opening of the subject property (Los Angeles Times, September 15, 1924)



To Desmonds

*A Store Beautiful
which we Hope will
Never Finish Building*

a reputation for Sixth and Broad-
way, with the rest of us, at this lo-
cation, for being the Greatest Men's
and Boys' Corner in the World

YOUR Store Beautiful is a Gift
to the Great Pacific Southwest
and we are proud to welcome
you to Broadway.

It is a civic asset to the com-
munity.

SILVERWOODS, Inc.

SIXTH AND BROADWAY

Image 4: Display advertisement from Silverwoods, Inc. welcoming the subject property to Sixth and Broadway (Los Angeles Times, September 15, 1924)

NEW DESMOND STORE OPENED

*Thousands View Broadway
Merchandise Home*

*Shop Eighth to Bear Name of
1862 Pioneer*

*Interesting Features Found
on Six Floors*

BY OLIVE GRAY

Welcomed at the doorway by a gigantic vase of flowers, crowds thronged Desmond's new store at 616 South Broadway throughout the hours of yesterday, the store no less a finished product of the modern merchandising home than were the blossoms a marvel of floriculture.

The recessed first-story show window, opening to the sidewalk, provides a maximum of show window space, while additional show island cases are introduced at the street line. Soaring columns, supporting the ceilings, are finished in polychrome corresponding with that of the facade, the generous central clearance, created by the double mezzanine, lending a cathedral-like atmosphere to the lower floor.

NOVEL FEATURES

Interesting features are the lounge, with its inviting fireplace, for men, a patio, for women, with a tinkling fountain, a college section for the youthful male, and in the children's section a circus. Below stairs a haberdashery is done in scarlet and black. Adjacent is a washroom and shower. A golf shop, with putting green, is near.

The main floor fixtures are in two-tone walnut, in Italian renaissance design, and each floor is so finished as to afford an atmosphere appropriate to the merchandise there housed. The women's section has been enlarged and its range of merchandise expanded. The importance of the uniform section received recognition yesterday in a huge naval cap fashioned from white and purple asters.

PRACTICAL DEVICES

Practical features of the new store are the intercommunicating telephone system, passenger elevator service, drinking fountains and washed-air ventilating system. An interior fire-tower has been ingeniously introduced, behind one of the end pavilions, with exit through an ornamental balcony at the second floor line.

A. C. Martin was the architect.

In the immense floral banner which yesterday occupied a prominent place on the main floor the word "Progress" was traced in blossoms and greenery. Probably never in the commercial life of Los Angeles, has an opening been greeted by more marvelous floral tributes than those which fairly cowered Desmond's. Offerings from local business friends and national manufactories were outstanding among the flowery felicitations. Thousands passing through the store received a booklet guide to the various floors, while the strains from an orchestra added to the general air of joyousness.

HISTORY COLORFUL

The history of Desmond's extends from 1862—Lincoln's time when Daniel Desmond came to Los Angeles by boat, fifteen years before a steam railroad entered California. The eight homes of Desmond's are significant of various periods in the history of the city. The first little store, selling hats, was on the old Plaza, when the population was a meager 5000.

In 1870, when the population increased to 6000, Mr. Desmond moved to new quarters in the Temple block at Main and Reina (now Market street.) Twelve years later, the population having grown to 11,000, he moved to 107 North Spring street.

In 1890 Desmond's had outgrown its quarters. Los Angeles had jumped to the 50,000 mark. The late Cornelius C. Desmond, became sole proprietor, the elder Desmond retiring.

The new proprietor moved to the Tyson Block, 141 South Spring street, and there added a department for men's clothing. In 1900, with the population of Los Angeles more than 100,000, he moved to the old Ramona Block, now replaced by the Washington Building, at the southwest corner of Third and Spring streets. Only a few years later it was moved across the street to the Douglas Block, the northwest corner of Third and Spring. In 1915 Desmond's built a store on Spring near Sixth, from which they are moving.

Ralph E. Huesman, long associated with the firm, is now president and general manager of Desmond's.

Image 5: "New Desmond Store Opened" by Olive Gray (Los Angeles Times, September 16, 1924)

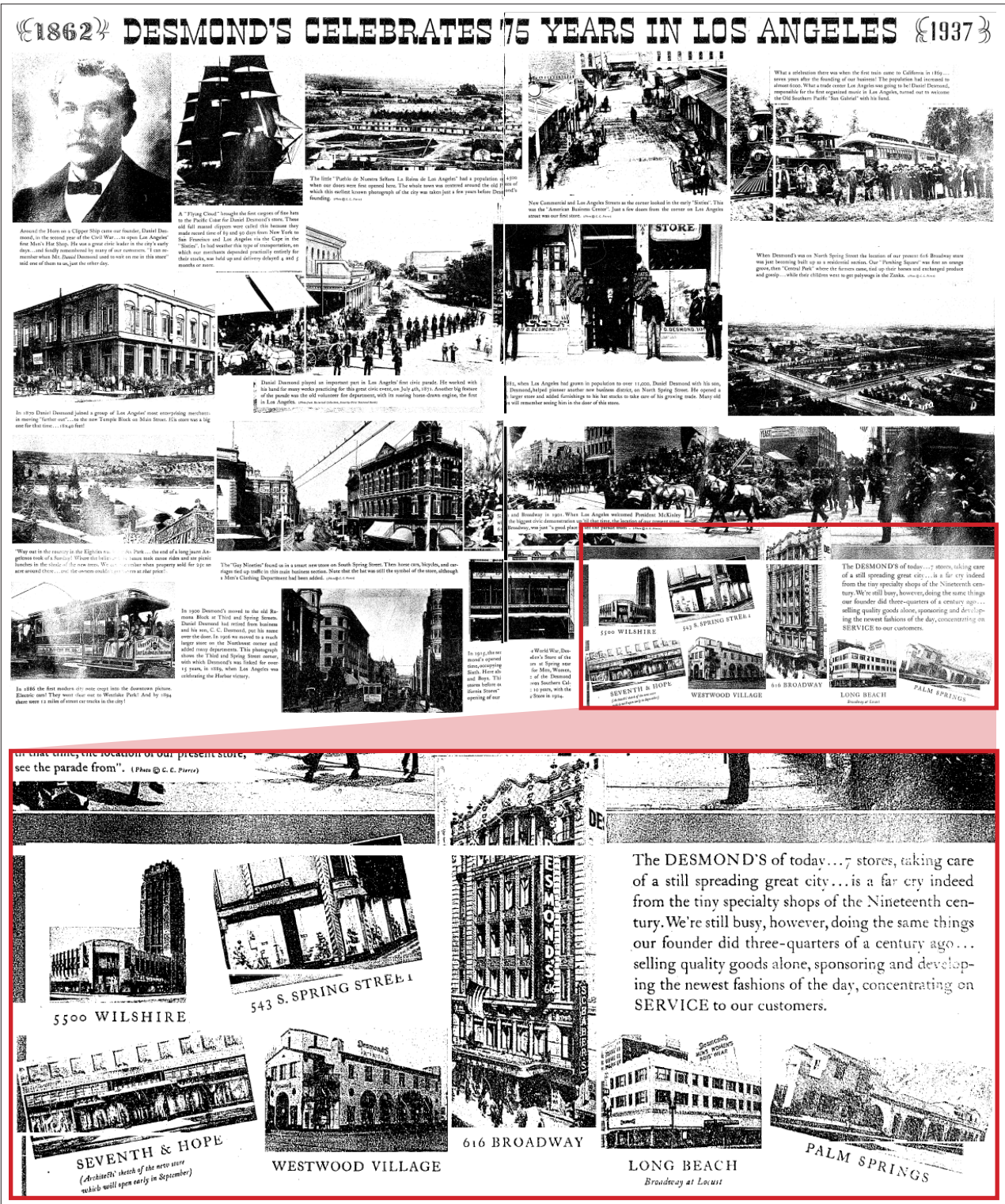


Image 6: "Desmond's Celebrates 75 Years in Los Angeles" (Los Angeles Times, August 1, 1937)

Obituaries

Fred B. Huesman, Former Owner of Desmond's, Dies

By MYRNA OLIVER
TIMES STAFF WRITER

Fred B. Huesman, former owner of the now defunct Desmond's clothing store chain which was founded near Los Angeles' historic Olvera Street in 1862, has died. He was 79.

Huesman died Wednesday during open heart surgery at St. Vincent's Medical Center.

A native of Glendale, Huesman joined Desmond's five years after his uncle, Ralph R. Huesman, purchased it from Desmond family heirs in 1921. He succeeded his uncle as president in 1944 and continued in that position until 1973, when he took the title of chairman.

Huesman retired in 1978, and the chain, which had become a part of the New York-based Cluett, Peabody & Co., went out of business in 1981.

At its peak, the chain had 19 stores throughout Southern California. It began as a hat shop founded by Daniel Desmond and grew into a major apparel retailer

selling men's, women's and boys' specialty clothing.

Shortly after the chain's centennial, Huesman streamlined Desmond's merchandising, redesigning the stores to make items traditionally stored in glass showcases more accessible to customers. Retailers, he said, had an obligation to make shopping pleasant as well as to supply merchandise.

Huesman is survived by two daughters, Joan Madden and Marianne Huesman, and one son, Ralph F. Huesman, and eight grandchildren.

His brother, Father John E. Huesman, will say the funeral Mass at 7 p.m. Sunday in Christ the King Church, 624 N. Rossmore Ave. Interment will be at 11 a.m. Monday in Calvary Cemetery.

The family has asked that any memorial contributions be made to the Fred B. Huesman Scholarship Fund at Loyola High School, from which Huesman was graduated. Contributions can be addressed to the president's office at the school, 1901 Venice Blvd., Los Angeles 90006.

