

APPENDIX C

Historic Resources Evaluation

World Trade Center
350 S. Figueroa Street
Los Angeles, California



Historical Resource Technical Report

Prepared by:



October 2019



TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1. INTRODUCTION	1
1.1 Purpose and Qualifications	1
1.2 Methodology.....	3
2. REGULATORY FRAMEWORK	5
2.1 National Register of Historic Places	5
2.2 California Register of Historical Resources	7
2.3 Los Angeles Cultural Heritage Ordinance	9
2.4 Los Angeles Historic Preservation Overlay Zone Ordinance	9
3. ENVIRONMENTAL SETTING.....	11
3.1 Brief History of Bunker Hill	11
3.2 Description and History of the Study Area	13
3.3 Description and History of the Project Site	15
4. EVALUATION OF THE BUILDING AS A POTENTIAL HISTORICAL RESOURCE	25
4.1 Historic Contexts	25
4.2 National Register of Historic Places	29
4.3 California Register of Historical Resources	34
4.4 Los Angeles Cultural Heritage Ordinance	34
5. HISTORICAL RESOURCES IN THE STUDY AREA.....	34
6. PROJECT IMPACTS.....	41
6.1 Determining the Significance of Impacts on Historical Resources	41
6.2 Secretary of the Interior's Standards	41
6.3 Project Description.....	43
6.4 Analysis of Project Impacts.....	43
6.5 Mitigation Measures.....	46
7. CONCLUSIONS	48
8. SOURCES	49

Appendix A – Résumé

Appendix B – DPR Forms

Appendix C – Entitlement Submittal



EXECUTIVE SUMMARY

The purpose of this report is to determine if the proposed residential tower project located at 350 S. Figueroa Street (the Project) in the Central City Community Plan Area of the City of Los Angeles (City) would impact any historical resources subject to the California Environmental Quality Act (CEQA). The Project site at 350 S. Figueroa Street currently contains a 13-story commercial building constructed in 1974. The Project would involve the removal of a portion of the existing building near 4th and Figueroa Streets and the construction of a 41-story multi-family residential tower.

The existing building on the Project site is not currently listed under national, state, or local landmark or historic district programs. It was not identified in prior historic resources surveys of the area, including SurveyLA, the citywide historic resources survey of the City. A records search prepared by the South Central Coastal Information Center did not indicate any prior evaluations of the property. The records search revealed that the property was within the study area for the Los Angeles Rail Rapid Transit Project, conducted in 1982-1983. The property was not recorded as part of the study because it was less than 45 years of age at the time. Although the property is currently less than 45 years of age as of the time of the publication of this report, it is within the period covered by the Los Angeles Citywide Historic Context Statement developed for SurveyLA. Furthermore, the property will soon be 45 years of age, the age at which it should be evaluated as a potential historical resource under state guidance and may be 45 years of age at the time the Project is considered for approval by the City. Therefore, GPA Consulting evaluated the existing building on the Project site as a building 45 years or older, and thus a potential historical resource under CEQA.

After careful inspection, investigation, and evaluation, GPA has concluded that the property on the Project site is ineligible for listing in the National Register of Historic Places, California Register of Historical Resources, as well as ineligible for designation as a Los Angeles Historic-Cultural Monument for lack of historical significance or architectural distinction. Thus, the property is not a historical resource as defined by CEQA.

Since the Project involves new construction, GPA established a Study Area around the Project site to analyze indirect impacts to potential historical resources in the vicinity. The Study Area was defined as the Project site and parcels within a one-block radius. Parcels beyond this Study Area were not included because the Project would have no potential to directly, indirectly, or cumulatively impact the buildings on parcels or their surrounding settings at this distance. There are five identified historical resources in the Study Area: Bunker Hill Towers (222-234 S. Figueroa Street), Bank of America Plaza (333 S. Hope Street), Westin Bonaventure (404 S. Figueroa Street), Union Bank Building (445 S. Figueroa Street), and a portion of the Calvin S. Hamilton Pedway System.

The threshold for determining significant impacts on historical resources in the State CEQA Guidelines is whether the proposed project would cause a substantial adverse change, which is defined as demolition, destruction, relocation, or alteration of the resource or its immediate vicinity such that the significance of the historical resource is materially impaired. The Calvin S. Hamilton Pedway System, a portion of which is adjacent to and connects to the proposed location of the Project, was evaluated as potentially eligible at the local level by SurveyLA in 2016. In order to conduct a conservative analysis, the pedway system is presumed to be a historical resource for the purposes of this report. As part of the mitigation proposed in this report, to ensure the Project



does not result in significant impacts to the portions of the pedway system connected to the existing building, the pedestrian bridge at 4th and Figueroa Street that is attached to the existing building would be stabilized in place during construction. As a result of this mitigation, it is not anticipated that any damage would be sustained to the pedestrian bridge. However, should any inadvertent damage occur, any such damage would be repaired, as necessary, in accordance with the Bunker Hill Specific Plan Ordinance. In addition to regulatory compliance with the specific plan, this report recommends the implementation of a mitigation measure to further ensure less than significant impacts would result in the event that unanticipated damage would result to the pedway during construction. Namely, in the event inadvertent damage to the pedway occurs during construction, repairs would comply with the Secretary of Interior Standards for the Treatment of Historic Properties.

GPA also analyzed the indirect impacts of new construction on the other historical resources in the Study Area and concluded that the Project would have a less than significant impact. None of the historical resources in the Study Area would be affected by the Project, due to the physical and visual separation between these resources and the proposed residential tower. The Project would not result in a loss of physical integrity of any of the historical resources in the Study Area, which would all continue to be eligible for listing as historical resources defined by CEQA.



1. INTRODUCTION

1.1 Purpose and Qualifications

The purpose of this report is to analyze whether or not a proposed project (Project) would impact historical resources defined by the California Environmental Quality Act (CEQA). The Project site is located at 350 S. Figueroa Street in the Central City Community Plan Area of the City of Los Angeles. The Project site is specifically situated in the Bunker Hill Specific Plan Area and comprises one parcel (Assessor's Parcel Number 5151-011-020) that is occupied by a building completed in 1974 (see **Figure 1**). The building is 13-story commercial building with six levels of parking (three levels are subterranean) known as the World Trade Center.

The proposed Project would involve the removal of a portion of the existing building at 4th and Flower Streets at the southern end of the Project site, and the construction of a 41-story multi-family residential tower. The existing parking structure would provide parking spaces for the proposed residential units. Existing parking structure access points along Figueroa and Flower Streets would remain; one existing automobile entrance on Figueroa Street would become a dedicated residential automobile entrance as well as an off-street residential drop-off. Open space would be provided on the roof of the tower in addition to space currently on the roof of the existing building. Streetscape improvements would include potential sidewalk widening pursuant to City standards, the planting of new street trees, and the installation of additional lighting.

GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the Project site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend mitigation measures, as warranted, in compliance with CEQA. Since the proposed Project involves new construction, GPA established a Study Area around the Project site to analyze indirect impacts to potential historical resources in the vicinity. The Study Area was defined as the Project site and parcels within a one-block radius (see **Figure 2**).

Elysha Paluszek was responsible for the preparation of this report. She fulfills the qualifications for a historic preservation professional outlined in Title 36 of the Code of Federal Regulations, Part 61. Her résumé is included as **Appendix A**.

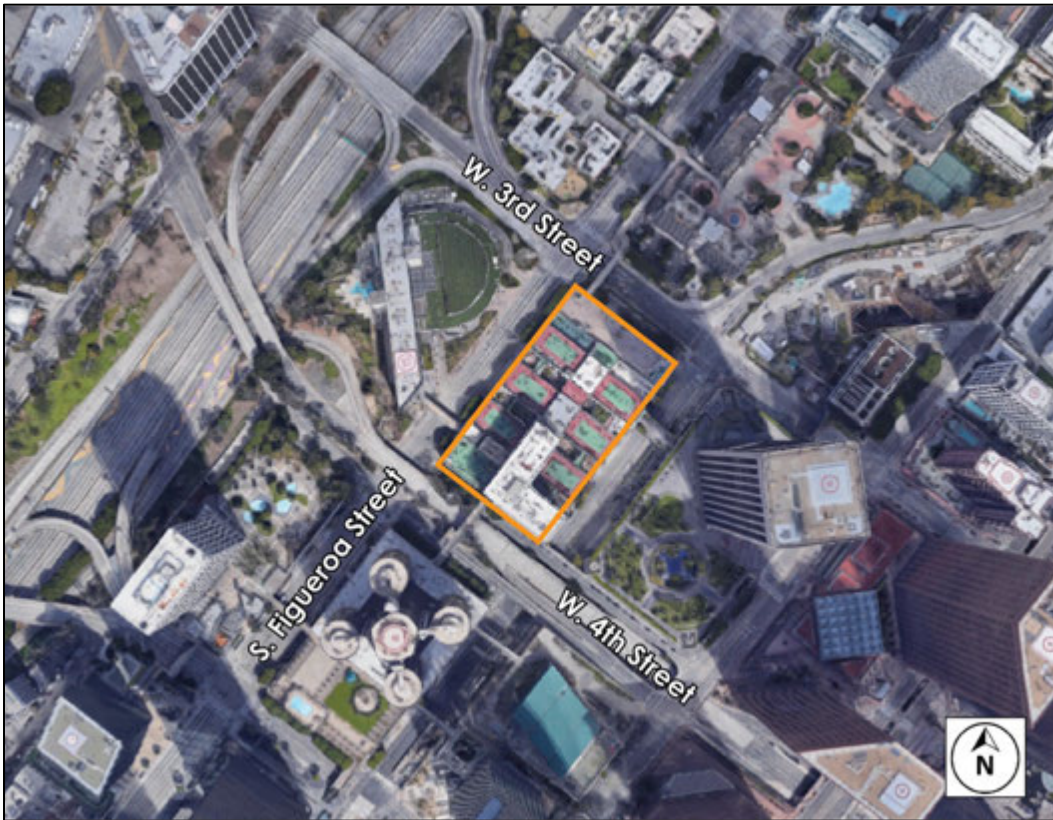


Figure 1: Location of subject property, which is outlined in red (Base map courtesy of Google Maps).

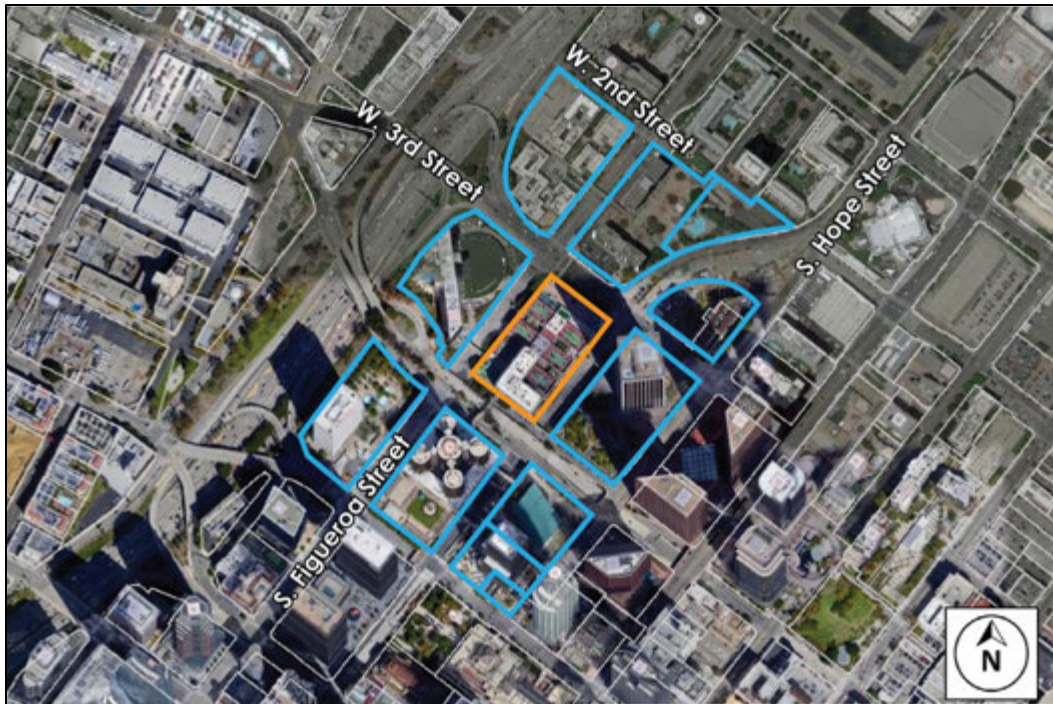


Figure 2: Parcels in the Study Area are outlined in blue. The subject property is outlined in orange (Base map courtesy of ParcelQuest).