Image 7: "Fred B. Huesman, Former Owner of Desmond's, Dies" by Myrna Oliver (Los Angeles Times, June 22, 1990)

FINAL OUTLINE

ON BROADWAY

Organizational Outline to the
Guide

for the Broadway Theater and Commercial
Historic District

Los Angeles, CA

Prepared for: Karen Ginsberg
The Community Redevelopment Agency/LA
354 South Spring Street
Suite 700
Los Angeles, CA 90013

By: Diane Williams Hlava
Architectural Historian
P.O. Box 1057
Sierra Madre, CA
(818) 351-9168
January, 1987

REVISED July, 1988
February, 1989

Image 8: On Broadway: Organization Outline to the Guide for the Broadway Theater and Commercial Historic District [1/3] (Diane Williams Hlava, 1989)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

ATTACHMENT B: PRIMARY/SECONDARY DOCUMENTATION

44
C

Historic Name:	Desmond's Building
Common Name:	Desmond's
Address:	612-616 A. Broadway
Architect:	Albert C. Martin, Sr.
Date:	1924

Desmond's clothing store for men, women and children, was founded in Los Angeles in 1862 when Daniel Desmond opened a men's hat store. Between that year and 1924, when the firm moved to this address, the store relocated eight times to accommodate its growing business. Designed in a Spanish Baroque style, the six-story building was divided into four horizontal sections and capped by an ornate parapet. The third through the fifth stories are articulated by decorative spandrels between the floors and slender, serpentine columns of polychrome terra cotta that raise the eye to the attic story and the parapet. Note the 1940s Streamline Moderne canopy above the store entrance. Inside, the first floor retail space originally was finished in two-tone walnut and contained a double mezzanine and polychrome columns corresponding to those on the exterior.

To increase customer comfort and encourage shoppers to stay inside the store, the building included a men's lounge with a fireplace, a patio with a fountain for the use of female shoppers and a "circus" to entertain the children. The store also contained a barber shop, a golf shop and a putting green. These amenities indicate the level of affluence enjoyed by Desmond's clientele and the success of the business.

Image 9: On Broadway: Organization Outline to the Guide for the Broadway Theater and Commercial Historic District [2/3] (Diane Williams Hlava, 1989)

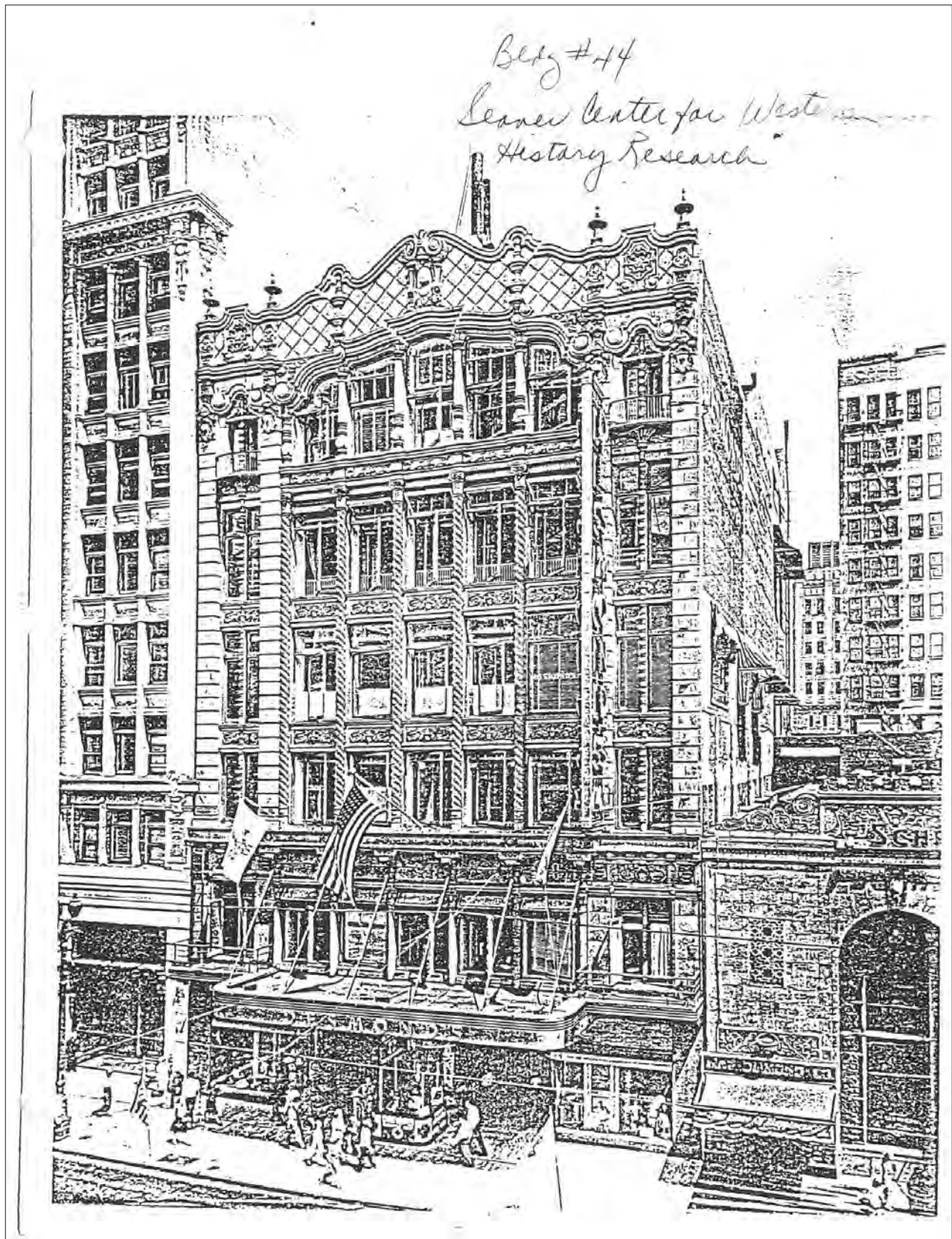


Image 10: On Broadway: Organization Outline to the Guide for the Broadway Theater and Commercial Historic District [3/3] (Diane Williams Hlava, 1989)

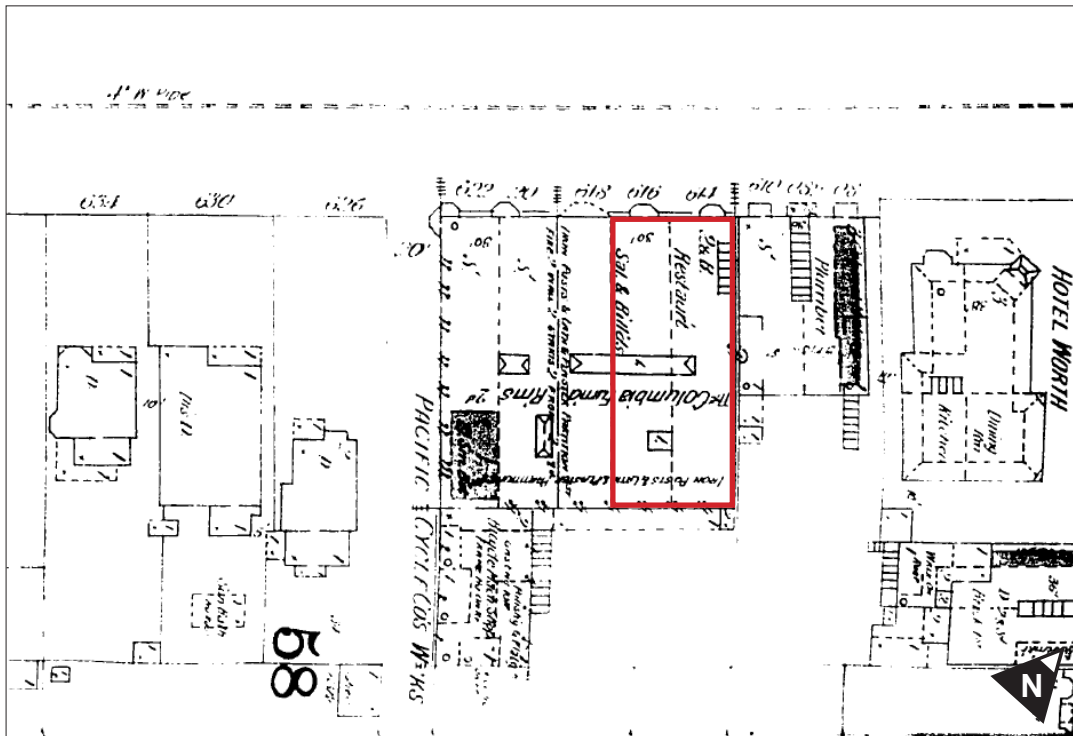


Image 12: Sanborn map of site prior to construction of subject property, approximate subject property area outlined in red (Sanborn Insurance Maps, 1984)

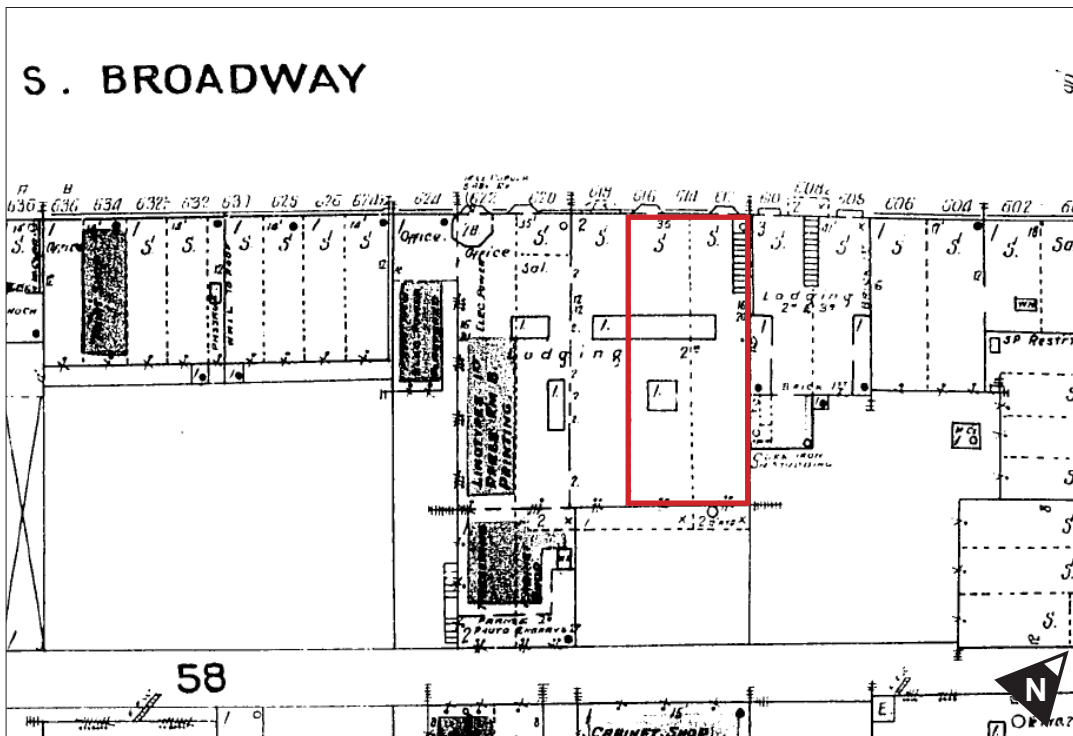


Image 11: Sanborn map of site prior to construction of subject property, approximate subject property area outlined in red (Sanborn Insurance Maps, 1906)

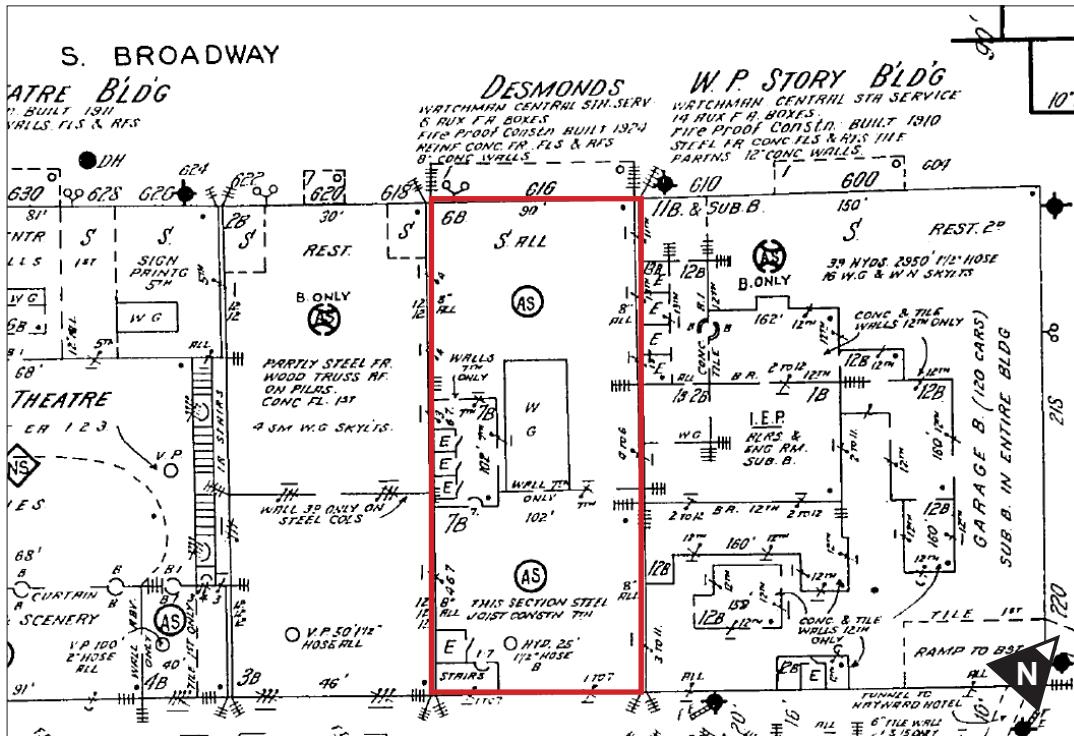


Image 13: Sanborn map of site with subject property outlined in red (Sanborn Insurance Maps, 1945)

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ATTACHMENT C:
BUILDING PERMITS FOR MAJOR ALTERATIONS

DESMOND'S
612-616 SOUTH BROADWAY
LOS ANGELES, CALIFORNIA

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Applicant
 PLANS AND SPECIFICATIONS
 and other data must also be filed

BOARD OF PUBLIC WORKS
 DEPARTMENT OF BUILDINGS

Application for the Erection of Buildings

CLASS "A" - ~~"B"~~

In the Board of Public Works of the City of Los Angeles.
 Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
 First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinances of the City of Los Angeles.
 Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY

Let No. B Block _____
 (Description of Property)
Victor Real Property

District No. 10 M. E. Page 7-8-27 F. B. Page 188

No. 614 South Broadway, Los Angeles Street
 (Location of Job)
Between 6th and 7th

(USE INK OR INDELIBLE PENCIL)

- Purpose of Building Store No. of Rooms _____ No. of Families _____
- Owner's name Columbia Investment Company Phone _____
- Owner's address 565 South Spring Street, Los Angeles
- Architect's name Albert C. Martin Phone 871-787
- Contractor's name Not awarded Phone _____
- Contractor's address _____
- TOTAL VALUATION OF BUILDING { Including Plumber, Gas Fitting, Sewers, Ceaspoils, Elevators, Painting, Finishing, all Labor, etc. } 1793,600.00 ~~2200,000.00~~
- Any other buildings on lot at present? yes How used? (To be demolished) by others.
- Size of proposed building 62' 8" x 150' 0" Size of lot 62' 6" x 150' 0" feet
- Number of stories in height six Height to highest point 115' 0"
- Material of foundation Concrete Character of soil Clay & Sand
- Size of footings Various (see drawings) Depth below surface of ground 17' - 0"
- Number of chimneys Two Material of chimneys Steel stack enclosed in hollow tile shaft
- Number of inlets to each flue One Interior size of such flues 20" dia. & 12" dia.
- Material of exterior walls Brick and concrete
- Material of interior construction Reinforced concrete
- Material of floors Reinforced concrete
- Material of roof Composition built up on concrete slab
- Are there any other buildings within 30 feet of the proposed structure? Yes

I have carefully examined and read the above application and know the same is true and correct, and hereby certify and agree that if a permit is issued that all of the provisions of the Building Ordinances will be complied with, whether herein specified or not; also certify that the plans and specifications herewith filed conform to all of the provisions of the Building Ordinances and State Laws.

OVER (Sign here) Albert C. Martin B.P.W.
 (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>8017</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>Martin</u> Plan Examiner	Application checked and found O.K. <u>1/13</u> Inspector	Stamp: <u>1000</u> FEB 14 1924 <u>1000</u>
---------------------------	---	--	--

PLANS 18680

Image 1: Original building permit (Department of Building and Safety (DBS), 1924)

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

CITY OF LOS ANGELES
 DEPARTMENT OF BUILDING AND SAFETY
 BUILDING DIVISION

Application for the Erection of Frame Buildings CLASS "D"

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

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinances of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. _____ Block _____
 (Description of Property)

District No. _____ M. B. Page _____ F. B. Page _____
 No. 616 South Broadway. Street
 (Location of Job)

TAKE TO Room No. 248 (2ND FLOOR)
 CITY CLERK PLEASE VERIFY

TAKE TO ROOM No. 5 (MAIN ST.) FLOOR)
 ENGINEER PLEASE VERIFY

O. K. City Clerk By _____ Deputy

O. K. City Engineer By _____ Deputy

(USE INK OR INDELIBLE PENCIL)

Construction canopy over sidewalk

- Purpose of Building Construction canopy over sidewalk No. of Rooms _____ No. of Families _____
- Owner's name Desmonds store Phone JU 9631
- Owner's address 616 So Broadway
- Architect's name Frank L. Stiff Not to be filled in unless name of Licensed Architect is given. Phone JU 9631
- Contractor's name Weber Show Case Fixture Co. Phone A. D. 3121
- Contractor's address 5700 Avalon Blvd Phone 1-5000
- VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building} _____
- Is there any existing building or permit for a building on lot? _____ How used? _____
- Size of proposed building _____ x _____ Height to highest point _____ ft. Size of Lot _____ x _____
- Number of stories in height _____ Character of ground _____
- Material of foundation _____ Size of footings _____ Size of wall _____ Depth below ground _____
- Material of chimneys _____ Number of inlets to flue _____ Interior size of flues _____ x _____
- Material of exterior walls _____
- Give sizes of following materials: REDWOOD MUDDLES _____ 2 x 6 _____ Girders _____ 4 x 8 _____
 EXTERIOR studs _____ 4 x 6 _____ INTERIOR BEARING studs _____ 4 x 6 _____ Interior Non-Bearing Studs _____
 Ceiling joists _____ x _____ Roof Rafters _____ x _____ FIRST FLOOR JOISTS _____ x _____
Roof Second floor joists _____ 2 x 8 _____ Specify material of roof _____ 2" Flooring _____
- Will all provisions of State Housing Act be Complied with? Yes
- Will all lathing and plastering Comply with Ordinance? Yes
- What Zone is property in? M-2 #1 F.D. M.A.S.A.

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

OVER 8/4/33 (Sign Here) Frank L. Stiff (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT No. <u>11392</u>	Plans and Specifications checked and found to conform to Ord. <u>8/16/33</u> Plan Examiner <u>[Signature]</u>	Application checked and found O. K. <u>8/16/33</u> Clerk <u>[Signature]</u>	Stamp here when permit is issued. AUG -4 1933 [Signature]
-------------------------	--	--	---

Image 2: Permit for construction of a canopy over the sidewalk (DBS, 1933)

Blg. Form 3

USE INK OR
 INDELIBLE PENCIL

3

CITY OF LOS ANGELES
 DEPARTMENT OF BUILDING AND SAFETY
 BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:
 Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:
 First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.
 Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

REMOVED FROM	REMOVED TO
Lot.....	Lot.....
Tract.....	Tract.....
Present location of building } <u>616 South Broadway</u> (House Number and Street)	Approved by City Engineer. Deputy.
New location of building } " " " (House Number and Street)	
Between what cross streets } <u>6th + 7th</u>	

- Purpose of PRESENT building. STORE Families. Rooms.
Store, Residence, Apartment House, or any other purpose.
- Use of building AFTER alteration or moving. STORE Families. Rooms.
- Owner (Print Name). DESMONDS Phone. FR 9631
- Owner's address. 616 South Broadway
- Certificated Architect. Frank L. Stiff State License No. B 536 Phone. TP 9621
- Licensed Engineer. _____ State License No. _____ Phone. 15
- Contractor. Weber Show Cases Fixture Co. State License No. 3478 Phone. AD 3121
- Contractor's address. 5700 Avalon Blvd