1.2 Methodology

In preparing this report, GPA performed the following tasks:

1. Conducted a preliminary field inspection of the Project site and vicinity to determine the scope of the study. As the Project involves new construction, the study area (Study Area) was established as the Project site and parcels within a one-block radius (see **Figure 2**). The Study Area was established to account for potential indirect impacts on historical resources in the Project's vicinity. Parcels beyond the Study Area were not included because the proposed Project would not have the potential to directly, indirectly, or cumulatively impact the buildings or their surrounding settings at this distance.
2. Requested a records search from the South Central Coastal Information Center (SCCIC) to determine whether or not the Project site is currently listed under national, state, or local landmark or historic district programs and whether or not it has been previously identified or evaluated as a potential historical resource. This involved a review of the California Historic Resources Inventory System (CHRIS), which includes data on properties listed and determined eligible for listing in the National Register of Historic Places, listed and determined eligible for listing in the California Register of Historical Resources, California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resources surveys and other planning activities. Per the records search results prepared by SCCIC on July 19, 2018, there were no prior evaluations of the Project site. The records search revealed that the Project site was within the study area for the Los Angeles Rail Rapid Transit Project, conducted in 1982-1983. However, it was not identified as a resource as part of this study because it was less than 45 years of age at the time.
3. Researched the properties in the Study Area to determine whether or not they were identified as significant through SurveyLA, the citywide historic resources survey. This research revealed that while the Project site was not identified as a potential historical resource as part of these efforts, five properties in the Study Area were identified as potential historical resources. The sites of two additional historical resources are identified and designated as Historic-Cultural Monuments, but since they are no longer extant, they are not discussed at length in this report (see Section 4.5).
4. Determined that the surrounding area, Bunker Hill, did not require examination as a potential historic district for the purposes of this report. Bunker Hill was not recorded as a historic district during SurveyLA. The area does not convey a sense of a discrete time and place, as redevelopment has taken place continuously over a relatively long period of time (and continues to this day). In addition, the redevelopment of Bunker Hill as part of City Redevelopment and Specific Plans was a relatively recent project, and not enough time as passed to gain proper perspective as to the potential significance of the project as a whole. Therefore, the Project site was evaluated individually as a potential historical resource under national, state, and local criteria according to National Park Service, State Office of Historic Preservation, and Los Angeles Office of Historic Resources standards.
5. Conducted an intensive field inspection of the Project site and properties in the Study Area. During the field inspection, GPA assessed the general condition and physical integrity of the building on the Project site and documented the historical resources in the Study Area. Digital photographs were taken during the field inspection, which included



the interior and exterior of the building as well as the exteriors of the identified historical resources in the Study Area.

6. Conducted research into the history of the Project site. Sources referenced included building permit records, city directories, prior survey data, newspaper archives, and historic maps.
7. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the *Los Angeles Citywide Historic Context Statement* to identify the appropriate CTPs under which to evaluate the Project site.
8. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation designations, and assessment processes and programs to evaluate the significance and integrity of the Project site as a potential historical resource.
9. Reviewed and analyzed the conceptual plans and related documents to determine if the Project would impact the identified historical resources in the Study Area defined by CEQA (see Appendix C for the Entitlement Submittal).
10. Reviewed and analyzed the requirements laid out in the Bunker Hill Specific Plan Section 9 as it relates to pedestrian walkways and the pedestrian plan to outline appropriate repair for the segment of the Calvin S. Hamilton Pedway System abutting the Project site, should it be necessary.



2. REGULATORY FRAMEWORK

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

2.1 National Register of Historic Places

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

Criteria

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

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

Context

To be eligible for listing in the National Register, a property must be significant within a historic context. *National Register Bulletin #15* states that the significance of a historic property can be judged only when it is evaluated within its historic context. Historic contexts are "those patterns, themes, or trends in history by which a specific...property or site is understood and its meaning...is made clear."⁴ A property must represent an important aspect of the area's history or prehistory and possess the requisite integrity to qualify for the National Register.

¹ Public Resources Code §5024.1 and 14 California Code of Regulations §4850 & §15064.5(a)(2).

² Title 36 Code of Federal Regulations Part 60.2.

³ Title 36 Code of Federal Regulations Part 60.4.

⁴ *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service, Department of the Interior, 1997), 7-8.



Integrity

In addition to possessing significance within a historic context, to be eligible for listing in the National Register a property must have integrity. Integrity is defined in *National Register Bulletin #15* as "the ability of a property to convey its significance."⁵ Within the concept of integrity, the National Register recognizes the following seven aspects or qualities that in various combinations define integrity: feeling, association, workmanship, location, design, setting, and materials. Integrity is based on significance: why, where, and when a property is important. Thus, the significance of the property must be fully established before the integrity is analyzed.

Criteria Consideration G

Certain types of properties are not usually eligible for listing in the National Register. These properties include buildings and sites that have achieved significance within the past 50 years. Fifty years is a general estimate of the time needed to develop historical perspective and to evaluate significance. In addition to being significant under one of the four criteria listed above, these properties must meet a special requirement called a criteria consideration in order to be eligible for listing in the National Register. There are seven criteria considerations. Criteria Consideration G states "a property achieving significance within the last 50 years is eligible if it is of exceptional importance."⁶ This criteria consideration guards against the listing of properties of fleeting contemporary interest.

Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district "derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties."⁷

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.⁸ A district's significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and

⁵ *National Register Bulletin #15*, 44-45.

⁶ *Ibid*, 41.

⁷ *Ibid*, 5.

⁸ Title 36 Code of Federal Regulations Part 60.3(d).



- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.⁹

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

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the criterion for listing in the National Register.¹⁰

2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.¹¹

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

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.¹²

Criteria and Integrity

For those properties not automatically listed, the criteria for eligibility of listing in the California Register are based upon National Register criteria, but are identified as 1-4 instead of A-D. To be eligible for listing in the California Register, a property generally must be at least 50 years of age and must possess significance at the local, state, or national level, under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or

⁹ *National Register Bulletin #21: Defining Boundaries for National Register Properties Form* (Washington D.C.: U.S. Department of the Interior, 1997), 12.

⁹ *National Register Bulletin #16: How to Complete the National Register Registration Form* (Washington D.C.: U.S. Department of the Interior, 1997), 16.

¹¹ Public Resources Code §5024.1 (a).

¹² Public Resources Code §5024.1 (d).



3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important in the prehistory or history of the local area, California, or the nation.

Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. A property less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.¹³

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:¹⁴

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

SOHP Survey Methodology

The evaluation instructions and classification system prescribed by the SOHP in its *Instructions for Recording Historical Resources* provide a Status Code for use in classifying potential historical resources. In 2003, the Status Codes were revised to address the California Register. These Status Codes are used statewide in the preparation of historical resource surveys and evaluation reports. The first code is a number that indicates the general category of evaluation. The second code is a letter that indicates whether the property is separately eligible (S), eligible as part of a district (D), or both (B). There is sometimes a third code that describes some of the circumstances or conditions of the evaluation. The general evaluation categories are as follows:

1. Listed in the National Register or the California Register.
2. Determined eligible for listing in the National Register or the California Register.
3. Appears eligible for listing in the National Register or the California Register through survey evaluation.

¹³ Public Resources Code §4852.

¹⁴ Public Resources Code §5024.1.



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

The specific Status Codes referred to in this report are as follows:

- 3S** Appears eligible for National Register as an individual property through survey evaluation.
- 3CS** Appears eligible for California Register as an individual property through survey evaluation.
- 5S3** Appears to be individually eligible for local listing or designation through survey evaluation.
- 6Z** Found ineligible for National Register, California Register, or local designation through survey evaluation.

2.3 Los Angeles Cultural Heritage Ordinance

The Los Angeles City Council adopted the Cultural Heritage Ordinance¹⁵ in 1962 and amended it in 2018 (Ordinance No. 185472). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments (HCM). The Commission comprises five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture, and architecture. The three criteria for HCM designation are stated below:

1. The proposed HCM 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 or community; or
2. The proposed HCM is associated with the lives of historic personages important to national, state or local history; or
3. The proposed HCM 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.

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

2.4 Los Angeles Historic Preservation Overlay Zone Ordinance

The Los Angeles City Council adopted the ordinance enabling the creation of Historic Preservation Overlay Zones (HPOZs) in 1979; Angelino Heights became Los Angeles' first HPOZ in 1983. An HPOZ

¹⁵ Los Angeles Administrative Code §22.171 of Article 1, Chapter 9, Division 22.



is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. According to Section 12.20.3 of the City of Los Angeles Municipal Code, the criteria for the designation of an HPOZ are:

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



3. ENVIRONMENTAL SETTING

3.1 Brief History of Bunker Hill¹⁶

Bunker Hill is located in the northwest portion of the Central City CPA. The Bunker Hill Specific Plan defines the area as that bounded generally by the 110 Freeway on the west, W. 5th Street on the south, Hill Street on the east, and W. 1st Street on the north. The Study Area is located on the southwest portion of this Bunker Hill Specific Plan area.

In the last quarter of the nineteenth century, Los Angeles experienced a period of growth and became more urban in character. This growth was catalyzed by the construction of new railroad lines to Los Angeles, which created direct connections between Southern California, Northern California, and major East Coast cities and economic markets. The city experienced a southward shift as a significant amount of new commercial and institutional development occurred south of the original pueblo.

Residential development also occurred amid the railroad boom. An upscale residential district emerged in an area known as Bunker Hill. Occupying a promontory to the west of the growing business district now known as the Historic Core. The Bunker Hill area was slow to develop because of its topography and its general inaccessibility to the city. Developer Prudent Beaudry had purchased the entire promontory in 1867. Over several years, Beaudry invested in making the hill a feasible place to settle, constructing a new system of water pipes and steam pumps and the platting roads up and across the hill. By the 1880s, Bunker Hill had evolved into an affluent residential district covered with large mansions. The growth of Bunker Hill was aided by public transportation, including a cable car line on 2nd Street that opened in 1885, and two funicular railways – Angels Flight (1901, HCM #4) and Court Flight (not extant) – that eased travel up and down the steep eastern grade of the hill.

The business district grew east of Bunker Hill. By 1900, several prominent commercial buildings had been constructed in the area, including the Bradbury Building at 2nd Street and Broadway (1893, HCM #6) and the Douglas Building at 3rd and Spring Streets (1898, HCM #966). As more development occurred, and the central business district began to take shape, the term “Downtown” was used to describe the area. The first official reference to “Downtown Los Angeles” appeared in the *Los Angeles Herald* in 1906, and in the *Los Angeles Times* in 1909.

Broadway, located at the center of the Historic Core to the east of Bunker Hill, emerged as the city's commercial and entertainment district in the 1910s and was anchored by several major department stores, variety stores, and theaters. More than a dozen grand movie theaters were constructed along the Broadway between 3rd Street and 9th Street during the 1910s and 1930s. This corridor is now listed on the National Register as the Broadway Theater and Commercial District.

The rapid and extensive growth of the central business district in the early twentieth century was accompanied by traffic congestion. The hills and buttes flanking the west end of Downtown, particularly Bunker Hill, complicated navigation in and around the city. The City initiated several infrastructure projects to improve accessibility and reduce congestion, including several tunnels that were bored directly through hills to allow unobstructed circulation along Broadway (1901), 3rd

¹⁶ Derived and excerpted from SurveyLA, *Historic Resources Survey Report: Central City Community Plan Area*, prepared by Architectural Resources Group (2016), 16-31. Footnotes are included only for direct quotations.



Street (1901), Hill Street (1909), and 2nd Street (1924) (all demolished). In 1925, the Pacific Electric Railway constructed a one-mile subway between the Subway Terminal Building on Hill Street and the Westlake district in the 1920s (subway not extant, though some of its infrastructure remains).

By the 1920s, Downtown Los Angeles was the commercial, institutional, and industrial hub of Southern California. Residential neighborhoods around Downtown began to decline as new developments opened to the west. This decline in affluence was particularly evident in Bunker Hill. In the early 1910s, grand mansions were subdivided into smaller, multi-family units, most of which were occupied by single boarders in single rooms. Apartments and rooming houses encroached on the formerly generously sized lots of older, larger single-family homes.

The Great Depression of the 1930s affected development activity throughout Downtown, like the rest of the country. Compared to the prosperous 1910s and 1920s, in which buildings were erected *en masse* in the central business district, the 1930s were characterized by a relative lull in new construction. The condition of existing residential buildings around Bunker Hill deteriorated as they aged and maintenance was deferred. By 1930, local officials considered demolishing the buildings and leveling the hill, likening the area to a “rotten apple in the barrel” that presented “a problem of concern to the entire city.”¹⁷

Using the power vested to its newly-established redevelopment agency, the City identified the once-posh residential neighborhood of Bunker Hill as the site of a massive redevelopment project after World War II. This area had experienced decline since at least the 1930s, but by the late 1940s, it had devolved into one of the city’s most notorious slums. Studies led by the Community Redevelopment Agency of the City of Los Angeles (CRA) in the 1950s concluded that “Bunker Hill had many problems, as about 82 percent of the housing units were deteriorated, overcrowded, unhealthy, and unsafe ... the high cost of health, fire, and police services far exceeded the taxes collected ... [and] the many low-income single men, transients, and indigents who lived there attracted and created a Skid Row type of environment.”¹⁸ The neighborhood was also located in an area of Downtown that was ripe with development potential due to its central location and accessibility to freeways. The City identified Bunker Hill as the site of a massive redevelopment project.

While the redevelopment of Bunker Hill was championed by many civic leaders, the project was also controversial and met with resistance from neighborhood residents and those who lobbied on their behalf. Approximately 10,000 people lost their homes and were displaced as a result of the project. Many of these people were poor, elderly, members of minority ethnic groups, or identified as lesbian, gay, transgender, bisexual, or queer. Many residents of Bunker Hill protested the redevelopment plan and were joined by local politicians such as City Councilmember Edward Roybal, who derided the project as benefiting private enterprise at the expense of the poor. In addition to its profound social implications, the project was also criticized for systemically removing nearly a century of local history and neighborhood development in less than a decade.

Aided by state and federal legislation that authorized the use of eminent domain and allocated funds for the eradication of blight, the CRA developed an ambitious redevelopment plan for the neighborhood, which called for the wholesale demolition of 30 substandard city blocks, extensive grading of the hill, the platting of a new street system to overcome the area’s topography, and

¹⁷ “Dueling Babcocks,” On Bunker Hill, Oct. 20, 2008, accessed May 2016.

¹⁸ “The Evolution of Bunker Hill: Part Four, The Studies, 1945-1959,” *LA Downtown News*, Aug. 10, 1998.



the development of a mixed-use district composed of sleek, modern high rises. After years of planning, the Bunker Hill Redevelopment Project was approved by the City Council in 1959.

The redevelopment of Bunker Hill began in 1960 with the CRA's purchase and demolition of properties in the redevelopment plan area. By 1968, every structure atop the hill had been demolished apart from two Late Victorian-era residences that had been landmarked and were awaiting relocation to the Heritage Square Museum. Angels Flight (HCM #4), a funicular railway from 1901 that had traversed Bunker Hill's steep eastern grade, was also preserved, though it was dismantled and remained in storage until its reassembly slightly south of its original location in the 1990s.