- VALUATION OF PROPOSED WORK [Including all Material, Labor, Finish, Equipment] and Appliances in Completed Building. \$ 10,000.00
- State how many buildings NOW on lot and give use of each. One
Residence, Hotel, Apartment House, or any other purpose.
- Size of existing building. x Number of stories high. _____ Height to highest point. _____
- Class of building. A Material of existing walls. _____ Exterior framework. _____
Wood or Steel

Describe briefly and fully all proposed construction and work:
New Marble and Metal store front
and Display Windows. Plastered Ceiling
in Vestibule and in Display Windows
No structural changes other than removing
Present Terra Cotta Facing to Piers and
Substituting Marble to Under Side of Fire Escape
 Fill in Application on other Side and Sign Statement Balcony. (OVER)

PERMIT NO. 11542	FOR DEPARTMENT USE ONLY			For <u>217</u> State how when Permit is issued AUG - 8 1933
	Plans and Specifications checked <u>Shaw 8/7/33</u>	Zone <u>CB</u>	Fire District <u>No. 1</u>	
	Contracting verified <u>Shaw 8/7/33</u>	Set Back <u>200</u>	Street Widening <u>200</u>	
	Plans, Specifications and Applications checked and approved <u>Shaw 8/7/33</u>	Application checked and approved <u>8/8/33</u>		
PLANS <u>Shaw</u>	For Plans See <u>2017/24</u>	Filed with <u>8/8/33</u>	Inspector <u>1-114</u>	

Image 3: Permit for new marble and metal storefront and display windows (DBS, 1933)

USE INK OR
INDELEBIL PENCIL

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

<p>REMOVED FROM</p> <p>Lot "B" of Vector Dol property</p> <p>Block #17 of Ords Survey as per map recorded in Book 83, Page 38</p> <p>Tract Misc. Records, L.A. County</p>	<p>REMOVED TO</p> <p>Lot</p> <p>Tract</p>
--	--

Present location of building } 616 S. Broadway, Los Angeles, Calif. (House Number and Street)
 New location of building } Same (House Number and Street)
 Between what cross streets } Between 6th and 7th Streets

Approved by City Engineer.
Deputy.

- Purpose of PRESENT building: Retail Clothing Families "Rooms"
(Store, Residence, Apartment House, Hotel, or any other purpose)
- Use of building AFTER alteration or moving: Retail clothing Families Rooms
- Owner (Print Name): Desmonds Phone:
- Owner's Address: 1135 Van Nuys Building, Los Angeles
- Certificated Architect: Stiles Clements State License No. 813E Phone. TR 7091
- Licensed Engineer: Edwin Rudolph State License No. 777 Phone. MI 4926
- Contractor: C. W. Driver State License No. 102 Phone. TU 6467
- Contractor's Address: 111 W. 7th Street, Los Angeles, Calif.
- VALUATION OF PROPOSED WORK {Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon} \$23,000.00
- State how many buildings NOW } One (Residence, Hotel, Apartment House, or any other purpose)
- Size of existing building 62' x 150'. Number of stories high 6. Height to highest point 110'-0" Reinforced
- Class of building "A" Material of existing walls Masonry Exterior framework concrete (Wood or Steel)

Describe briefly and fully all proposed construction and work:
 61'-6" x 62'-6" - 7th floor addition
 Additional Toilets where shown
 Extending stairways, freight elevator and dumb waiter.

(OVER)

4-4-41 *[Signature]* Fill in Application on other Side and Sign Statement

PERMIT NO. 9971	FOR DEPARTMENT USE ONLY			Fee: 6.00 Stamp here when Permit is issued APR 22 1941
	Plans and Specifications checked <i>[Signature]</i>	Zone 63	Fire District 1	
PLANS Rec'd RDP 4-1941	Correctly verified <i>[Signature]</i>	Bldg. Line 5' Edway No.	Street Widening No.	Inspector <i>[Signature]</i> 202
	Plans, Specifications and Applications rechecked and approved <i>[Signature]</i>	Application checked and approved <i>[Signature]</i>		
	For Plans See Filed with	Required Valuation included	SPRINKLER Specified Yes No	

Image 4: Permit for 7th floor addition (DBS, 1941)

3 ELECT DIV APPLICATION TO ALTER, REPAIR, OR DEMOLISH AND FOR A Certificate of Occupancy		Form B-1-100-0-0 CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION	
ELYN E. VOAKUM Lot REELECTORIAL INSPECTOR			
Tract <u>VICTOR DOV. PROPERTY</u>		Approved by City Engineer <u>EB</u> Deputy	
Location of Building <u>616 S. BROADWAY L.A. CALIF</u> (Give Number and Street)		Between what cross streets <u>6 & 7th ST</u>	
USE INK OR INDELIBLE PENCIL			
1. Present use of building <u>STORE BLDG</u> Families _____ Rooms _____ (Store, Dwelling, Apartment House, Hotel or other purpose)		2. State how long building has been used for present occupancy <u>35 YRS</u>	
3. Use of building AFTER alteration or moving <u>SAME</u> Families _____ Rooms _____		4. Owner <u>LABEL M ANDERSON</u> Phone _____	
5. Owner's Address <u>96 523 W 12th ST</u> P.O. _____		6. Certificated Architect <u>MILTON L ANDERSON</u> State License No. <u>B-1649</u> Phone <u>J.P. 9377</u>	
7. Licensed Engineer _____ State License No. _____ Phone _____		8. Contractor <u>Edward</u> State License No. _____ Phone _____	
9. Contractor's Address _____		10. VALUATION OF PROPOSED WORK <u>\$1,500</u> (Including all labor and material and all preliminary labor, hauling, excavating, water supply, fire sprinkler, electrical wiring and plumbing equipment therein or thereon.)	
11. State how many buildings NOW on lot and give use of each. <u>ONE STORE</u> (Store, Dwelling, Apartment House, Hotel or other purpose)		12. Size of existing building <u>63 x 150</u> Number of stories high <u>6</u> Height to highest point <u>100'</u>	
13. Material Exterior Walls <u>MASONRY</u> Exterior framework <u>STEEL</u> (Wood, Steel or Masonry) (Wood or Steel)		14. Describe briefly all proposed construction and work: <u>PARAPET STABILIZATION</u>	
NEW CONSTRUCTION			
15. Size of Addition _____ Size of Lot <u>63 x 150</u> Number of Stories when completed <u>6</u>		16. Footing: Width _____ Depth in Ground _____ Width of Wall _____ Size of Floor Joists _____	
17. Size of Studs _____ Material of Floor _____ Size of Rafters _____ Type of Roofing _____		I hereby certify that to the best of my knowledge and belief the above application is correct and that the building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.	
DISTRICT OFFICE _____		By <u>MILTON L ANDERSON</u> JAC [Signature] (Contractor or Agent)	
FOR DEPARTMENT USE ONLY			
DATE OF PLAN CHECKING _____		CHANGE OF OCCUPANCY _____	
Date _____ Receipt No. <u>9570</u>		Area of Bldg. _____ Sq. Ft. _____	
Valuation \$ <u>1500</u>		Date _____ FEES _____	
Fee Paid \$ <u>3 00</u>		Receipt No. _____	
Fee Paid \$ _____		Fee Paid \$ _____	
Total: <u>7 50</u>		Bldg. Per. _____	
Cert. of Occupancy _____		Total: <u>7 50</u>	
TYPE <u>I</u>	GROUP <u>G-1</u>	Maximum No. Occupants _____	Inside Lot _____
REINFORCED CONCRETE	Corner Lot _____	Key Lot _____	Lot Area <u>63x150</u>
No. of Stories _____	Total of Reinforcing Steel _____	Corner Lot Keyed _____	Lot Area <u>63x150</u>
PERMIT NO. <u>LA255219</u>	Plans and Specifications checked _____	Load <u>CM</u>	Fire District No. <u>14</u>
PLANS _____	Checked and approved _____	Max. Load <u>5</u>	Street Widening _____
For Plans fee _____	For Plans fee _____	For Plans fee _____	District Map No. <u>5518</u>
For Plans fee _____	For Plans fee _____	For Plans fee _____	Stamp here when _____
For Plans fee _____	For Plans fee _____	For Plans fee _____	Stamp here when _____

Image 5: Permit for parapet stabilization (DBS, 1950)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA
 ATTACHMENT C: BUILDING PERMITS FOR MAJOR ALTERATIONS

3 APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY DEPT. OF BUILDING AND SAFETY										
INSTRUCTIONS: Applicant to Complete Numbered Items Only.										
1. LEGAL DESCR.	LOT	Victor D of Property					CENSUS TRACT 2078			
2. PRESENT USE OF BUILDING	13 Office		NEW USE OF BUILDING			13 same				
3. JOB ADDRESS	616 So Broadway					DIST. MAP 229-209				
4. BETWEEN CROSS STREETS	6th St		AND 7th St			ZONE 05-4				
5. OWNER'S NAME	Desmond Building Co					FIRE DIST. 1				
6. OWNER'S ADDRESS	205 So Broadway		PHONE			LOT (TYPE) Inside				
7. ARCHITECT OR DESIGNER	owner		STATE LICENSE No.			LOT SIZE 62.50x155				
8. ENGINEER	owner		PHONE			ALLEY 20 R				
9. CONTRACTOR	owner		STATE LICENSE No.			BLDG. LINE 5'				
10. LENDER	/		BRANCH ADDRESS			AFFIDAVITS /				
11. SIZE OF EXISTING BLDG.	LENGTH	WIDTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE					
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS		ROOF		FLOOR					
13. JOB ADDRESS	3 616 So Broadway					DISTRICT OFFICE 1A				
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 1,000					GRADING /				
15. NEW WORK:	Store Front Remodel					CRIT. SOIL /				
NEW USE OF BUILDING					SIZE OF ADDITION	STORIES	HEIGHT	FLOOD		
13 same					none			/		
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED		INSPECTION ACTIVITY			CONS.			
I	G-1	/		COMB	REX	MAJ. S.	/			
BLDG. AREA	MAX. OCC.	TOTAL		PLANS CHECKED			ZONED BY Johnson			
DWELL UNITS	GUEST ROOMS	PARKING REQ'D SPACES	PROVIDED	PLANS APPROVED			FILE WITH			
0	0	n/c		APPLICATION APPROVED			INSPECTOR			
P.C. No.	CONT. INSP.		none			/				
P.C.	S.P.C.	G.P.I.	B.P.	A.R.	O.S.	C/O	TYPIST			
			11.50	/			lc			
PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.										
2-27K 24961 E •58686 U-1OK 1150										
STATEMENT OF RESPONSIBILITY										
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.										
"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)										
Signed:		(Owner or Agent)			Name			Date		
Bureau of Engineering		ADDRESS APPROVED			Dalton			9-29-72		
		SEWERS AVAILABLE								
		NOT AVAILABLE								
		DRIVEWAY APPROVED								
		HIGHWAY DEDICATION REQUIRED COMPLETED								
		FLOOD CLEARANCE APPROVED								
Conservation		APPROVED FOR ISSUE								
		FILE #								
Plumbing		PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED								
Planning		APPROVED UNDER CASE #								
Fire		APPROVED (TITLE 19) (L.A.M.C.-5700)								
Traffic		APPROVED FOR								