Starting with the construction of Union Bank Plaza in 1966, Bunker Hill was transformed from a residential district into the "financial and corporate heart of Los Angeles." Over the next several decades, sleek skyscrapers, residential towers, luxury hotels, quasi-public plazas, and an array of museums and cultural facilities were constructed on 25 superblocks that had been assembled by the CRA after the bulk of the hill had been leveled.

Many of the buildings erected on Bunker Hill and its environs after World War II benefited from the repeal of Los Angeles' height limit ordinance in 1957, which had long restricted the height of all new buildings (aside from City Hall) to 150 feet. Many of the buildings comprising Los Angeles' new financial district on Bunker Hill were true skyscrapers. At 40 stories, Union Bank Plaza was the first building to surpass City Hall in terms of height and was soon eclipsed by even taller structures including the 42-story Crocker-Citizens Bank Tower (611 W. 6th Street, 1969), the 55-story Security Pacific Plaza (333 S. Hope Street 1973), and the 62-story United California Bank Building (707 Wilshire Boulevard, 1973).

Financial institutions relocated to new skyscrapers erected on and around Bunker Hill, and older commercial buildings in the Historic Core were slowly, but steadily, vacated. By the 1970s, many of these buildings were unoccupied above the ground story, and some were abandoned altogether. While a majority of the area's historic buildings remained intact, some were demolished and replaced by surface parking lots, which were seen by some investors as more lucrative than the vacant and often derelict buildings that they replaced.

After decades on the periphery of development activity, the Historic Core experienced a renaissance beginning in the early 2000s that transformed the neglected district into a vibrant live-work community. The resurgence of Downtown is attributed to myriad factors. What is generally considered to be the single greatest policy influence on the Historic Core's revitalization was the adoption of the City's Adaptive Reuse Ordinance in 1999, which encouraged the conversion of the area's abandoned commercial buildings into residential units by expediting project review and easing certain code and zoning requirements for historic buildings.

3.2 Description and History of the Study Area

As stated above, for the purposes of this report, the Study Area was defined as the Project site and a one-block radius surrounding the Project site. The Study Area is located in the Bunker Hill neighborhood of Downtown Los Angeles. It is bounded by W. 3rd Street on the northeast, Hope Street on the southeast, W. 5th Street on the southwest, and the 110 Freeway on the northwest. The Study Area is hilly in topography, and buildings on the southeast side of the Study Area are constructed on a higher grade than the others. Vehicular tunnels run along W. 2nd and W. 3rd Streets to the north at Figueroa and Hope Streets. A dominant visual feature of the Study Area, especially on the western side, is the presence of the I-110 Freeway, its on/off ramps, and bridges,

which carry W. 4th Street to varying grades. Flower and Hope Streets also vary in grade, and traffic on these streets is carried in part by bridges and ramps to accommodate the grade change. Buildings in the Study Area and vicinity are primarily high-rise commercial buildings dating to the 1960s and later. Many occupy all or the majority of their blocks.



Figure 3: Project site and surrounding buildings from 5th and Figueroa Streets, looking northeast, at the south end of the Study Area (GPA, 2019).



Figure 4: Project site and surrounding buildings from 3rd and Figueroa Streets, looking southwest (GPA, 2019).

3.3 Description and History of the Project Site

Location of the Project Site

The Project site occupies the block between S. Figueroa Street, W. 4th Street, W. 3rd Street, and S. Flower Street. It is occupied by a 13-story commercial building known as the World Trade Center, described below.

Building Description



Figure 5: Northeast elevation, view looking east (GPA, 2018).



Figure 6: Northwest elevation, view looking southeast (GPA, 2018).



The building occupies the majority of its parcel and is surrounded on all sides by concrete sidewalks. It is rectangular in plan overall, though the massing and height varies throughout the building. An L-shaped office tower on the southeast side of the building is 13 stories in height, while the remainder of the building is three to five stories in height. The building's parking structure comprises the ground floor (it is broken up into three separate levels within the structure).¹⁹ Pedestrian access is provided via doors from the parking structure within the lobby as well as doors on the first floor. The latter are accessed via elevators from street level or pedestrian bridges. There are tennis courts surrounded by chain link fences above the fifth story. The roof is flat and varies in height between the office tower and the remainder of the building, as described above. The building is constructed of concrete and has metal and glass windows, some of which project and some of which are flush to the façade. The parking structure features large metal horizontal vents pierced at regular intervals into all four elevations at the ground level. The office tower at the southeast side of the building is constructed of black glass and metal, with concrete framing at its corners. It has a projecting penthouse level on its 13th story.

The building has several entrances. Vehicular entrances are located on all four elevations, with the primary vehicular entrance located on Figueroa Street (the northwest elevation). It features a large curved metal sign that reads "WORLD TRADE CENTER." There are pedestrian entrances on all four elevations at the first floor. These are accessed via pedestrian walkways or elevators from the ground floor. The entrances on the northwest and southeast elevations are surrounded by blue-green tiles on the ground floor and decorative glass block and tile in the same color scheme on the first floor. The entrances consist of pairs of glass double doors with a large single-light window above. A metal sign reading "WORLD TRADE CENTER" is located above the doors. Secondary entrances are located on the northeast and southwest elevations. These consist of similar glass double doors as the primary entrances but lack the tiled and glass surrounds.

The first floor of the interior of the building is dominated by a large lobby surrounded by small office suites. The lobby floor is covered with brown tiles arranged in concentric circular patterns. Hallways with offices branch off the lobby area. An elevator lobby on the southwest side of the building features colored granite on the floor and walls as well as a grid of green metal and frosted glass lights above. The passageways to the hallways and elevator lobby are accented by wide concrete surrounds topped with the same glass and blue metal blocks that are around the exterior pedestrian entrances. Between the first and second floors is a concrete frieze entitled "The History of World Commerce" depicting scenes from the history of mercantile trade. It was designed by Tony Sheets, son of well-known Los Angeles artist Millard Sheets.²⁰ Courtyards between the building's wings feature tile arranged in circular patterns that mirror that of the lobby and raised concrete planters.

The second floor, accessed by either elevator or stairs from the lobby, is partially open to the first floor below. It features carpet-covered floors, floor-to-ceiling metal doors and windows around each office area, and large steel ribbon windows above. Hallways to further offices are accessed

¹⁹ The ground floor and first floor are two separate floors for the purposes of this description. The ground floor is occupied by the parking structure, and the first floor, located above the ground floor, is devoted to the lobby as well as commercial and office space.

²⁰ CRA/LA "Art Projects: John A. (Tony) Sheets, The History of World Commerce," accessed July 25, 2018, http://www.crala.org/internet-site/Other/Art_Program/artist_list/tony_sheets2.cfm.

via double wood slab doors and have laminate tile flooring. Each office has a wood slab door. Both the first and second floors have a drop ceiling above.



Figure 7: Northeast elevation, view looking south (GPA, 2018).



Figure 8: Northeast and southeast elevations, view looking southwest (GPA, 2018).



Figure 9: Southeast elevation, view looking northwest (GPA, 2018).



Figure 10: Detail view of southeast elevation, view looking north (GPA, 2018).



Figure 11: Office tower, southeast elevation, view looking west (GPA, 2018).



Figure 12: Southwest elevation, view looking east (GPA, 2018).



Figure 13: Northwest elevation entrance, view looking northeast (GPA, 2018).



Figure 14: Detail view, ground floor elevator (GPA, 2018).



Figure 15: First floor entrance, view from elevated pedestrian walkway (GPA, 2018).



Figure 16: Interior, lobby (GPA, 2018).



Figure 17: Interior, lobby (GPA, 2018).



Figure 18: Interior, elevator lobby (GPA, 2018).



Figure 19: Interior, lobby. Temporary metal stud partitions (GPA, 2018).



Figure 20: Lobby frieze detail (GPA, 2018).



Figure 21: Interior, second floor (GPA, 2018).



Figure 22: Courtyard between building wings (GPA, 2018).

Building History

Construction of the existing World Trade Center began in 1972, a result the City's efforts to construct a world trade center complex dating back to the 1960s. In 1969, the City initiated plans to build a world trade center in Downtown Los Angeles adjacent to the Convention Center, then under construction, on a site bounded by Figueroa, 11th, and Trenton Streets and Pico Boulevard. The site was comprised of surplus land left over from construction of the Convention Center. General plans called for a hotel, office tower, and small exhibit building on the site. Above or underground parking was also planned.²¹

However, in 1972, as the City prepared to put out a request for proposals for the work, Los Angeles Convention Center commissioners learned that the developer of a site in Bunker Hill was calling a planned shopping and office complex the Los Angeles World Trade Center.²² The complex, which had been under construction for a year prior, was originally planned as a five-level parking structure with a low-profile rooftop shopping plaza and a small amount of office space. The site,

²¹ Ray Herbert, "L.A.'s Thunder Stolen: Trade Center – What's in a Name?," *Los Angeles Times*, February 20, 1972, B.

²² "Fight to Regain 'Trade Center' Name Begins," *Los Angeles Times*, March 9, 1972, D1.



which had no formal name previously, was simply described as a parking structure with office and shopping plaza. It was intended to draw shopping activity to the new Bunker Hill redevelopment area. At the beginning of 1972, the developer, Bunker Hill Center Associates, announced that the complex would be more ambitious in scope; it would be a world trade center with a two-story international concourse and an eight-story office tower.²³ The developer noted that the switch in the concept for the building had been made about six months prior. The *Los Angeles Times* noted, "Behind the name switch, as well as the whole world trade center issue, is a series of frustrated attempts spanning more than 25 years to build such a center here and almost as many trying to develop the Bunker Hill renewal area."²⁴

Convention Center commissioners urged City officials to prevent the use of the name for the new site. However, the City had no legal right to the name. The City's only option was to pursue its original plans, though the *Times* expressed doubt that it would ever be built.²⁵ Construction for the Bunker Hill project was expected to be completed in the middle of 1973; a project by the City would not be completed by then. The dispute over the name led the Los Angeles Convention and Exhibition Center Authority Commission to pass a resolution urging the City to prevent the world trade center name from being used on anything but the City-sponsored project. Mayor Sam Yorty then asked the CRA to investigate how to prevent the name from being utilized elsewhere.

In response, Edward K. Rice, a partner in Bunker Hill Center Associates, said he would relinquish the name and return it to the City.²⁶ However, this promise came with conditions. Rice said he had to be convinced that the City's project was the best answer to the need for an international trade center and he wanted assurances that the City's project would proceed as quickly as possible.²⁷ Bunker Hill Center Associates renamed its project the Los Angeles International Financial Center.

Soon after, the City put out a request for proposals for its world trade center project but failed to receive any bids from developers prior to the deadline. The density of construction and a surplus of office space in Downtown were cited as reasons for the lack of interest in the proposed project.²⁸ It was unknown what would happen to the vacant (and valuable) site. In August 1973, Mayor Yorty formally relinquished the name "World Trade Center" to Bunker Hill Center Associates in the face of doubts about the viability of a City-sponsored world trade center adjacent to the Convention Center.²⁹

By October 1973, the Bunker Hill World Trade Center project was taking shape. The building was constructed by contractors C.L. Peck and Bunker Hill Builders. Conrad Associates, an architecture and engineering firm, and Unicon Parking Structures, Inc. were also indicated as being responsible

²³ "Trade Center Planned in L.A. Renewal Area," *Los Angeles Times*, January 13, 1972, D16; Herbert, "L.A.'s Thunder Stolen."

²⁴ Herbert, "L.A.'s Thunder Stolen."

²⁵ Herbert, "L.A.'s Thunder Stolen."

²⁶ Ray Herbert, "Accord Seen in Trade Center Name Dispute," *Los Angeles Times*, March 17, 1972, D2.

²⁷ Herbert, "Accord Seen in Trade Center Name Dispute."

²⁸ Ray Herbert, "City Fails to Lure Proposals for \$75 Million Trade Center," *Los Angeles Times*, October 19, 1972, C1.

²⁹ Ray Herbert, "Plans at Dead End: City Stuck with 'White Elephant' Trade Site," *Los Angeles Times*, August 26, 1973, 3.

for the construction.³⁰ The property was constructed with offices arranged around landscaped courtyards, each designed to reflect a different international tenant.³¹ The center was connected to neighboring buildings, including the Security Pacific National Bank, Bonaventure Hotel, a businessman's hotel, and Bunker Hill Towers, via elevated pedestrian walkways. The former three were planned or under construction, while Bunker Hill Towers was completed. Two commercial concourses would house shopping, banks, restaurants, and office space. The *Times* reported that the building's owners "expect it to become the business, cultural, and government core for international commerce, particularly for the Pacific Ocean nations."³²



Figure 23: World Trade Center as seen from Security National Bank Plaza, 1977.

Source: Los Angeles Public Library Photo Collection.

building," Richard King, the president of the center noted.³⁶ The property was eventually removed from the World Trade Centers Association, and the International Club moved to the Stock Exchange Club.

In 1979, Equitec '78 Real Estate Investors purchased the property. Haseko of Tokyo purchased the property in 1987 and owned it until 2004. Extensive research was not conducted into the various building tenants since the property's construction, as they have been numerous. Many of them were associated with international trade or business. Today, the World Trade Center Los Angeles,

The World Trade Center was completed in 1974 and formally opened in January 1975 with a ceremony presided over by Mayor Tom Bradley and attended by officials of the World Trade Centers Association, including the head of the World Trade Center in New York City.³³ Initial tenants included a branch district office of the U.S. Customs Service; consular offices; businesses associated with international trade; Mitsui Bank of California, subsidiary of Japan's Mitsui Bank; and the Japan Trader's Club of Los Angeles, an organization comprised of 200 Japanese firms doing business in Southern California. Other space was occupied by a Japanese restaurant, the Southern California Savings and Loan Association, and the Foreign Trade Association.³⁴ The building also housed an international social club, which catered to "magnates of the world business community."³⁵

However, after the building's celebrated opening, the overabundance of office space in Downtown at the time made leasing space to tenants difficult. The building became just "another commercial office

³⁰ Dick Turpin, "L.A. World Trade Center Taking Shape on Bunker Hill," *Los Angeles Times*, October 28, 1973, J1.