Image 6: Permit for storefront remodel (DBS, 1972)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA
 ATTACHMENT C: BUILDING PERMITS FOR MAJOR ALTERATIONS

3 APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY										BLS B-3-R12-79																																											
CITY OF LOS ANGELES										DEPT OF BUILDING AND SAFETY																																											
INSTRUCTIONS: Applicant to Complete Numbered Items Only.																																																					
1. LEGAL DESCR.	LOT	B	BLK.	TRACT Victor D of Prop.				CENSUS TRACT	2078																																												
2. PRESENT USE OF BUILDING	13 office		NEW USE OF BUILDING	13 same		DIST. MAP		129-209																																													
3. JOB ADDRESS	616 So. Broadway						ZONE	C5-4																																													
4. BETWEEN CROSS STREETS	6th St.		AND	7th St.		FIRE DIST.	I																																														
5. OWNER'S NAME	Desmond Bldg Co.				PHONE	LOT (TYPE)		int																																													
6. OWNER'S ADDRESS	205 So. Broadway				CITY	ZIP	LOT SIZE	62.5x155																																													
7. ARCHITECT OR DESIGNER	owner				STATE LICENSE No.	PHONE	ALLEY	20'r																																													
8. ENGINEER	owner				STATE LICENSE No.	PHONE	BLOC. LINE	3																																													
9. CONTRACTOR	owner				STATE LICENSE No.	PHONE	AFFIDAVITS	CCP																																													
10. LENDER	BRANCH				ADDRESS																																																
11. SIZE OF EXISTING BLDG.	LENGTH	WIDTH	STORIES	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE		1. STATE																																														
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.	EXT. WALLS	ROOF	FLOOR																																																		
13. JOB ADDRESS	3 616 So. Broadway						DISTRICT OFFICE	LA																																													
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING	\$ 20,000						GRADING																																														
15. NEW WORK: (Describe)	include plans for storefront remodel on						CRIT. SOIL																																														
LA58686/72							HIGHWAY DED.	yes																																													
NEW USE OF BUILDING	13 Same		SIZE OF ADDITION	none		STORIES	HEIGHT	FLOOD																																													
TYPE	GROUP	SPRINKLERS REQ'D SPECIFIED		INSPECTION ACTIVITY		COMB		MAJ. S.	CONS.																																												
I	G-1	/		/		/		/																																													
BLDG. AREA	MAX. OCC.	TOTAL		PLANS CHECKED		ZONED BY		FILE WITH																																													
n/c	n/c	/		/		/		/																																													
DWELL. UNITS	GUEST ROOMS	PARKING SPACES	REQ'D	PROVIDED	PLANS APPROVED		APPLICATION APPROVED		INSPECTOR																																												
D	/	n/c	n/c	n/c	/		/		/																																												
P.C. No.	CONT. INSP.	none		/		/		/																																													
P.C.	S.P.C.	G.P.I.	B.P.	S.I.F.	O.S.	C/O	TYPIST																																														
9052			106				kg																																														
PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.																																																					
CASHIER'S USE ONLY	NOV-8-72	62398 E	•60943	V-6 CK	90.52																																																
	NOV-8-72	62399 E	•60943	V-1 CK	106.50																																																
STATEMENT OF RESPONSIBILITY																																																					
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.																																																					
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Signed: <i>[Signature]</i> (Owner or Agent)																																																					
<table border="1"> <thead> <tr> <th></th> <th>Name</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Bureau of Engineering</td> <td>ADDRESS APPROVED</td> <td></td> </tr> <tr> <td></td> <td>SEWERS AVAILABLE</td> <td></td> </tr> <tr> <td></td> <td>NOT AVAILABLE</td> <td></td> </tr> <tr> <td></td> <td>DRIVEWAY APPROVED</td> <td></td> </tr> <tr> <td></td> <td>HIGHWAY DEDICATION REQUIRED COMPLETED</td> <td></td> </tr> <tr> <td></td> <td>FLOOD CLEARANCE APPROVED</td> <td></td> </tr> <tr> <td>Conservation</td> <td>APPROVED FOR ISSUE</td> <td></td> </tr> <tr> <td></td> <td>FILE #</td> <td></td> </tr> <tr> <td>Plumbing</td> <td>PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED</td> <td></td> </tr> <tr> <td>Planning</td> <td>APPROVED UNDER</td> <td></td> </tr> <tr> <td></td> <td>CASE #</td> <td></td> </tr> <tr> <td>Fire</td> <td>APPROVED (TITLE 19) (L.A.M.C.-5700)</td> <td></td> </tr> <tr> <td>Traffic</td> <td>APPROVED FOR</td> <td></td> </tr> </tbody> </table>													Name	Date	Bureau of Engineering	ADDRESS APPROVED			SEWERS AVAILABLE			NOT AVAILABLE			DRIVEWAY APPROVED			HIGHWAY DEDICATION REQUIRED COMPLETED			FLOOD CLEARANCE APPROVED		Conservation	APPROVED FOR ISSUE			FILE #		Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		Planning	APPROVED UNDER			CASE #		Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)		Traffic	APPROVED FOR	
	Name	Date																																																			
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Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)																																																				
Traffic	APPROVED FOR																																																				

Image 7: Permit for storefront remodel (DBS, 1972)

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ATTACHMENT D:
CONTEMPORARY IMAGES

DESMOND'S
612-616 SOUTH BROADWAY
LOS ANGELES, CALIFORNIA

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DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - EXTERIOR
ATTACHMENT D: CONTEMPORARY IMAGES



Image 1: Subject property, west elevation, view southeast (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - EXTERIOR
ATTACHMENT D: CONTEMPORARY IMAGES



Image 2: Subject property, west elevation, view south (Chattel, 2019)



Image 3: Subject property, west elevation, view east (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - EXTERIOR
ATTACHMENT D: CONTEMPORARY IMAGES



Image 4: Subject property, west elevation, detail of parapet and terracotta, view southeast (Chattel, 2019)



Image 5: Subject property, west elevation, storefront, view east (Chattel, 2019)



Image 6: Subject property, west elevation, detail of canopy at storefront, view east (Chattel, 2019)

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DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - EXTERIOR
ATTACHMENT D: CONTEMPORARY IMAGES



Image 7: Subject property, east elevation, view northwest (Chattel, 2019)



Image 8: Subject property, east elevation, view north (Chattel, 2019)



Image 9: Subject property, east elevation, entryway at rear, view northwest (Chattel, 2019)

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DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 1
ATTACHMENT D: CONTEMPORARY IMAGES



Image 10: Subject property, floor 1, view southeast (Chattel, 2019)



Image 11: Subject property, floor 1, view northwest (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 1
ATTACHMENT D: CONTEMPORARY IMAGES



Image 12: Subject property, floor 1, view east (Chattel, 2019)



Image 13: Subject property, floor 1, work on moment frame, view west (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 1
ATTACHMENT D: CONTEMPORARY IMAGES



Image 14: Subject property, floor 1, column (Chattel, 2019)



Image 15: Subject property, floor 1, detail of column (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 1
ATTACHMENT D: CONTEMPORARY IMAGES



Image 16: Subject property, floor 1, detail of travertine (Chattel, 2019)



Image 17: Subject property, floor 1, detail of infilled floor (Chattel, 20)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 1
ATTACHMENT D: CONTEMPORARY IMAGES

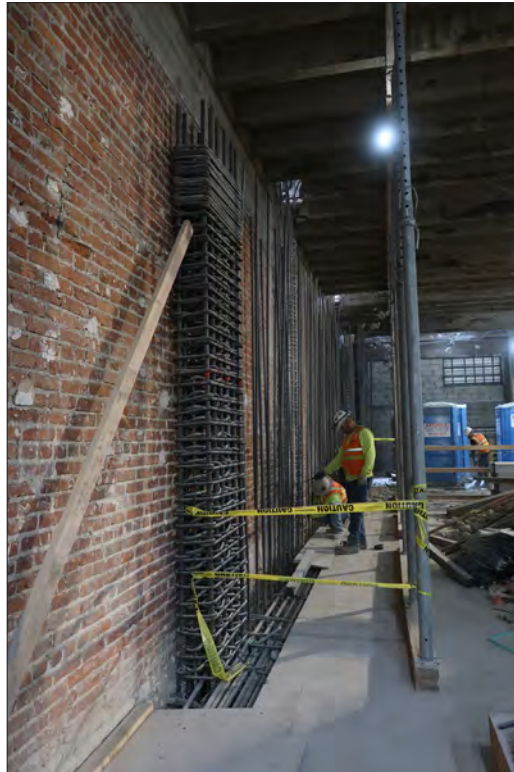


Image 18: Subject property, floor 1, work on shear wall (Chattel, 2019)



Image 19: Subject property, floor 1, work on moment frame (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 1
ATTACHMENT D: CONTEMPORARY IMAGES



Image 20: Subject property, floor 1, rear stairs to floor 2, view south (Chattel 2019)



Image 21: Subject property, floor 1, stairs to basement, view north (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 1
ATTACHMENT D: CONTEMPORARY IMAGES



Image 22: Subject property, basement, stairs from floor 1, view south (Chattel, 2019)



Image 23: Subject property, basement, detail of damage to wall by stairs (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 1
ATTACHMENT D: CONTEMPORARY IMAGES



Image 24: Subject property, basement, view north (Chattel, 2019)