³¹ Turpin, "L.A. World Trade Center Taking Shape."

³² Turpin, "L.A. World Trade Center Taking Shape."

³³ "Bradley Presides at World Trade Center Opening," *Los Angeles Times*, January 21, 1975, 14.

³⁴ Turpin, "L.A. World Trade Center Taking Shape."

³⁵ Barbara Gius, "International Social Club Makes Debut," *Los Angeles Times*, January 19, 1975, J1.

³⁶ Nancy Yoshihara, "Office Glut Has Made Life Difficult for Downtown Center," *Los Angeles Times*, September 26, 1988, E5.



the principal occupant of the building, assists international companies looking to build or expand operations in Los Angeles, as well as helping local companies with exports overseas. The center's website proclaims that it "supports the development of international trade and business opportunities through [...] business assistance, educational and matchmaking programs."³⁷ The building remains home to businesses associated with international trade, as well as other retail and office space.

Alterations

The building permit record was consulted to document alterations to the property since it was completed in 1974. As the original building permit was not found information about the original contractor was taken from newspaper articles from the period, because the construction of the property was covered by the *Los Angeles Times*. Notwithstanding the lack of the original building permit, the record of construction activity for the property is incredibly extensive. Initial research indicates that much of the permit record consists of interior tenant improvements throughout the building's history. Since the building has had numerous tenants since the 1970s, this has resulted in a permit record that includes more than 1,200 permits.

³⁷ World Trade Center Los Angeles, "About MTCLA: Our Mission," accessed July 2018, <https://www.wtcla.org/our-mission>.



4. EVALUATION OF THE BUILDING AS A POTENTIAL HISTORICAL RESOURCE

4.1 Historic Contexts

The potential significance of a property must be evaluated within its historic context(s). Historic contexts are those patterns or trends in history by which a specific property is understood. The contexts, themes, and sub-themes discussed below were drawn from the *Los Angeles Citywide Historic Context Statement* and are relevant in judging the significance of the Project site. The most relevant context/theme for the property was Late Modernism, 1919-1980. Applicable sub-themes within the Late Modernism theme included Late Modernism, 1966-1980, and Sculptural (Glass Skin), 1966-1980. The property exhibits some characteristics of both of these styles in different aspects of its design. The Commercial Development, 1850-1980 context was also consulted. However, the building's history or use does not reflect any of the themes under this context.

Late Modernism, 1966-1980³⁸

The term "Late-Modern" was originally coined by architectural historian Charles Jencks, author of the book *Late-Modern Architecture and Other Essays* (1980). ... Similar to Post-Modernism, Late-Modernism developed as a reaction against Modernism, particularly in its Post-World War II Miesian version. Corporations adopted this version of Modernism as the proper expression of business architecture, which in its emphasis on "functionality" could be economical to build, if not cheap. Between 1950 and 1970 the result was numerous curtain-walled, box-shaped high-rises ubiquitous within most major cities in the western world. Late-Modernism is a highly specific design response against Modernism. Similar to the relationship between Renaissance and Mannerist architecture, by exaggerating and objectifying the visual semantics of Modernism, Late-Modernism breaks from a Modernist ideology whose dogma was obeyed with increasingly blind conformity during the postwar era. Like Post-Modernism, the Late-Modern approach involves a degree of irony; exaggerating Modernism's physical features, materials, and visual ideas to break away from its mandates.

Where Modernism glorified the Machine Age and the machine aesthetic, Late-Modernism often references high-tech and future aesthetics—referred to by Jencks as "Second Machine Age" architecture. The best-known Late-Modern examples of this are the Georges Pompidou Cultural Center in Paris (Renzo Piano and Richard Rogers, 1971-1974) and the Hong Kong and Shanghai Bank Headquarters in Hong Kong (Sir Norman Foster, 1981-1986). James Stirling, a British architect who elucidated an aesthetic of industrial technology in addition to shaping and skin-like curtain walls upon elevations, is seen as highly influential upon Late-Modern architecture.

Where Modernism employed the glass curtain on buildings such as the Lever House (1951-1952, New York City) by Skidmore Owings and Merrill, Late-Modernism exaggerates the smoothness of these surfaces, using minimal mullions and enclosing entire buildings in a wraparound grid and reflecting glass membrane. Often Late-Modernism takes visual cues from pre-World War II Modernism. ...

³⁸ The context information in this section was excerpted from the draft historic context "Late Modern Architecture – Theme 1: Late Modernism, 1965-1986" by Daniel Paul, 2008. The City is currently in the process of completing a Modernism historic context statement, but it was not published at the time that this report was written.



Late-Modern high-rises are stripped of the pre-existing columnar order of base, shaft, and capital that had dominated high-rise construction since its late nineteenth century beginnings. Many of these glass skin high-rises have shaping akin to minimalist sculptures and reacted to Miesian Modernism by “breaking apart the box,” through shaping, cuts, and chamfers, unless the box-quality was exaggerated as minimalist sculpture itself.

The eligibility standards and integrity considerations for Late Modernism, 1966-1980 are listed in **Table 1**, below.

TABLE 1: Late Modernism, 1966-1980	
Context: Architecture and Engineering, 1850-1980	
Sub-Context: L.A. Modernism, 1919-1980	
Theme: Late Modernism, 1966-1980	
Sub-Theme: Late Modernism, 1966-1980	
Property Type: Commercial	
Eligibility Standards	
<ul style="list-style-type: none"> • Was constructed during the period of significance • Exhibits quality of design through distinctive features • Is an excellent example of Late Modernism 	
Character-Defining/Associative Features	
<ul style="list-style-type: none"> • Retains most of the essential character-defining features from the period of significance • Absence of traditional ornamentation • Exteriors display a variety of textures and finishes • Geometric volumes, often with triangular and cylindrical forms as well as rectangular • Often with integral landscape and hardscape elements such as planters, parking lots, trees, and water features • Prominent signs • Steel windows • Stucco, often with a heavily textured or raked finish • Wood siding, at times diagonal or vertical • For the National Register, a property must possess exceptional importance if less than 50 years of age 	
Integrity Considerations	
<ul style="list-style-type: none"> • Should retain integrity of Location, Design, Materials, Workmanship, and Feeling from its period of significance • Original landscaping may have been altered or removed 	

Sculptural (Glass Skin)³⁹

As earlier Los Angeles Modernism expresses, the warm, sunny climate of the region fostered designs that integrated with nature, often through the generous use of glass. This climate also allowed for the use of experimental or unorthodox building materials, often appropriated from the local aerospace industry. During the postwar years and into the 1980s, Los Angeles was the global capital of the world's aerospace and high-tech industries.

Architecturally, Los Angeles in the 1960s was still an open field where architects were free to be whimsical, experimental, or in large-scale buildings where cost was an issue—characterless. Because the city was booming during the period after World War II, many of the region's most successful architecture firms were large-scale companies that focused on engineering, public works projects, and meeting with speed the critical needs of a rapidly expanding, booming region. Los Angeles did not have a full-time architectural critic until 1969 when the *Los Angeles Times* hired John Pastier. In 1964, the large Los Angeles office of Daniel Mann Johnson and Mendenhall (DMJM) hired Cesar Pelli as their first Director of Design. Pelli immediately hired Anthony J. Lumsden as his assistant. Both architects were from the office of Eero Saarinen, an office known for a team approach and for creating wholly new designs for each given project: the antithesis of Miesian Modernism. Saarinen's work is often called "Expressionist," which was a somewhat derisive term from International Style purists.



Figure 24: Century City Medical Plaza, Cesar Pelli and Anthony Lumsden for DMJM, 1966-1969, 1972. Source: "Late Modernism, 1965-1986" by Daniel Paul, 2008.

In 1966, for the Century City Medical Plaza project, Pelli and Lumsden designed a tower that was entirely clad in solar performance glass, which had been introduced to the market in 1964 both by Pittsburgh Plate Glass (PPG) and Libbey-Owens-Ford (L-O-F). The warm climate of Los Angeles fostered the use of this new, experimental building medium. By reversing the mullions so that they only protrude out 3/8" across the entirety of all elevations from the very top to the bottom, Pelli and Lumsden undid the downward gravitational pull often seen in Miesian modern high-rises, with their protruding vertical mullions. In reference to this break from the much copied Miesian system, this new design was called a "non-directional, non-gravitational" glass skin by Pelli and Lumsden. This term itself indicates the lightweight, anti-monumentalist intentions of the design and is also a reference to the surrounding atmosphere, and high-technology itself.

The Century City Medical Plaza is the earliest known building anywhere to be entirely clad in a smooth, isotropic grid of low mullions and performance glass. Although DMJM was now sensitive to design matters, many of its clients were still large entities concerned more with budget than design. The reversed mullion used less aluminum, and the solar performance glass was designed

³⁹ The context information in this section was excerpted from the draft historic context "Late Modern Architecture – Theme 1: Late Modernism, 1965-1986" by Daniel Paul, 2008. The City is currently in the process of completing a Modernism historic context statement, but it was not published at the time that this report was written.

to reduce energy costs. These cost issues are part of the reason why Pelli and Lumsden's design would become a corporate vernacular across the country and into the western world until the mid-1980s.

Cesar Pelli would leave DMJM in 1968 to become Design Director at Victor Gruen Associates, and Lumsden would become Vice-President and Design Director of DMJM. Cesar Pelli and Anthony



Figure 25: Century Bank, Los Angeles, 1969-1972. Source: "Late Modernism, 1965-1986" by Daniel Paul, 2008.

Lumsden were the first in Western architecture to devote the body of their work to exploring the glass skin design system. Though the Century City Medical Plaza was a box shape, between 1960 and 1974 Lumsden designed three high-rises along Wilshire Blvd that broke apart the box in successively greater degrees. According to Lumsden, the construction cost of these buildings never exceeded \$16.00/ square foot.

Anthony Lumsden saw his early works as integrated with and playing off of nature. One Park Plaza features a large rooftop garden over the Parking structure in a manner akin to Le Corbusier, and his Century Bank building has a protruding elevation for the sole purpose of giving people views of the Santa Monica Mountains. Lumsden compared the various shapes of his buildings to animals in nature, where their bone structure is fundamentally similar, and all are clad in a skin. Yet through evolution and adaptation, their sizes or shapes are varied. Lumsden's buildings are often they are shaped or situated to take advantage of specific views of the surrounding landscape, or to allow greater or lesser degrees of light from different points.

Other notable Late-Modern glass skin works in the Los Angeles region include the FAA West Coast headquarters (DMJM (Cesar Pelli and Anthony Lumsden, 1966-1973)); the Superior Court Building (formerly CNA Insurance headquarters, Langdon and Wilson, 1971); the Bonaventure Hotel (John Portman, 1974-1976), The Pacific Design Center (West Hollywood, Cesar Pelli for Gruen Architects, 1971-1975); Fluor Headquarters (Irvine, CA, Welton Becket Associates, 1973-1978) and the Crystal Cathedral (Garden Grove, CA, Philip Johnson and John Burgee, 1977-1980). Numerous smaller scale examples which are not researched and documented are abundant in the region. Within Los Angeles proper, many these buildings appear along Ventura Boulevard, downtown, along the 405 freeway, nearby LAX, and in the later-developed western edge portions of the valley, among other places. Aside from DMJM and Victor Gruen Associates—where Cesar Pelli became Design Director in 1968, other local firms focused on Late-Modern Glass Skin Architecture include Langdon and Wilson, and Herbert Nadel Associates.

The eligibility standards and integrity considerations for Sculptural (Glass Skin), 1966-1980 are listed in **Table 2**, below.



TABLE 2: Sculptural (Glass Skin), 1966-1980

Context: Architecture and Engineering, 1850-1980
Sub-Context: L.A. Modernism, 1919-1980
Theme: Late Modernism, 1966-1980
Sub-Theme: Sculptural (Glass Skin), 1966-1980
Property Type: Commercial
Eligibility Standards
<ul style="list-style-type: none"> • Was constructed during the period of significance • Exhibits quality of design through distinctive features • Is an excellent example of the Sculptural architectural style
Character-Defining/Associative Features
<ul style="list-style-type: none"> • Retains essential character-defining features from the period of significance • Glass skins are typically set in a Cartesian grid of small metal mullions • May have sharply articulated angles and distinctive geometric forms • Smooth, continuous surfaces over the primary massing or entirety of the building • Typically displays bold, sculptural forms, often with chamfers or cut-outs • Usually rendered in a single monochromatic material, such as glass skin or concrete • Window or door articulation may be subsumed into distinctive cladding or distinctive shape • For the National Register, a property associated with events that date from the last 50 years must possess exceptional importance
Integrity Considerations
<ul style="list-style-type: none"> • Should retain integrity of Location, Design, Materials, Workmanship, and Feeling from its period of significance • Original landscaping may have been altered or removed • Painting of originally exposed concrete acceptable • Removal of exterior light fixtures or original signage acceptable

4.2 National Register of Historic Places

Criterion A

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. The property does not fit within any themes or sub-themes established in the SurveyLA



Commercial Development context.⁴⁰ Therefore, it was evaluated within the more general context of the development of Downtown Los Angeles, particularly the redevelopment of Bunker Hill.