Image 25: Subject property, basement, view northwest (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 1
ATTACHMENT D: CONTEMPORARY IMAGES



Image 26: Subject property, basement, view northwest (Chattel, 2019)



Image 27: Subject property, basement, view north (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - BASEMENT
ATTACHMENT D: CONTEMPORARY IMAGES



Image 28: Subject property, basement, view northeast (Chattel, 2019)



Image 29: Subject property, basement, view north (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - BASEMENT
ATTACHMENT D: CONTEMPORARY IMAGES



Image 30: Subject property, basement, detail of elevator door, view north (Chattel, 2019)



Image 31: Subject property, basement, detail of original stair balustrade, view north (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - BASEMENT
ATTACHMENT D: CONTEMPORARY IMAGES



Image 32: Subject property, basement, entrance to original barber shop, view southeast (Chattel, 2019)



Image 33: Subject property, basement, detail of original barber shop door with posted hours (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - BASEMENT
ATTACHMENT D: CONTEMPORARY IMAGES



Image 34: Subject property, basement, work on shear wall, view northeast
(Chattel, 2019)



Image 35: Subject property, basement, work on moment frame, view northwest
(Chattel, 2019)

DESMOND's, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - BASEMENT
ATTACHMENT D: CONTEMPORARY IMAGES



Image 36: Subject property, basement, work on moment frame (Chattel, 2019)



Image 37: Subject property, basement, work on moment frame (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - BASEMENT
ATTACHMENT D: CONTEMPORARY IMAGES



Image 38: Subject property, basement, view north (Chattel, 2019)



Image 39: Subject property, basement, view northwest (Chattel, 2019)



Image 40: Subject property, basement, column details (Chattel, 2019)



Image 41: Subject property, basement, detail of damage to column (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 2
ATTACHMENT D: CONTEMPORARY IMAGES



Image 42: Subject property, floor 2, view southeast (Chattel, 2019)



Image 43: Subject property, floor 2, view east (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 2
ATTACHMENT D: CONTEMPORARY IMAGES



Image 44: Subject property, floor 2, mezzanine, view north (Chattel, 2019)



Image 45: Subject property, floor 2, detail of mezzanine corne , view northwest (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 2
ATTACHMENT D: CONTEMPORARY IMAGES



Image 46: Subject property, floor 2, view northwest (Chattel, 2019)



Image 47: Subject property, floor 2, view west (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 2
ATTACHMENT D: CONTEMPORARY IMAGES



Image 48: Subject property, floor 2, view northwest (Chattel, 2019)



Image 49: Subject property, floor 2, view north (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 2
ATTACHMENT D: CONTEMPORARY IMAGES



Image 50: Subject property, floor 2, view northwest (Chattel, 2019)



Image 51: Subject property, floor 2, view north (Chattel, 2019)

DESMOND's, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 2
ATTACHMENT D: CONTEMPORARY IMAGES



Image 52: Subject property, floor 2, work on moment frame (Chattel, 2019)



Image 53: Subject property, floor 2, work on moment frame (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 2
ATTACHMENT D: CONTEMPORARY IMAGES



Image 54: Subject property, floor 2, detail of mezzanine column, view north
(Chattel, 2019)



Image 55: Subject property, floor 2, detail of mezzanine column, view north
(Chattel, 2019)



Image 56: Subject property, floor 2, detail of mezzanine column, view southwest (Chattel, 2019)



Image 57: Subject property, floor 2, molds of column details (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 2
ATTACHMENT D: CONTEMPORARY IMAGES



Image 58: Subject property, floor 2, view north (Chattel, 2019)



Image 59: Subject property, floor 2, windows at west elevation, view north (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 2
ATTACHMENT D: CONTEMPORARY IMAGES



Image 60: Subject property, floor 2, detail of window at west elevation, view north (Chattel, 2019)



Image 61: Subject property, floor 2, detail of window and ceiling, view northwest (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 2
ATTACHMENT D: CONTEMPORARY IMAGES



Image 62: Subject property, floor 2 balcony at west elevation, view north (Chattel, 2019)



Image 63: Subject property, floor 2 balcony at west elevation, view southwest (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 3
ATTACHMENT D: CONTEMPORARY IMAGES



Image 64: Subject property, floor 3, rear staircase and elevator, view south (Chattel, 2019)



Image 65: Subject property, floor 3, windows at east elevation, view east (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 3
ATTACHMENT D: CONTEMPORARY IMAGES



Image 66: Subject property, floor 3, view southwest (Chattel, 2019)



Image 67: Subject property, floor 3, elevator , view southwest (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 3
ATTACHMENT D: CONTEMPORARY IMAGES



Image 68: Subject property, floor 3, view northwest (Chattel, 2019)



Image 69: Subject property, floor 3, view west (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 3
ATTACHMENT D: CONTEMPORARY IMAGES



Image 70: Subject property, floor 3, column (Chattel, 2019)



Image 71: Subject property, floor 3, detail of column (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 3
ATTACHMENT D: CONTEMPORARY IMAGES



Image 72: Subject property, floor 3, removed stairs at northwest corner, typical view northeast (Chattel, 2019)



Image 73: Subject property, floor 3, view southwest (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 3
ATTACHMENT D: CONTEMPORARY IMAGES



Image 74: Subject property, floor 3, windows at west elevation, view west (Chattel, 2019)



Image 75: Subject property, floor 3, window at west elevation, view north (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 3
ATTACHMENT D: CONTEMPORARY IMAGES



Image 76: Subject property, floor 3 exterior , detail of planters at west elevation, view west (Chattel, 2019)

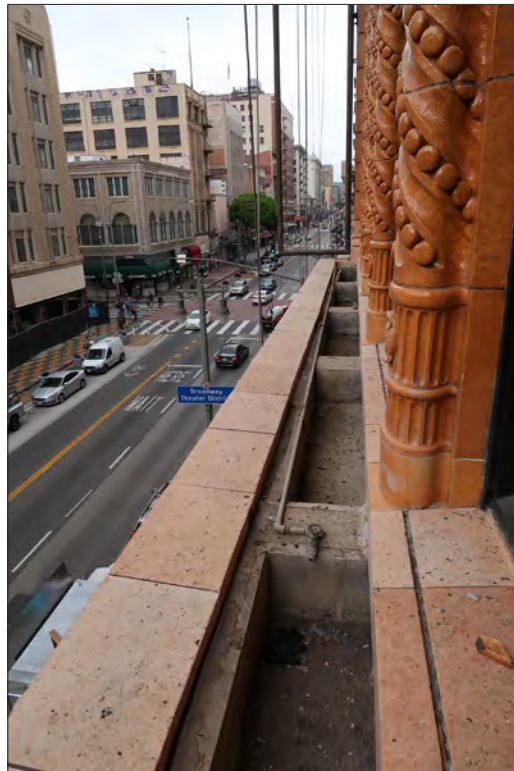


Image 77: Subject property, floor 3 exterior , detail of planters at west elevation, view northeast (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 4
ATTACHMENT D: CONTEMPORARY IMAGES



Image 78: Subject property, floor 4, view southeast (Chattel, 2019)



Image 79: Subject property, floor 4, windows at east elevation, view east (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 4
ATTACHMENT D: CONTEMPORARY IMAGES



Image 80: Subject property, floor 4, view south (Chattel, 2019)



Image 81: Subject property, floor 4, view west (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 4
ATTACHMENT D: CONTEMPORARY IMAGES



Image 82: Subject property, floor 4, steel sash windows at north elevation, view northeast (Chattel, 2019)



Image 83: Subject property, floor 4, restored window sashes (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 4
ATTACHMENT D: CONTEMPORARY IMAGES



Image 84: Subject property, floor 4, construction work at steel windows (Chattel, 2019)



Image 85: Subject property, floor 4, construction work at steel windows (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 4
ATTACHMENT D: CONTEMPORARY IMAGES



Image 86: Subject property, floor 4, view northwest (Chattel, 2019)



Image 87: Subject property, floor 4, windows at west elevation, view northwest (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 4
ATTACHMENT D: CONTEMPORARY IMAGES



Image 88: Subject property, floor 4, windows at south (left) and west (right) elevations, view west (Chattel, 2019)



Image 89: Subject property, floor 4, windows at west elevation, view north (Chattel, 2019)



Image 90: Subject property, floor 5, rear staircase and elevator , view south (Chattel, 2019)



Image 91: Subject property, floor 5, elevator , view southwest (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 5
ATTACHMENT D: CONTEMPORARY IMAGES



Image 92: Subject property, floor 5, view south (Chattel, 2019)



Image 93: Subject property, floor 5, windows at east elevation, view east (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 5
ATTACHMENT D: CONTEMPORARY IMAGES



Image 94: Subject property, floor 5, view north (Chattel, 2019)



Image 95: Subject property, floor 5, view west (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 5
ATTACHMENT D: CONTEMPORARY IMAGES



Image 96: Subject property, floor 5, view west (Chattel, 2019)



Image 97: Subject property, floor 5, view southeast (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 5
ATTACHMENT D: CONTEMPORARY IMAGES



Image 98: Subject property, floor 5, windows at south elevation, view southeast (Chattel, 2019)



Image 99: Subject property, floor 5, windows at south elevation, view south (Chattel, 2019)

DESMOND's, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 5
ATTACHMENT D: CONTEMPORARY IMAGES



Image 100: Subject property, floor 5, column (Chattel, 2019)



Image 101: Subject property, floor 5, detail of column (Chattel, 2019)

DESMOND's, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 5
ATTACHMENT D: CONTEMPORARY IMAGES



Image 102: Subject property, floor 5, detail of column (Chattel, 2019)



Image 103: Subject property, floor 5, detail of column (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 5
ATTACHMENT D: CONTEMPORARY IMAGES



Image 104: Subject property, floor 5, windows at west elevation, view northwest (Chattel, 2019)



Image 105: Subject property, floor 5, windows at west elevation, view west (Chattel, 2019)



Image 106: Subject property, floor 5, construction work at windows (Chattel, 2019)



Image 107: Subject property, floor 5, construction work at windows (Chattel, 2019)



Image 108: Subject property, floor 5, construction work at windows (Chattel, 2019)

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DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 5
ATTACHMENT D: CONTEMPORARY IMAGES



Image 109: Subject property, floor 5, windows at west elevation, view north (Chattel, 2019)