The redevelopment of Bunker Hill in the 1960s aimed to clean up an area that had become what was considered at the time as one of the city's worst slums. The Bunker Hill area is roughly bounded by what is now Interstate 110 (Harbor Freeway) on the west, 5th Street on the south, Hill Street on the east, and 1st Street on the north. The World Trade Center is located in the heart of this area, which is primarily commercial in use though it also contains a concert hall, museums, and multi-family residential buildings. The area's redevelopment began in the 1960s when the City began to purchase and demolish properties in a 30-block zone purchased through eminent domain. By the end of the decade, nearly every pre-existing structure in the area had been demolished. Union Bank Plaza (1966) was the first new building constructed in the area, which would eventually become the financial center of Los Angeles.

In evaluating a property's significance under Criterion A, one must consider the larger events or trends with which it is associated. *National Register Bulletin #15* states that "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well."⁴¹ Though it is within the redevelopment plan area, the property was one of the many buildings erected during the 1970s on Bunker Hill. It does not have an important association with the redevelopment of Bunker Hill, nor does it represent the history of Bunker Hill in any significant way.⁴² Examples of other properties that are more closely associated with the redevelopment of Bunker Hill are Union Bank Plaza (1966), the first building to be constructed as part of the area's redevelopment, or other earlier buildings. By the mid-1970s when the World Trade Center was completed, the area was already well-established as a commercial center. Therefore, the property does not appear to be significant under Criterion A.

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. The property housed offices for a variety international companies, though nearly all of these were branch locations. The building is also known to have housed the headquarters for at least one company, the Mitsui Bank of California, a subsidiary of Mitsui Bank Limited in Tokyo. The Mitsui Bank of California had its headquarters in the building from 1974 to 1981.⁴³ The property was also home to the city's first international social club, which was said to be comprised of "magnates of the world business community."⁴⁴

The property has had numerous occupants since its construction in 1974. However, no individuals of apparent significance were found during the course of research to be closely associated with

⁴⁰ Office of Historic Resources, Department of City Planning, "Historic Context Statement Outline," SurveyLA: Los Angeles Historic Resources Survey, accessed October 1, 2019, https://preservation.lacity.org/sites/default/files/SurveyLA_HistoricContextStatementOutline_July2018.pdf.

⁴¹ "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," National Park Service, Cultural Resources, eds. Patrick Andrus and Rebecca Shrimpton, accessed July 2018, <https://www.nps.gov/nr/publications/bulletins/nrb15/>.

⁴² Turpin, "L.A. World Trade Center Taking Shape on Bunker Hill."

⁴³ "Mitsui Bank to Anchor New 20-Story Building," *Los Angeles Times*, March 15, 1981, J20.

⁴⁴ Barbara Gius, "International Social Club Makes Debut," *Los Angeles Times*, January 19, 1975, J1.



the building. It is possible that individuals belonging to the international social club may have been significant for their contributions to the business community or for other reasons, but research did not identify any such individuals. In addition, the significance of such individuals would be better represented by other buildings such as a company headquarters or place of residence, not the location of a social club of which they happened to be a member. Furthermore, any individuals that were potentially significant in a manner that could be associated with the property would have to be considered exceptionally significant since their contributions to history would have occurred within the last 50 years. The research conducted for this report indicates this does not appear to be the case.

For these reasons, the property does not appear to be associated with the lives of significant individuals and does not appear to be significant under Criterion B.

Criterion C

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

The property has elements of both Late Modernism and Sculpturalist (Glass Skin) architecture. Late Modernism was a reaction against Modernism and often referenced high tech and futuristic aesthetics. High-rise buildings designed in these styles no longer referenced the Classical column with a delineated base, shaft, and capital; this design vocabulary had been an aspect of high-rise commercial architecture since the late nineteenth century. Some buildings designed in the style even used non-traditional shapes so that they were more akin to sculptures clad in glass.

The World Trade Center possesses some character-defining features of the style, including lack of traditional ornamentation, integrated landscape elements (in this case, courtyards and concrete planters), steel windows, and prominent signs (though non-original, the building's existing signs are similar in placement, size, and configuration). However, the property is a typical rather than an excellent example of the style. It lacks some of the more distinctive stylistic features of Late Modern architecture, such as the use of geometric volumes (often triangular and cylindrical in addition to rectangular) and a departure from the traditional box-like or columnar form of the skyscraper. Moreover, the dominant visual element of the building is that of a utilitarian concrete parking structure.

The thirteen-story office tower located at the southwest corner of the building possesses some elements of Glass Skin architecture including windows set in a grid of small metal mullions and window articulation subsumed into the overall façade. While much of the office tower is clad in glass, concrete is present at the corners of the tower. Typical buildings in this style are clad in a single material (usually glass or concrete). Therefore, while the office tower has some characteristics of the style, it is not an excellent or even typical example of the style, especially when compared to other buildings of the style in Los Angeles. Such examples include the FAA West Coast headquarters (1966-1973) and the Bonaventure Hotel (1974-1976), located directly to the southwest. The property, therefore, is not significant under this aspect of Criterion C.

The project was originally planned as a parking structure with a rooftop shopping mall. Approximately a year into construction, the developer changed plans to add an eight-story office building and two-level retail concourse on top of the parking structure (for a total of thirteen



stories).⁴⁵ Though the use changed during project construction, its parking structure remained, and the building provided parking for the surrounding area after completion. The building is not a particularly excellent example of an office tower from the period in which it was constructed or of a parking structure; both are ubiquitous building types in Downtown and Los Angeles in general.

The building is constructed primarily of concrete, glass, and steel. These are typical construction materials from the period. The building does represent a particular method of construction, however, known as Unicon. The *Times* noted that the building “use[d] the functional modular system (Unicon), employing the concrete table construction method for its parking levels.”⁴⁶ Unicon modules were developed by Conrad Associates, the builder of the property. An issue of *Contractors and Engineers Magazine* detailed the process for a previous parking structure that utilized the system:

“Looking like huge concrete tables, frames forming complete bays stack together for a 3-story parking garage at Los Angeles International Airport. The patented system, known as Unicon, cuts on-site construction time and provides long-span bays for parking convenience. An unusual feature is that the building is demountable: the precast units can be disassembled and relocated if that ever should be desirable. The second Unicon parking structure at the L.A. airport, this structure has alternate bays that are the precast table-shape frames, which measure 10 feet wide, 10 feet high, and 60 feet long. Precast 1- by 60-foot flat slabs, set on ledges in the frames, span between them to complete the floor system.”⁴⁷

The retaining walls and some portions of the parking ramps were cast in place using traditional methods. The precast slabs were created at a plant and then driven on specially-designed trucks to each building site. The precast modules were then lifted and set in place with the help of a crane.⁴⁸ The system appears to have been innovative in the construction of parking structures. However, it was being utilized in 1970 for the parking structures at Los Angeles International Airport and was subsequently used for many of the parking structures constructed by Conrad Associates. The World Trade Center was not one of the first buildings to use the system. By the time the World Trade Center was constructed, the system had been utilized several times. The building therefore cannot be considered significant for its use of this particular method of parking structure construction. The building is therefore not significant for embodying the distinctive characteristics of a type, period, or method of construction.

The building was constructed by Conrad Associates, a Van Nuys-based division of Conrad Building Systems. The company was a nationwide architecture, engineering, and construction company that specialized in parking structures and designed over 200 parking structures around the country.⁴⁹ It had offices in Oakland, New York, and Chicago.⁵⁰ The majority of the firm's projects were parking structures. Conrad Associates formed in 1970 when T.Y. Lin (also spelled Lynn) and Associates of Los Angeles, the Lin affiliate in Chicago, and Conrad Engineers in Los Angeles

⁴⁵ Ray Herbert, “World Trade Center on Bunker Hill Planned,” *Los Angeles Times*, January 13, 1972, C1.

⁴⁶ Dick Turpin, “Retail Mall Will Top Parking Structure,” *Los Angeles Times*, March 14, 1971, K1.

⁴⁷ “Precast Concrete Frames Speed Construction of Demountable Garage,” *Contractors and Engineers Magazine*, 66-67 (August 1970): 24.

⁴⁸ “Precast Concrete Frames Speed Construction,” 25.

⁴⁹ “Baldon Elected President of Building Firm,” *Los Angeles Times*, September 16, 1973, J11.

⁵⁰ “New Office Planned,” *Los Angeles Times*, February 4, 1973, 26.



merged. Edward K. Rice was the president.⁵¹ No information was found to indicate that the company would be considered a master.

High artistic value typically refers to “an aesthetic ideal,” such as stained glass or sculpture. The concrete frieze in the building lobby is entitled “The History of World Commerce” and was designed by Tony Sheets, son of well-known Los Angeles artist Millard Sheets. Sheets (1942-) is a painter, sculptor, and designer who has been working since 1972. He typically works with metal, cast stone, poured concrete, sand, cement, and resin.⁵² Other examples of his work include “Issei No Yme,” a sculpture in Little Tokyo (222 S. Central Avenue) and “L.A. Evolves” a six-story mural cast in concrete relief (333 S. Spring Street).⁵³ *National Register Bulletin #15* states that “a property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal.”⁵⁴ Additionally, *Bulletin #15* states that a property associated with a living person is rarely eligible.⁵⁵ As Sheets is still working as an artist, there is not sufficient perspective to evaluate his career. This does not appear to be the case with “The History of World Commerce.” It evokes earlier WPA-style reliefs and murals of the 1930s, but it does not articulate a particular, unique concept of design that would lead it to express an aesthetic ideal or high artistic value. Furthermore, since it is less than 50 years of age, it would have to be of exceptional significance, and this does not appear to be the case. No information was found indicating that it is considered to be significant or exceptionally significant in the history of art.

The last aspect of Criterion C, representing a significant and distinguishable entity whose components lack individual distinction, refers to historic districts. The surrounding area of Bunker Hill was redeveloped beginning in the 1960s and 1970s; though it represents a concerted development effort, it was not examined as a potential historic district for the purposes of this report. Bunker Hill was not identified as a potential historic district by SurveyLA. The area was redeveloped over a relatively long period of time (in fact, development of vacant sites in the area continues to this day) and it does not convey a sense of a discrete time and place. Furthermore, the redevelopment of Bunker Hill was a relatively recent project. Not enough time has passed to gain proper perspective as to the potential significance of the project as a whole, if any. For these reasons, the subject property was evaluated individually.

For all the reasons outlined above, the property does not appear to be significant under Criterion C.

Criterion D

To be eligible for listing under Criterion D, a property's physical material must have yielded, or may be likely to yield, information important to history or prehistory.

⁵¹ “Three Firms Merge to Form New Company,” *Los Angeles Times*, February 8, 1970, J22.

⁵² CRA/LA “John A. (Tony) Sheets,” accessed July 25, 2018, http://www.crala.org/internet-site/Other/Art_Program/artist_list/tony_sheets.cfm.

⁵³ CRA/LA, “Art Projects: John A. (Tony) Sheets, Issei No Yme,” accessed July 25, 2018, http://www.crala.org/internet-site/Other/Art_Program/artist_list/tony_sheets3.cfm; CRA/LA, “Art Projects: John A. (Tony) Sheets, L.A. Evolves,” accessed July 25, 2018, http://www.crala.org/internet-site/Other/Art_Program/artist_list/tony_sheets.cfm.

⁵⁴ *National Register Bulletin #15*, 20.

⁵⁵ *National Register Bulletin #15*, 16.



This criterion generally applies to archaeological resources but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for the subject property. Therefore, it does not appear to be significant under Criterion D.

Criteria Consideration G

Since the property is less than 50 years of age, Criteria Consideration G must be applied. There is no evidence that the property is of significance or exceptional importance. The property does not meet Criteria Consideration G.

Integrity

Since the property was not found to be significant under any of the four criteria, it was not necessary to analyze integrity.

Conclusion

There is no evidence that the World Trade Center, located at 350 S. Figueroa Street, possesses historical or architectural significance. Though it retains integrity, it does not appear to be eligible for the National Register under any criteria.

4.3 California Register of Historical Resources

The California Register criteria for eligibility mirror those of the National Register. Therefore, the property appears to be ineligible for listing on the California Register for the same reasons outlined above.

4.4 Los Angeles Cultural Heritage Ordinance

Likewise, because the City of Los Angeles criteria were modeled on the National and California Registers criteria, the property appears to be ineligible for designation as an HCM for the same reasons outlined above.

5. HISTORICAL RESOURCES IN THE STUDY AREA

As summarized **Table 3** below, the Study Area contains seven previously identified historical resources (see **Figure 26** below). Two are the sites of buildings no longer extant; they are included in the table below for reference, but potential impacts will not be analyzed since the proposed Project has no potential to impact historical resources that are no longer extant. The remainder of the historical resources (#1-5) were identified by SurveyLA in 2016. For the purposes of this report, and in order to provide a conservative analysis of the Project's potential impacts, properties that have been identified as eligible for designation through the SurveyLA process are presumed to be historical resources.⁵⁶ These properties were not researched or evaluated on an intensive-level by GPA to independently determine their eligibility as historical resources. Instead, this report merely incorporates SurveyLA's findings regarding the eligibility of these historical resources.

⁵⁶ State CEQA Guidelines Section 15064.5.

TABLE 3: Historical Resources in the Study Area

Map Ref. No.	APN	Address	Building Name	Status Code/Designation
1	5151-016-013	222 S. Figueroa Street	Bunker Hill Towers	3S/3CS/5S3
2	5151-014-031	333 S. Hope Street	Bank of America Plaza	3CS/5S3
3	Various	404 S. Figueroa Street	Westin Bonaventure	3CS/5S3
4	5151-020-006	445 S. Figueroa Street	Union Bank Building	3S/3CS/5S3
5	None	None	Calvin S. Hamilton Pedway System	5S3
6	5151-014-031	339 S. Bunker Hill Avenue (now Hope Street)	The Salt Box (Site of) (now Bank of America Plaza)	HCM #5
7	5151-014-031	325 S. Bunker Hill Avenue (now Hope Street)	The Castle (Site of) (now Bank of America Plaza)	HCM #27

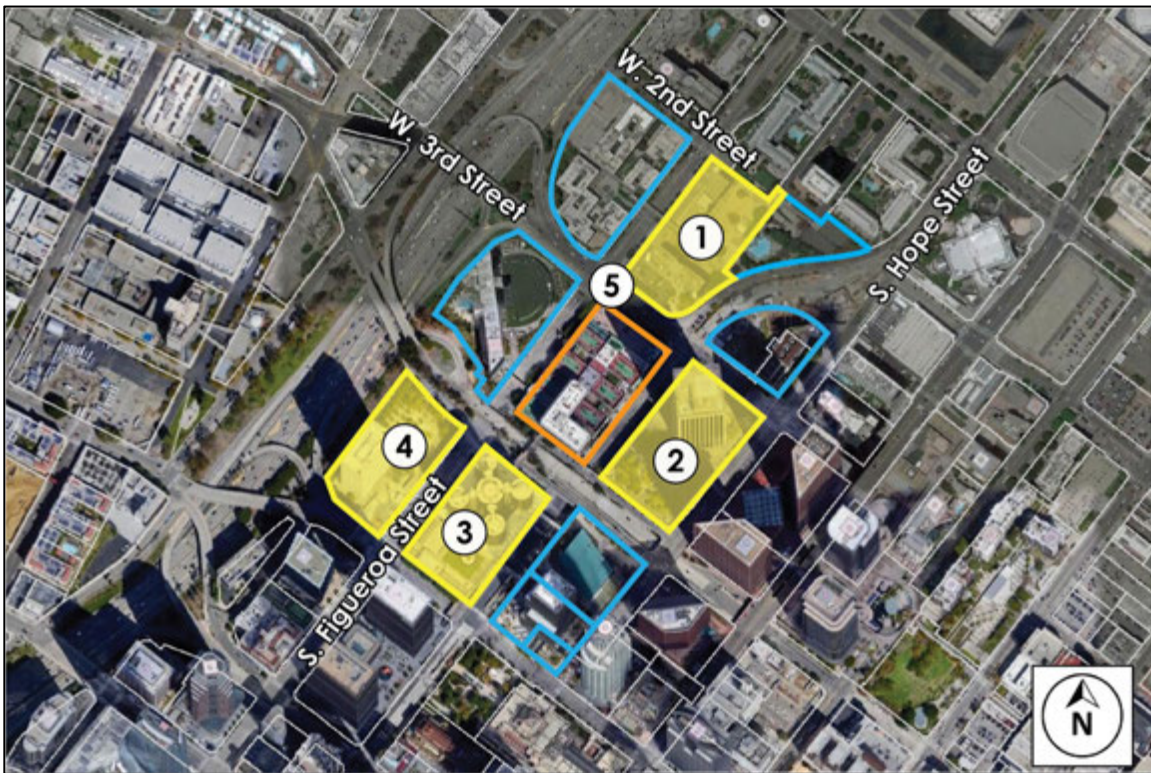


Figure 26: Historical resources in the Study Area are shown in yellow (Base map courtesy of ParcelQuest).

Bunker Hill Towers, 222-234 S. Figueroa Street (Map Reference #1)

Bunker Hill Towers is a multi-family residential complex that was recorded as a historic district for the purposes of SurveyLA. The complex, which occupies a city block, comprises three residential towers constructed between 1966 and 1968. Two of the buildings are 19 stories, while the third is 32 stories in height. Also located on the site are hardscape plazas, tennis courts, terraces, a swimming pool, and a variety of landscape features. The property was evaluated as eligible for the National and California Registers and as an HCM as a “significant example of a residential property associated with patterns of urban redevelopment in Downtown Los Angeles after World War II” and “an early and influential component of the redevelopment plan that re-shaped Bunker Hill after World War II.”⁵⁷ It was also evaluated under the Architecture and Engineering context (“Corporate International, 1946-1976” sub-theme) as “an excellent example of Corporate International architecture as applied to a multi-family residential complex and is the work of noted Los Angeles architect and planner Robert E. Alexander.”⁵⁸



Figure 27: Bunker Hill Towers, looking northeast from 3rd and Figueroa Streets (GPA, 2019).

Bank of America Plaza, 333 S. Hope Street (Map Reference #2)

The 55-story Bank of America Plaza building was constructed in 1974. The building was evaluated as eligible for the California Register and as an HCM as “an excellent example of a 1970s corporate office tower in Downtown Los Angeles [...] associated with patterns of corporate growth and development in Los Angeles after World War II.” It was recorded under the “The Rise of Corporations and Corporate Types, 1945 – 1980” theme and the “Corporate Office Buildings, 1945-1980” sub-theme. It was also evaluated under the Architecture and Engineering context

⁵⁷ “Bunker Hill Towers,” HistoricPlacesLA: Los Angeles Historic Resources Inventory, accessed September 5, 2019, <http://www.historicplacesla.org/reports/8d541c4f-7c20-42cb-acb0-31cce729000b>.

⁵⁸ “Bunker Hill Towers,” HistoricPlacesLA: Los Angeles Historic Resources Inventory, accessed September 5, 2019, <http://www.historicplacesla.org/reports/8d541c4f-7c20-42cb-acb0-31cce729000b>.

("Corporate International, 1946-1976" sub-theme) as an excellent example of "Corporate International commercial architecture in Downtown Los Angeles [and the] work of noted Los Angeles architectural firm A.C. Martin and Associates."⁵⁹ It was not found to be eligible for listing in the National Register because it was less than 50 years of age at the time of the survey and was not found to be of exceptional importance.



Figure 28: Bank of America Building from the corner of 4th and Hope Streets (GPA, 2019).

Westin Bonaventure, 404 S. Figueroa Street (Map Reference #3)

The Westin Bonaventure, constructed in 1976, was evaluated as eligible for the California Register and as an HCM within the Commercial Development, 1850-1980 context and Hotels, 1880-1980 theme. It was evaluated as an "excellent example of a post-World War II hotel in Downtown Los Angeles, exhibiting essential characteristics of the property type" and for reflecting the commercial development of Los Angeles in the post-World War II period. The evaluation states that it "is notable for its futuristic design and embrace of the innovative 'atrium hotel' concept that is characteristic of architect John Portman's body of work."⁶⁰

The building was also evaluated as eligible under the Late Modernism, 1966-1980 theme as an "excellent example of Late Modern commercial architecture in Downtown Los Angeles [and the]

⁵⁹ "Bank of America Plaza," HistoricPlacesLA: Los Angeles Historic Resources Inventory, accessed September 5, 2019, <http://www.historicplacesla.org/reports/e5433adf-186b-4697-abc3-f24739a5c15f>.

⁶⁰ "The Westin Bonaventure," HistoricPlacesLA: Los Angeles Historic Resources Inventory, accessed September 5, 2019, <http://www.historicplacesla.org/reports/31afc00a-f34d-427f-a739-22277c782aa2>.

work of noted architectural firm John Portman and Associates.”⁶¹ It was not found to be eligible for listing in the National Register because it was less than 50 years of age at the time of the survey and was not found to be of exceptional importance.



Figure 29: The Westin Bonaventure from the corner of 5th and Flower Streets, looking north (GPA, 2019).

Union Bank Building, 445 S. Figueroa Street (Map Reference #4)

The Union Bank Building is a high-rise office building constructed in 1966. It was evaluated as eligible for the National and California Registers and as an HCM under the “The Rise of Corporations and Corporate Types, 1945 – 1980” theme and the “Corporate Office Buildings, 1945-1980” sub-theme. It was found eligible as an “excellent example of a 1960s corporate office tower in Downtown Los Angeles [...] associated with patterns of corporate growth and development in Los Angeles after World War II.”⁶² It was also found eligible as an excellent example of Corporate Modernism within the L.A. Modernism, 1919-1980 sub-context.

⁶¹ “The Westin Bonaventure,” HistoricPlacesLA: Los Angeles Historic Resources Inventory, accessed September 5, 2019, <http://www.historicplacesla.org/reports/31afc00a-f34d-427f-a739-22277c782aa2>.

⁶² “Union Bank Building,” HistoricPlacesLA: Los Angeles Historic Resources Inventory, accessed September 6, 2019, <http://www.historicplacesla.org/reports/1d61487d-d1ce-4c8a-943d-7c4ad78bb874>.



Figure 30: Union Bank Building from 5th and Figueroa Streets (GPA, 2019).

Calvin S. Hamilton Pedway System (Map Reference #5)

The Calvin S. Hamilton Pedway System is located throughout Bunker Hill, generally within the area bounded by W. 3rd, W. 5th, Flower, and Figueroa Streets (see **Figure 33** below). It was recorded by SurveyLA as a “significant example of pedestrian infrastructure in Downtown Los Angeles.”⁶³ It was “conceived in the 1960s as a means of improving the quality of pedestrian circulation and was also envisioned as part a mechanized ‘people mover’ system that was never built.” It was named for then Director of City Planning Calvin S. Hamilton and was constructed between 1974 and 1981. The pedway system was evaluated for local eligibility only due to its age.

⁶³ “Calvin S. Hamilton Pedway System,” HistoricPlacesLA: Los Angeles Historic Resources Inventory, accessed September 9, 2019, <http://www.historicplacesla.org/reports/7c6e0b5f-58ff-478e-b4be-a5a756a6c99c>.



Figure 31: Pedway system at the corner of 3rd and Figueroa Streets (GPA, 2019).



Figure 32: Pedway system adjacent to the Project site on Figueroa between 3rd and 4th Streets (GPA, 2019).

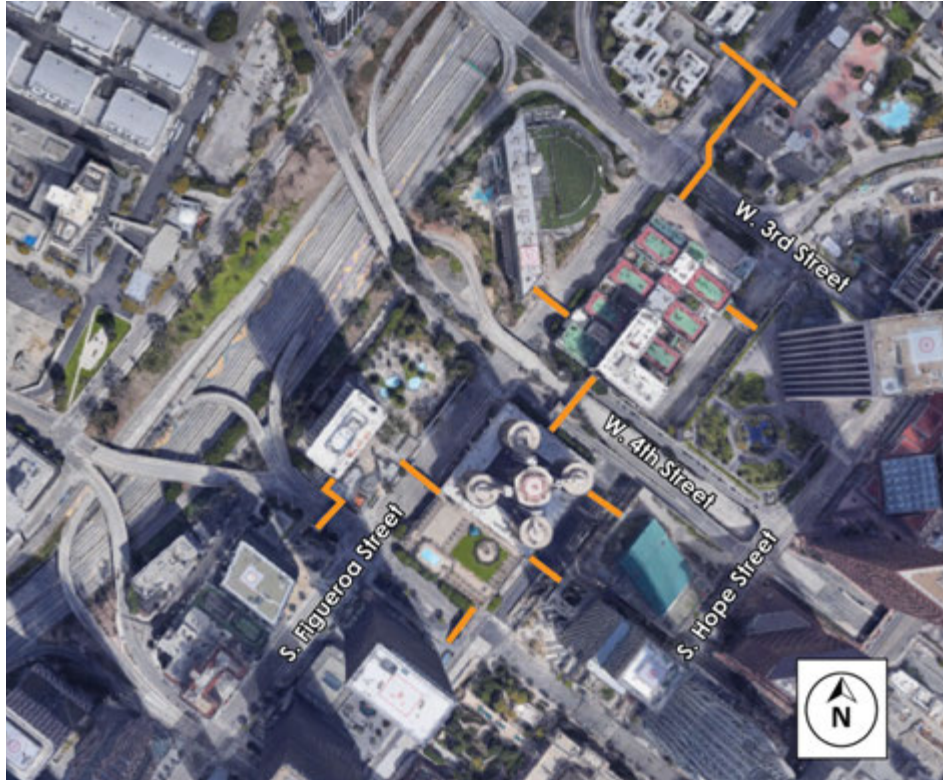


Figure 33: Map showing the pedway system on Bunker Hill (Base map courtesy of Google Maps).



6. PROJECT IMPACTS

6.1 Determining the Significance of Impacts on Historical Resources

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

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

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

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

Title 14 California Code of Regulations Section 15064.5(b)(2) in turn explains that a historical resource is "materially impaired" when a project:

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

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

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

As such, the test for determining whether or not a proposed Project would have a significant impact on an identified historical resource is whether or not the project would alter in an adverse manner the physical integrity of the historical resource such that it would no longer be eligible for listing in the National or California Registers or other landmark programs such as the list of HCMs.

6.2 Secretary of the Interior's Standards

Projects that may affect historical resources are considered to have a less than significant impact if they are consistent with the Secretary of the Interior's Standards for the Treatment of Historic



Properties (Standards).⁶⁴ Projects with no other potential impacts are eligible to qualify for a Class 31 exemption under CEQA if they are consistent with the Standards.⁶⁵ The Standards were issued by the National Park Service, and are accompanied by Guidelines for four types of treatments for historical resources: Preservation, Rehabilitation, Restoration, and Reconstruction. It is not anticipated that the proposed Project would involve the alteration of any of the historical resources in the vicinity. Should the segment of the Calvin S. Hamilton Pedway System at 4th and Figueroa Streets (pedestrian bridge) be inadvertently damaged by construction of the proposed Project (which is not anticipated), that bridge would be repaired in compliance with the Standards. The *Standards for Rehabilitation* are as follows:

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

⁶⁴ 14 California Code of Regulation §15126.4(b).

⁶⁵ 14 California Code of Regulations §15331.



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

6.3 Project Description

The proposed Project would involve the removal of the southern portion of the existing building at 4th and Flower Streets and the construction of a 41-story multi-family residential tower at that location. The maximum height limit of the proposed tower is 783 feet. Specifically, the Project would involve the removal of 29,500 square feet of the existing 330,000 square foot commercial building. The proposed residential tower would be 624,500 square feet in area. Construction would be of aluminum and glass, with exterior lighting on the façade at the ground level and roofline. One-, two-, and three-bedroom residential units would be provided in the proposed tower.