Image 110: Subject property, floor 5, view east (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 6
ATTACHMENT D: CONTEMPORARY IMAGES



Image 111: Subject property, floor 6, rear staircase and elevator, view south (Chattel, 2019)



Image 112: Subject property, floor 6, windows at east elevation, view southeast (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 6
ATTACHMENT D: CONTEMPORARY IMAGES



Image 113: Subject property, floor 6, windows at east elevation, view southeast (Chattel, 2019)



Image 114: Subject property, floor 6, view northeast (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 6
ATTACHMENT D: CONTEMPORARY IMAGES



Image 115: Subject property, floor 6, view northwest (Chattel, 2019)



Image 116: Subject property, floor 6, view west (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 6
ATTACHMENT D: CONTEMPORARY IMAGES



Image 117: Subject property, floor 6, column (Chattel, 2019)



Image 118: Subject property, floor 6, detail of column (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 6
ATTACHMENT D: CONTEMPORARY IMAGES



Image 119: Subject property, floor 6, view southwest (Chattel, 2019)



Image 120: Subject property, floor 6, detail of removed historic window (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 6

ATTACHMENT D: CONTEMPORARY IMAGES



Image 121: Subject property, floor 6, detail of removed historic door (Chattel, 2019)



Image 122: Subject property, floor 6, removed stairs at northwest corner, typical view north (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 6
ATTACHMENT D: CONTEMPORARY IMAGES



Image 123: Subject property, floor 6, view west (Chattel, 2019)



Image 124: Subject property, floor 6, windows at west elevation, view north (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 6
ATTACHMENT D: CONTEMPORARY IMAGES



Image 125: Subject property, floor 6, windows at west elevation, view northwest (Chattel, 2019)



Image 126: Subject property, floor 6, windows at west elevation, view west (Chattel, 2019)

DESMOND's, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - FLOOR 6
ATTACHMENT D: CONTEMPORARY IMAGES



Image 127: Subject property, floor 6 exterior , detail of pivot window hardware at west elevation, view northwest (Chattel, 2019)



Image 128: Subject property, floor 6 exterior , detail of window frame at west elevation, view northwest (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - STAIRWELL
ATTACHMENT D: CONTEMPORARY IMAGES



Image 129: Subject property, stairwell, view east (Chattel, 2019)



Image 130: Subject property, stairwell, view southeast (Chattel, 2019)



Image 131: Subject property, stairwell, detail of balustrade (Chattel, 2019)

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DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - ROOF
ATTACHMENT D: CONTEMPORARY IMAGES



Image 132: Subject property, roof, rear staircase and elevator, view southeast (Chattel, 2019)



Image 133: Subject property, roof, elevator, view southeast (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - ROOF
ATTACHMENT D: CONTEMPORARY IMAGES



Image 134: Subject property, roof, view east (Chattel, 2019)



Image 135: Subject property, roof, view north (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - ROOF
ATTACHMENT D: CONTEMPORARY IMAGES



Image 136: Subject property, roof, detail of ???, view north (Chattel, 2019)



Image 137: Subject property, roof, view south (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - ROOF
ATTACHMENT D: CONTEMPORARY IMAGES



Image 138: Subject property, roof, view southeast (Chattel, 2019)



Image 139: Subject property, roof, view east (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - ROOF
ATTACHMENT D: CONTEMPORARY IMAGES



Image 140: Subject property, roof, view west (Chattel, 2019)



Image 141: Subject property, roof, view southwest (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - ROOF
ATTACHMENT D: CONTEMPORARY IMAGES



Image 142: Subject property, roof, view southeast (Chattel, 2019)



Image 143: Subject property, roof, view northwest (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - ROOF
ATTACHMENT D: CONTEMPORARY IMAGES



Image 144: Subject property, roof, removed staircase, view northeast (Chattel, 2019)



Image 145: Subject property, roof, detail of removed staircase (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - ROOF
ATTACHMENT D: CONTEMPORARY IMAGES



Image 146: Subject property, roof, view west (Chattel, 2019)



Image 147: Subject property, roof, view north (Chattel, 2019)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA - ROOF
ATTACHMENT D: CONTEMPORARY IMAGES



Image 148: Subject property, roof, work at parapet on facade, view northwest (Chattel, 2019)



Image 149: Subject property, roof, work at parapet on facade, view west (Chattel, 2019)



Image 150: Subject property, roof, work at parapet on facade, view west (Chattel, 2019)



Image 151: Subject property, roof, work at parapet on facade, view west (Chattel, 2019)

ATTACHMENT E:
HISTORIC IMAGES

DESMOND'S
612-616 SOUTH BROADWAY
LOS ANGELES, CALIFORNIA

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DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA
ATTACHMENT E: HISTORIC IMAGES



Image 1: Subject property, west elevation, view south (Water and Power Associates, c.1925)



Image 2: Subject property, sidewalk view at west elevation, view northeast (Los Angeles Public Library (LAPL) , date unknown)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA
ATTACHMENT E: HISTORIC IMAGES



Image 3: Subject property, west elevation, detail of canopy at storefront, view south (Water and Power Associates, c.1930)

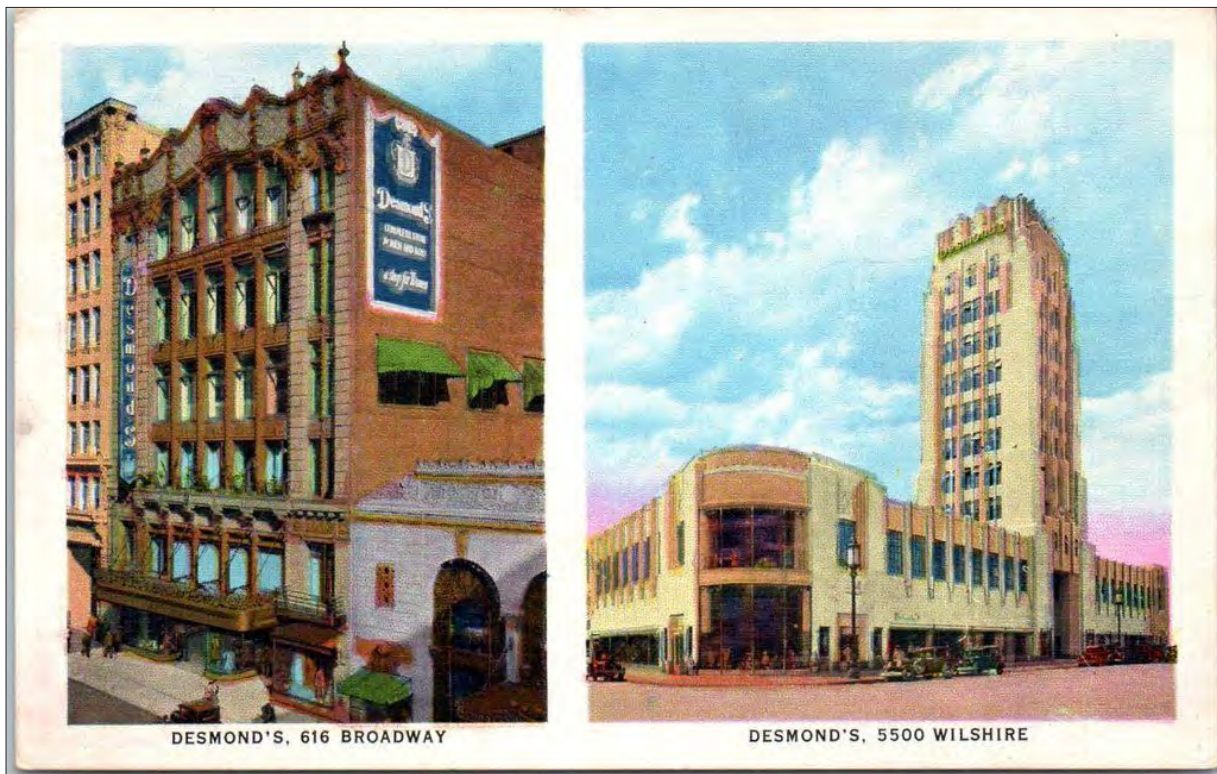


Image 4: Postcard featuring Desmond's locations at 616 Broadway (subject property) and 5500 Wilshire (Source unknown, c.1930)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

ATTACHMENT E: HISTORIC IMAGES



Image 5: Subject property, west elevation, view south (USC Digital Library, 1938)



Image 6: Subject property, west elevation, view east (LAPL, 1939)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

ATTACHMENT E: HISTORIC IMAGES



Image 7: Subject property, interior featuring officials viewing Schools-at-war display (LAPL, 1943)



Image 8: Subject property, interior of men's sportswear shop (LAPL, 1952)

DESMOND'S, 612-616 SOUTH BROADWAY, LOS ANGELES, CALIFORNIA

ATTACHMENT E: HISTORIC IMAGES



Image 9: Subject property, interior at mezzanine (date unknown)

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ATTACHMENT F:
ZIMAS PARCEL PROFILE REPORT

DESMOND'S
612-616 SOUTH BROADWAY
LOS ANGELES, CALIFORNIA

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City of Los Angeles Department of City Planning

2/11/2020 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

614 S BROADWAY
616 S BROADWAY
612 S BROADWAY

ZIP CODES

90014

RECENT ACTIVITY

CHC-2020-919-HCM
ENV-2020-920-CE

CASE NUMBERS

CPC-2017-432-CPU-CA
CPC-2014-2711-CDO-SN-ZC
CPC-2012-1737-MS-C
CPC-2010-213-CA
CPC-2009-874-CDO-ZC
CPC-2008-4502-GPA
CPC-2005-361-CA
CPC-2005-1124-CA
CPC-2005-1122-CA
CPC-2002-1128-CA
CPC-1986-606-GPC
ORD-75667
ORD-184056
ORD-184055
ORD-180871
ORD-175038
ORD-164307-SA1530
ORD-137036
ORD-135901
ORD-129944
ZA-2018-906-CUB-CUX-ZV-CDO
ZA-1983-298
BZA-3160
ENV-2018-907-EAF
ENV-2017-433-EIR
ENV-2014-2712-MND
ENV-2013-3392-CE
ENV-2010-214-ND
ENV-2009-1487-ND
ENV-2008-4505-ND
ENV-2005-362-CE
ENV-2005-1125-CE
ENV-2005-1123-CE
ENV-2002-1131-ND