The existing parking structure would provide parking spaces for the proposed residential units. Existing parking structure access points along Figueroa and Flower Streets would remain; the existing automobile entrance on Figueroa Street would become a dedicated residential entrance as well as an off-street residential drop-off. Open space would be provided on the roof of the tower in addition to space currently on the roof of the existing building, which would be re-landscaped. Streetscape improvements would include sidewalk widening per City standards, planting of new street trees, and the installation of additional lighting. The pedestrian bridge attached to the building's southwest side across Figueroa Street (north of the intersection of 4th and Figueroa Streets) would, in accordance with proposed mitigation, be stabilized in place during demolition and construction of the residential tower. The other pedestrian bridges attached to the building would remain in place away from the proposed construction and would therefore not be impacted.

6.4 Analysis of Project Impacts

The proposed Project has the potential to impact historical resources on the Project site, adjacent to the Project site, and in the vicinity. The following discussion analyzes the potential impacts of the Project.

Project Site

The proposed Project involves the demolition of the portion of the building on the Project site. Since the property on the Project site was not found to be a historical resource, there is no potential for direct impacts to the property.

Project Site Adjacent (Portion of the Calvin S. Hamilton Pedway System)

The pedway segment, that is the pedestrian bridge, across Figueroa Street north of 4th and Figueroa Streets would be stabilized in place during construction of the proposed residential tower. The Project does not propose the demolition of any portion of the pedestrian bridge adjacent to the Project site. The pedestrian bridge will be treated in accordance to the design standards laid out in the Bunker Hill Specific Plan (Ordinance No. 182576) Section 9.C. Should any inadvertent damage to the pedestrian bridge across Figueroa Street be sustained during construction, it would be repaired as necessary in a manner consistent with the Bunker Hill Specific



Plan Section 9.C. In addition, mitigation measures are recommended to ensure compliance with the Standards in the event of damage during construction. Projects that comply with the Standards are considered mitigated to a less than significant level (see Section 6.5).

Historical Resources in the Study Area

The Project would introduce a 41-story residential tower in the vicinity of four potential historical resources in the Study Area: Bunker Hill Towers, Bank of America Plaza, Westin Bonaventure, Union Bank Building. It was therefore necessary to analyze the potential for indirect impacts.

Indirect impacts are reasonably foreseeable and caused by a project, but occur at a different time or place from the project.⁶⁶ In determining the potential indirect impact of adjacent new construction on four of the five historical resources in the Study Area, the central question is whether the proposed Project would cause a “material impairment” to the significance of the nearby historical resources.⁶⁷ Material impairment occurs where a project demolishes or alters the physical characteristics that convey the significance of a historical resource and that justify its inclusion in or eligibility for inclusion in national, state, or local landmark or historic district programs pursuant to the requirements of CEQA. Such an effect would only occur if the historical resources in the Study Area no longer retained sufficient integrity to convey their significance as a result of the proposed Project.

According to “National Register Bulletin #15,” there are seven aspects of integrity: feeling, association, workmanship, location, design, setting, and materials. The Project is physically separated from all historical resources by wide thoroughfares (with the exception of the pedestrian bridges attached to the World Trade Center). Because the proposed Project would not alter the physical features of four of the five historical resources in the Study Area, the only relevant aspect with respect to the indirect impact of the new residential tower on these historical resources is setting. Setting refers to the character of the place in which the historical resource is situated within the boundaries of the property or historic district as well as the resource’s broader surroundings. This analysis considers whether the integrity of setting of the historical resources in the Study Area would be diminished by the new construction to the degree that they would no longer qualify as historical resources under national, state, or local landmark programs.

The property to the north of the Project site, Bunker Hill Towers, was evaluated as eligible under National Register Criterion A for its association with the urban redevelopment of Bunker Hill in the 1960s and under Criterion C as an excellent example of Corporate International style architecture and the work of architect Robert E. Alexander. One of the towers has been converted to residential condominiums, and the central court has been re-landscaped. The SurveyLA evaluation in 2016 stated that the property retained all aspects of integrity, including setting.⁶⁸

Bank of America Plaza, to the east of the Project site, was evaluated as eligible under California Register Criterion 1 for its association with patterns of corporate growth and development in Los Angeles in the post-World War II period and under Criterion 3 as an example of the Corporate

⁶⁶ 14 California Code of Regulations §15358 (a)(2).

⁶⁷ Public Resources Code §21084.1; 14 California Code of Regulations §15064.5(b).

⁶⁸ “Bunker Hill Towers,” HistoricPlacesLA: Los Angeles Historic Resources Inventory, accessed September 5, 2019, <http://www.historicplacesla.org/reports/8d541c4f-7c20-42cb-acb0-31cce729000b>.



International style. It was found to retain all aspects of integrity, including setting, when it was evaluated as part of SurveyLA in 2016.⁶⁹

The Westin Bonaventure Hotel, to the south of the Project site, was evaluated as eligible under California Register Criterion 1 and 3 as an excellent example of a post-World War II hotel in Downtown Los Angeles and for its association with patterns of commercial development in Downtown in the postwar period. It was also found to be eligible under Criterion 3 as an example of Late Modern architecture and the work of John Portman and Associates. It was found to retain all aspects of integrity, including setting, as part of the 2016 SurveyLA evaluation.⁷⁰

The property southwest of the Project site, Union Bank Building, was evaluated as eligible under National Register Criterion A and C for its association with patterns of corporate growth and development in postwar Los Angeles, as excellent example of a 1960s corporate office tower in Downtown, and for its association with the redevelopment of Bunker Hill in the 1960s. It was constructed as the regional headquarters of the Union Bank of California. It was also found to be eligible under Criterion C as an excellent example of Corporate International commercial architecture and as the work of noted Los Angeles architectural firm A.C. Martin and Associates. Under two of the three SurveyLA evaluations, it was found to retain all aspects of integrity. Under the evaluation stating it is eligible for the association with the redevelopment of Bunker Hill, it was found to retain all aspects of integrity except feeling (though this may be an accidental omission since there is no discussion of alterations that would affect the integrity of feeling under this evaluation in particular).⁷¹ Though not noted in the SurveyLA evaluation, visual observation during the site visit conducted for this report noted that the setting of the property has been altered by the construction of new commercial space along Figueroa Street. However, this construction is low-rise in nature and has not diminished the property's integrity of setting to such a significant degree that it has been lost.

In summary, the historical resources in the Study Area have all been found by SurveyLA to retain integrity of setting as of 2016.

The proposed Project would introduce a new high-rise residential tower to the area. However, the area is already dominated by high-rise office and residential towers (see **Figure 34**). Bunker Hill is characterized by large-scale developments which occupy entire city blocks, often relatively isolated from one another or insular in nature. The buildings in the Study Area do not relate to each other in the same way that pre-World War II commercial buildings did, when they were constructed several to a block in a denser configuration. There is no interconnected pattern of development in the area that would be interrupted by the introduction of the proposed residential tower. Furthermore, in the dense urban setting of Downtown Los Angeles the construction of new buildings across the street from historic buildings is not uncommon. Such construction already exists in several locations immediately adjacent to the Study Area.

⁶⁹ "Bank of America Plaza," HistoricPlacesLA: Los Angeles Historic Resources Inventory, accessed September 5, 2019, <http://www.historicplacesla.org/reports/e5433adf-186b-4697-abc3-f24739a5c15f>.

⁷⁰ "The Westin Bonaventure," HistoricPlacesLA: Los Angeles Historic Resources Inventory, accessed September 5, 2019, <http://www.historicplacesla.org/reports/31afc00a-f34d-427f-a739-22277c782aa2>.

⁷¹ "Union Bank Building," HistoricPlacesLA: Los Angeles Historic Resources Inventory, accessed September 6, 2019, <http://www.historicplacesla.org/reports/1d61487d-d1ce-4c8a-943d-7c4ad78bb874>.



Figure 34: View looking southwest on Figueroa Street from 3rd Street (GPA, 2019).

The historical resources in the Study Area are each physically removed from the Project site by wide streets. In some cases, the uneven topography of the area further separates the Project site visually from surrounding historical resources such as the Union Bank Building. In still other cases, the presence of overpasses and bridges visually separates the historical resources in the Study Area from the Project site.

Due to this physical and visual separation, the construction of a high-rise residential tower in their vicinity would not result in a loss of integrity of setting, one which at present is already made up of high-rise buildings. The proposed Project would not affect the physical integrity or historic significance of any of the historical resources in the Study Area. Therefore, the Project would have no indirect impacts on the historical resources in the Study Area.

6.5 Mitigation Measures

CEQA requires the Lead Agency to examine and impose mitigation measures that would avoid or minimize any impacts or potential impacts to historical resources. Adopted measures must be fully enforceable through permit conditions, agreements, or other measures. Although the Project does not propose the demolition of any portion of the pedestrian bridge adjacent to the Project site, there is a potential for impacts to the pedestrian bridge across Figueroa Street during construction. Therefore, the following mitigation measures are recommended:

- Stabilize in place and maintain the pedestrian bridge in place during construction.
- If any inadvertent damage to the pedestrian bridge is sustained during construction of the residential tower, this damage shall be repaired in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Rehabilitating Historic Buildings. Should this repair work be necessary, a professional meeting the Secretary of the Interior's Professional Qualifications Standards for



architectural history or historic architecture shall review the work for compliance with the Standards prior to commencement. If the plans do not comply with the Standards, the professional will make recommendations for changes to the plans so they comply. The review shall be summarized in a memorandum and submitted to the Los Angeles Office of Historic Resources (OHR) for concurrence. Building permits may be issued after OHR has concurred the plans comply with the Standards.



7. CONCLUSIONS

The purpose of this report was to determine the potential for significant impacts by the proposed Project on historical and potentially historical resources. The property at 350 S. Figueroa Street, known as the World Trade Center, is not currently designated under national, state, or local landmark programs. The property was also not identified in SurveyLA as a potential resource or potential contributor to a historic district. A records search prepared by the SCCIC did not reveal any prior evaluations of the property, though it did indicate that the property was located within the study area for the Los Angeles Rail Rapid Transit Project, conducted in 1982-1983. It was not recorded as part of that study because it was less than 45 years of age. The property will soon be 45 years of age, the age at which it should be evaluated as a potential historical resource under state guidance and may be 45 years of age at the time the Project is considered for approval by the City. In addition, the property will soon be 45 years of age, the age at which it must be evaluated as a potential historical resource subject to CEQA. Therefore, it was evaluated as a potential historical resource as part of the environmental review of a proposed Project on the site in compliance with CEQA.

As a result of careful investigation and evaluation, GPA concludes that the property on the Project site does not appear eligible for listing in the National and California Registers, or for designation as an HCM due to a lack of significance. Additionally, it does not appear to contribute to a potential historic district. The recommended Status Code for the building is 6Z, ineligible for designation at the national, state, and local levels through survey evaluation. Therefore, the property is not a historical resource under CEQA.

There are five historical resources in the Study Area (the Project site and a one-block radius around it). Due to the presence of these historical resources, it was necessary to analyze the potential for the Project to cause significant indirect impacts on these resources. The proposed Project would not affect the integrity or historical significance of the historical resources in the Study Area. Therefore, it would not result in a substantial adverse change to these historical resources to the degree that their eligibility would be materially impaired. They would continue to be eligible for listing as historical resources defined by CEQA. A pedestrian bridge (part of the Calvin S. Hamilton Pedway system) abutting the Project site would be stabilized in place during construction of the proposed residential tower. No work related to the pedestrian bridge is proposed. Should any portion of the pedestrian bridge be damaged inadvertently during construction, it will be repaired in a manner consistent with Section 9.C of the Bunker Hill Specific Plan. Since there is a potential for impacts to the pedestrian bridge during construction, recommended mitigation measures include repairing any damage in a manner consistent with the Standards.



8. SOURCES

"Dueling Babcocks," On Bunker Hill, Oct. 20, 2008, accessed May 2016.

California Code of Regulations, California Office of Administrative Law, State of California Government.

City of Los Angeles Department of Building and Safety. Building Permits. Various Dates.

City of Los Angeles. "Bank of America Plaza." HistoricPlacesLA: Los Angeles Historic Resources Inventory. Accessed September 5, 2019, <http://www.historicplacesla.org/reports/e5433adf-186b-4697-abc3-f24739a5c15f>.

City of Los Angeles. "Bunker Hill Towers." HistoricPlacesLA: Los Angeles Historic Resources Inventory. Accessed September 5, 2019, <http://www.historicplacesla.org/reports/8d541c4f-7c20-42cb-acb0-31cce729000b>.

City of Los Angeles. "Calvin S. Hamilton Pedway System." HistoricPlacesLA: Los Angeles Historic Resources Inventory. Accessed September 9, 2019, <http://www.historicplacesla.org/reports/7c6e0b5f-58ff-478e-b4be-a5a756a6c99c>.

City of Los Angeles. "The Westin Bonaventure." HistoricPlacesLA: Los Angeles Historic Resources Inventory. Accessed September 5, 2019, <http://www.historicplacesla.org/reports/31afc00a-f34d-427f-a739-22277c782aa2>.

City of Los Angeles. "Union Bank Building." HistoricPlacesLA: Los Angeles Historic Resources Inventory. Accessed September 6, 2019, <http://www.historicplacesla.org/reports/1d61487d-d1ce-4c8a-943d-7c4ad78bb874>.

Code of Federal Regulations, Title 36: Parks, Forests, and Public Property. Office of the Federal Register, National Archives and Records Administration, United States Government.

Architectural Resources Group. "Historic Resources Survey Report: Central City Community Plan Area." *SurveyLA Los Angeles Historic Resources Survey*. Office of Historic Resources, 2016.

Los Angeles Times. Various dates.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." National Park Service, Cultural Resources. Edited by Patrick Andrus and Rebecca Shrimpton. Accessed July 2018. <https://www.nps.gov/nr/publications/bulletins/nrb15/>.