Address/Legal Information

PIN Number 129A211 216
Lot/Parcel Area (Calculated) 9,689.7 (sq ft)
Thomas Brothers Grid PAGE 634 - GRID F4
PAGE 634 - GRID F5
Assessor Parcel No. (APN) 5144002019
Tract VICTOR DOL PROPERTY
Map Reference M R 83-38
Block None
Lot LT B
Arb (Lot Cut Reference) None
Map Sheet 129A211

Jurisdictional Information

Community Plan Area Central City
Area Planning Commission Central
Neighborhood Council Downtown Los Angeles
Council District CD 14 - José Huizar
Census Tract # 2073.01
LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None
Zoning [Q]C5-4D-CDO-SN
Zoning Information (ZI) ZI-2488 City Center
ZI-2408 Broadway
ZI-2450 Downtown Streetcar
ZI-2385 Greater Downtown Housing Incentive Area
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2408 Broadway
ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
General Plan Land Use Regional Center Commercial
General Plan Note(s) Yes
Hillside Area (Zoning Code) No
Specific Plan Area None
Subarea None
Special Land Use / Zoning None
Design Review Board No
Historic Preservation Review Yes
Historic Preservation Overlay Zone None
Other Historic Designations None
Other Historic Survey Information None
Mills Act Contract None
CDO: Community Design Overlay Broadway
CPIO: Community Plan Imp. Overlay None
Subarea None
CUGU: Clean Up-Green Up None
HCR: Hillside Construction Regulation No
NSO: Neighborhood Stabilization Overlay No

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

POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	Historic Broadway
Streetscape	Broadway
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Area
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
RPA: Redevelopment Project Area	City Center
Central City Parking	Yes
Downtown Parking	Yes
Building Line	5
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information

Assessor Parcel No. (APN)	5144002019
Ownership (Assessor)	
Owner1	MCP 612 BROADWAY SPE LLC
Address	5850 W 3RD ST STE 199 LOS ANGELES CA 90036
Ownership (Bureau of Engineering, Land Records)	
Owner	MCP 612 BROADWAY SPE LLC
Address	5850 W 3RD ST STE 199 LOS ANGELES CA 90036
APN Area (Co. Public Works)*	0.221 (ac)
Use Code	1106 - Commercial - Store - 6 to 13 Stories
Assessed Land Val.	\$5,814,000
Assessed Improvement Val.	\$16,299,600
Last Owner Change	11/20/2018
Last Sale Amount	\$21,680,216
Tax Rate Area	13264
Deed Ref No. (City Clerk)	723826
	7-221
	4-567
	1163768
Building 1	
Year Built	0
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	68,962.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5144002019]

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes

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Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.06439208
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	HISTORIC CORE
Hubzone	Qualified
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5144002019]
Ellis Act Property	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	153
Fire Information	
Bureau	Central
Batallion	1
District / Fire Station	9
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2017-432-CPU-CA
Required Action(s):	CA-CODE AMENDMENT CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2014-2711-CDO-SN-ZC
Required Action(s):	SN-SIGN DISTRICT CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	ESTABLISHMENT OF SIGN DISTRICT; MODIFICATIONS TO EXISTING COMMUNITY DESIGN OVERLAY DISTRICT; AND ZONE CHANGES.
Case Number:	CPC-2012-1737-MSD
Required Action(s):	MSD-MISCELLANEOUS (POLICIES, GUIDELINES, RESOLUTIONS, ETC.)
Project Descriptions(s):	BROADWAY STREETScape PLAN
Case Number:	CPC-2010-213-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	CPC-2009-874-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	PROPOSED ESTABLISHMENT OF THE BROADWAY COMMUNITY DESIGN OVERLAY
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-2002-1128-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED
Case Number:	ZA-2018-906-CUB-CUX-ZV-CDO
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT CUB-CONDITIONAL USE BEVERAGE-ALCOHOL CUX-ADULT ENTERTAINMENTS ZV-ZONE VARIANCE

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Project Descriptions(s):	PURSUANT TO 12.24W1 A CONDITIONAL USE PERMIT FOR THE SALES AND DISPENSING OF A FULL LINE OF ALCOHOL IN AN EXISTING RESTAURANT. 12.24W18 A CONDITIONAL USE PERMIT TO ALLOW LIVE ENTERTAINMENT AND DANCING IN CONJUNCTION WITH A RESTAURANT ROOFTOP BAR LOUNGE. PURSUANT TO 12.27 A VARIANCE TO WAIVE THE PARKING REQUIRED DUE TO THE FAR INCREASE OF 6,200SF ON THE ROOFTOP.
Case Number:	ZA-1983-298
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2018-907-EAF
Required Action(s):	EAF-ENVIRONMENTAL ASSESSMENT
Project Descriptions(s):	PURSUANT TO 12.24W1 A CONDITIONAL USE PERMIT FOR THE SALES AND DISPENSING OF A FULL LINE OF ALCOHOL IN AN EXISTING RESTAURANT. 12.24W18 A CONDITIONAL USE PERMIT TO ALLOW LIVE ENTERTAINMENT AND DANCING IN CONJUNCTION WITH A RESTAURANT ROOFTOP BAR LOUNGE. PURSUANT TO 12.27 A VARIANCE TO WAIVE THE PARKING REQUIRED DUE TO THE FAR INCREASE OF 6,200SF ON THE ROOFTOP.
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2014-2712-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	ESTABLISHMENT OF SIGN DISTRICT; MODIFICATIONS TO EXISTING COMMUNITY DESIGN OVERLAY DISTRICT; AND ZONE CHANGES.
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2010-214-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	ENV-2009-1487-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	PROPOSED ESTABLISHMENT OF THE BROADWAY COMMUNITY DESIGN OVERLAY
Case Number:	ENV-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	ENV-2005-1125-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES
Case Number:	ENV-2005-1123-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	ENV-2002-1131-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	ENV-2002-1130-ND

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Required Action(s): ND-NEGATIVE DECLARATION

Project Descriptions(s):

DATA NOT AVAILABLE

ORD-75667

ORD-184056

ORD-184055

ORD-180871

ORD-175038

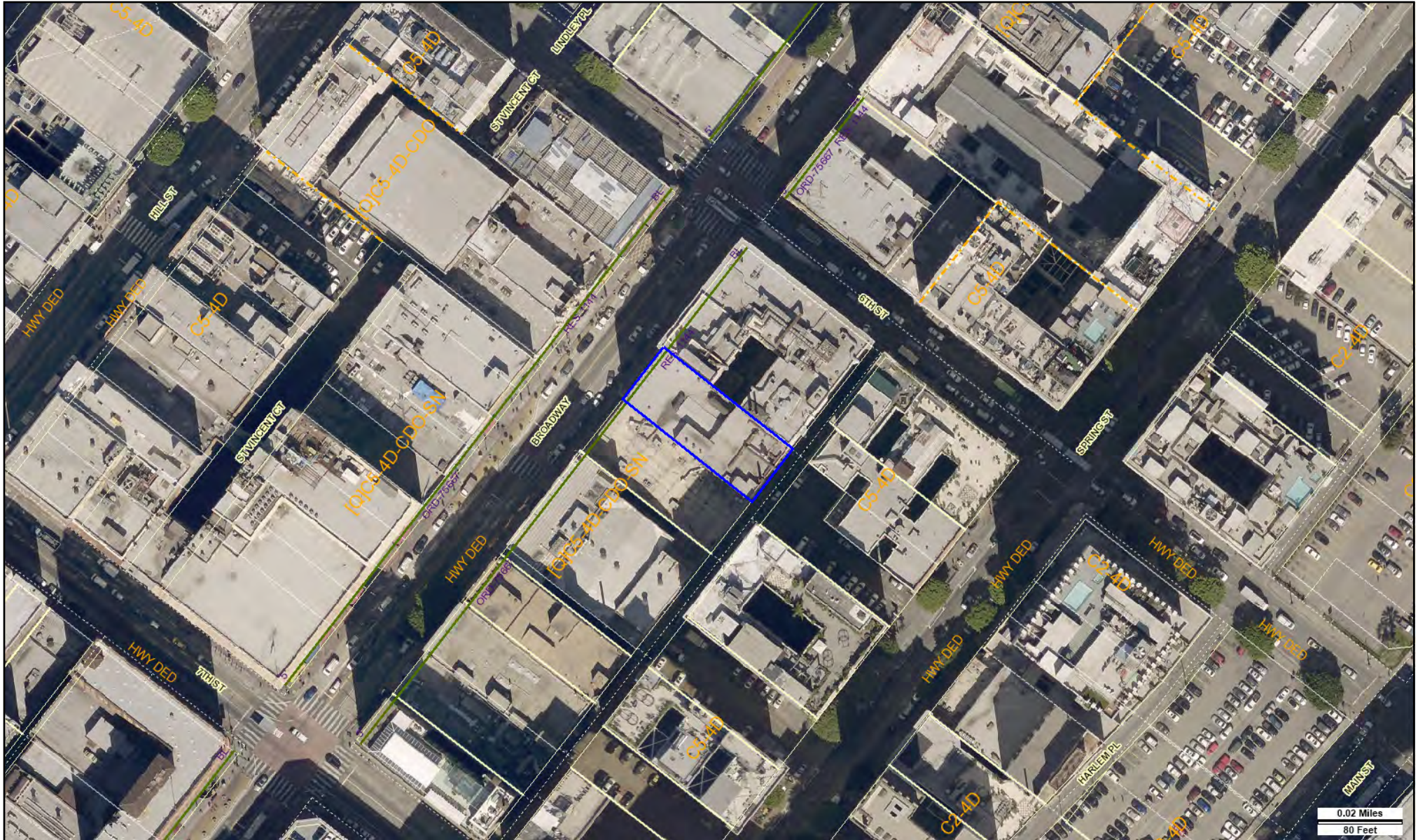
ORD-164307-SA1530

ORD-137036

ORD-135901

ORD-129944

BZA-3160



Address: 612 S BROADWAY

APN: 5144002019

PIN #: 129A211 216

Tract: VICTOR DOL PROPERTY

Block: None

Lot: LT B

Arb: None

Zoning: [Q]C5-4D-CDO-SN

General Plan: Regional Center Commercial