"National Register Bulletin 16: How to Complete the National Register Registration Form." National Park Service, Cultural Resources. Linda McClelland, Carol D. Shull, James Charleton, et al. Accessed June 2018. <https://www.nps.gov/nr/publications/bulletins/nrb16a/>.

"National Register Bulletin 32: Guidelines for Properties Associated with Significant Persons." National Park Service, Cultural Resources. Beth Grosvenor Boland. Accessed July 2018. <https://www.nps.gov/nr/publications/bulletins/nrb32/>.



Paul, Daniel. "Late Modern Architecture – Theme 1: Late Modernism, 1965-1986." Draft. City of Los Angeles Office of Historic Resources. 2008.

"Precast Concrete Frames Speed Construction of Demountable Garage," *Contractors and Engineers Magazine*, 66-67 (August 1970): 24-25.

"The Evolution of Bunker Hill: Part Four, The Studies, 1945-1959," *LA Downtown News*, Aug. 10, 1998.

World Trade Center Los Angeles, "About MTCLA: Our Mission." Accessed July 2018.
<https://www.wtcla.org/our-mission>.



Appendix A – Résumé



Rosslyn in Los Angeles.

ELYSHA PALUSZEK is an Associate Architectural Historian at GPA. She has been professionally involved in the field of historic preservation since 2009. Elysha is highly skilled at researching and writing about history and architectural history. Her experience includes preparing historic context statements for the cities of Ventura, La Habra, and Whittier; participating in historic resource surveys of the Southeast Los Angeles, Wilmington/Harbor City, and Bel Air/Beverly Crest Community Plan Areas in Los Angeles and the Midway/Pacific Highway and Old San Diego Community Plan Areas in San Diego; and preparing National Register nominations for the Old Masonic Temple and Old City Hall in Vallejo and the Hotel

Educational Background:

- Master of Historic Preservation, University of Southern California, 2010
- B.A., History, College of William and Mary, 2008

Professional Experience:

- GPA Consulting, Associate Architectural Historian, 2018-present
- SWCA Environmental Consultants, Architectural Historian, 2018
- GPA Consulting, Architectural Historian II, 2010-2016
- Office of Historic Resources, Graduate Intern, 2010-2011
- Los Angeles Conservancy, Graduate Intern, 2010
- Pasadena Heritage, Graduate Intern, 2009-2010
- National Trust for Historic Preservation, Intern, 2009

Qualifications:

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

Professional Activities:

- Los Angeles County Historical Landmarks and Records Commission, 2013-2016

Selected Projects:

- Garden Apartment Complexes in Los Angeles, 1939-1955 Multiple Property Documentation Form, 2016
- Fremont Mid-Century Historic Context Statement, 2015
- SurveyLA, Latino Los Angeles Historic Context Statement, 2014-2015
- Latinos in 20th Century California, Multiple Property Documentation Form, 2013-2014
- Whittier Historic Context Statement and Non-Residential Historic Resource Survey, 2012-2015
- Silver Lake/Echo Park/Elysian Valley Historic Resource Survey, SurveyLA, 2013-2014
- City Market of Los Angeles, CEQA Historical Resource Report, 2013-2014
- 1111 N. Los Robles Avenue, National Register Nomination, Pasadena, 2013
- 1121 N. Los Robles Avenue, National Register Nomination, Pasadena, 2013
- Old City Hall, National Register Nomination, Vallejo 2013
- Old Masonic Temple, Vallejo, National Register Nomination, 2013
- Claremont Graduate University Master Plan, CEQA Historic Resource Report, 2013
- Hotel Rosslyn Annex, National Register Nomination, Los Angeles, 2013
- Bel Air/Beverly Crest Historic Resource Survey, SurveyLA, 2013
- Willys Knight Building, Los Angeles, CEQA Historical Resource Report, 2013
- Hindry House, Pasadena Landmark Nomination, 2012
- La Habra Historic Resource Survey and Context Statement, 2012



Appendix B – DPR Forms

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code 6Z

Other Listings
 Review Code

Reviewer

Date

Page 1 of 10 *Resource Name or #: (Assigned by recorder) World Trade Center

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Hollywood Date 2015 T ; R ; of of Sec ; B.M.

c. Address 350 S. Figueroa Street City Los Angeles Zip 90071

d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN # 5151-011-020

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The World Trade Center occupies the block between S. Figueroa Street, W. 4th Street, W. 3rd Street, and S. Flower Street in the Bunker Hill neighborhood of Downtown Los Angeles. The building occupies the majority of its parcel and is surrounded on all sides by concrete sidewalks. It is rectangular in plan overall, though the massing and height varies throughout the building. An L-shaped office tower on the southeast side of the building is 13 stories in height, while the remainder of the building is three to five stories in height. (continued on page 3.)

*P3b. Resource Attributes: (List attributes and codes) HP7. Commercial Building, over 3 stories

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) World Trade Center, 7/11/2018, view SE

*P6. Date Constructed/Age and Source: Historic Prehistoric Both

1974; County of Los Angeles Office of the Assessor

*P7. Owner and Address:

350 South Figueroa LLC

P.O. Box 847

Los Angeles, CA 90071

*P8. Recorded by: (Name, affiliation, and address)

Elysha Paluszek

GPA Consulting

617 S. Olive Street, Suite 910

Los Angeles, CA 90014

*P9. Date Recorded: 08/15/2018

*P10. Survey Type: (Describe)

Intensive Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

GPA Consulting, "Historical Resources Technical Report for the World Trade Center, 350 S. Figueroa Street, Los Angeles, California," October 2019.

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) World Trade Center *NRHP Status Code 6Z
Page 2 of 10

B1. Historic Name: World Trade Center
B2. Common Name: World Trade Center
B3. Original Use: Commercial B4. Present Use: Commercial
*B5. Architectural Style: Late Modernism
*B6. Construction History: (Construction date, alterations, and date of alterations) See Continuation Sheet.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A
*B8. Related Features: None

B9a. Architect: Conrad Associates b. Builder: Conrad Associates

*B10. Significance: Theme Downtown Los Angeles; Late Modernism, 1966-1980; Sculptural (Glass Skin) 1966-1980 Area Los Angeles
Period of Significance 1974 Property Type Commercial Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

National Register

Criterion A

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. The property does not fit within any themes or sub-themes established in the SurveyLA Commercial Development context. Therefore, it was evaluated within the more general context of the development of Downtown Los Angeles, particularly the redevelopment of Bunker Hill. (continued on page 4.)

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References:

See Continuation Sheet.

B13. Remarks:

None.

*B14. Evaluator: Elysha Paluszek
*Date of Evaluation: 8/15/2018

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 10 *NRHP Status Code 6Z *Resource Name or # (Assigned by recorder) World Trade Center
*Recorded by: Elysha Paluszek *Date 8/15/2018 Continuation Update

P3a. Description (continued from page 1):

The building's parking structure comprises the ground floor (it is broken up into three separate levels within the structure).¹ Pedestrian access is provided via doors from the parking structure within the lobby as well as doors on the first floor. The latter are accessed via elevators from street level or pedestrian bridges. There are tennis courts surrounded by chain link fences above the fifth story. The roof is flat and varies in height between the office tower and the remainder of the building, as described above. The building is constructed of concrete and has metal and glass windows, some of which project and some of which are flush to the façade. The parking structure features large metal horizontal vents pierced at regular intervals into all four elevations at the ground level. The office tower at the southeast side of the building is constructed of black glass and metal, with concrete framing at its corners. It has a projecting penthouse level on its 13th story.

The building has several entrances. Vehicular entrances are located on all four elevations, with the primary vehicular entrance located on Figueroa Street (the northwest elevation). It features a large curved metal sign that reads "WORLD TRADE CENTER." There are pedestrian entrances on all four elevations at the first floor. These are accessed via pedestrian walkways or elevators from the ground floor. The entrances on the northwest and southeast elevations are surrounded by blue-green tiles on the ground floor and decorative glass block and tile in the same color scheme on the first floor. The entrances consist of pairs of glass double doors with a large single-light window above. A metal sign reading "WORLD TRADE CENTER" is located above the doors. Secondary entrances are located on the northeast and southwest elevations. These consist of similar glass double doors as the primary entrances but lack the tiled and glass surrounds.

The first floor of the interior of the building is dominated by a large lobby surrounded by small office suites. The lobby floor is covered with brown tiles arranged in concentric circular patterns. Hallways with offices branch off the lobby area. An elevator lobby on the southwest side of the building features colored granite on the floor and walls as well as a grid of green metal and frosted glass lights above. The passageways to the hallways and elevator lobby are accented by wide concrete surrounds topped with the same glass and blue metal blocks that are around the exterior pedestrian entrances. Between the first and second floors is a concrete frieze entitled "The History of World Commerce" depicting scenes from the history of mercantile trade. It was designed by Tony Sheets, son of well-known Los Angeles artist Millard Sheets.² Courtyards between the building's wings feature tile arranged in circular patterns that mirror that of the lobby and raised concrete planters.

The second floor, accessed by either elevator or stairs from the lobby, is partially open to the first floor below. It features carpet-covered floors, floor-to-ceiling metal doors and windows around each office area, and large steel ribbon windows above. Hallways to further offices are accessed via double wood slab doors and have laminate tile flooring. Each office has a wood slab door. Both the first and second floors have a drop ceiling above.

B6. Construction History (continued from page 2):

Construction of the existing World Trade Center began in 1972, a result the City's efforts to construct a world trade center complex dating back to the 1960s. In 1969, the City initiated plans to build a world trade center in Downtown Los Angeles adjacent to the Convention Center, then under construction, on a site bounded by Figueroa, 11th, and Trenton Streets and Pico Boulevard. The site was comprised of surplus land left over from construction of the Convention Center. General plans called for a hotel, office tower, and small exhibit building on the site. Above or underground parking was also planned.³

However, in 1972, as the City prepared to put out a request for proposals for the work, Los Angeles Convention Center commissioners learned that the developer of a site in Bunker Hill was calling a planned shopping and office complex the Los Angeles World Trade Center.⁴ The complex, which had been under construction for a year prior, was originally planned as a five-level parking structure with a low-profile rooftop shopping plaza and a small amount of office space. The site, which had no formal name previously, was simply described as a parking structure with office and shopping plaza. It was intended to draw shopping activity to the new Bunker Hill redevelopment area. At the beginning of 1972, the developer, Bunker Hill Center Associates, announced that the complex would be more ambitious in scope; it would be a world trade center with a two-story international concourse and an eight-story office tower.⁵ The developer noted that the switch in the concept for the building had been made about six months prior. The Los Angeles Times noted, "Behind the name switch, as well as the whole world trade center issue, is a series of frustrated attempts spanning more than

¹ The ground floor and first floor are two separate floors for the purposes of this description. The ground floor is occupied by the parking structure, and the first floor, located above the ground floor, is devoted to the lobby as well as commercial and office space.

² CRA/LA "Art Projects: John A. (Tony) Sheets, The History of World Commerce," accessed July 25, 2018, http://www.crala.org/internet-site/Other/Art_Program/artist_list/tony_sheets2.cfm.

³ Ray Herbert, "L.A.'s Thunder Stolen: Trade Center - What's in a Name?," *Los Angeles Times*, February 20, 1972, B.

⁴ "Fight to Regain 'Trade Center' Name Begins," *Los Angeles Times*, March 9, 1972, D1.

⁵ "Trade Center Planned in L.A. Renewal Area," *Los Angeles Times*, January 13, 1972, D16; Herbert, "L.A.'s Thunder Stolen."

CONTINUATION SHEET

Page 4 of 10 *NRHP Status Code 6Z *Resource Name or # (Assigned by recorder) World Trade Center
*Recorded by: Elysha Paluszek *Date 8/15/2018 Continuation Update

25 years to build such a center here and almost as many trying to develop the Bunker Hill renewal area.”⁶

Convention Center commissioners urged City officials to prevent the use of the name for the new site. However, the City had no legal right to the name. The City’s only option was to pursue its original plans, though the Times expressed doubt that it would ever be built.⁷ Construction for the Bunker Hill project was expected to be completed in the middle of 1973; a project by the City would not be completed by then. The dispute over the name led the Los Angeles Convention and Exhibition Center Authority Commission to pass a resolution urging the City to prevent the world trade center name from being used on anything but the City-sponsored project. Mayor Sam Yorty then asked the CRA to investigate how to prevent the name from being utilized elsewhere.

In response, Edward K. Rice, a partner in Bunker Hill Center Associates, said he would relinquish the name and return it to the City.⁸ However, this promise came with conditions. Rice said he had to be convinced that the City’s project was the best answer to the need for an international trade center and he wanted assurances that the City’s project would proceed as quickly as possible.⁹ Bunker Hill Center Associates renamed its project the Los Angeles International Financial Center.

Soon after, the City put out a request for proposals for its world trade center project but failed to receive any bids from developers prior to the deadline. The density of construction and a surplus of office space in Downtown were cited as reasons for the lack of interest in the proposed project.¹⁰ It was unknown what would happen to the vacant (and valuable) site. In August 1973, Mayor Yorty formally relinquished the name “World Trade Center” to Bunker Hill Center Associates in the face of doubts about the viability of a City-sponsored world trade center adjacent to the Convention Center.¹¹

By October 1973, the Bunker Hill World Trade Center project was taking shape. The building was constructed by contractors C.L. Peck and Bunker Hill Builders. Conrad Associates, an architecture and engineering firm, and Unicon Parking Structures, Inc. were also indicated as being responsible for the construction.¹² The property was constructed with offices arranged around landscaped courtyards, each designed to reflect a different international tenant.¹³ The center was connected to neighboring buildings, including the Security Pacific National Bank, Bonaventure Hotel, a businessman’s hotel, and Bunker Hill Towers, via elevated pedestrian walkways. The former three were planned or under construction, while Bunker Hill Towers was completed. Two commercial concourses would house shopping, banks, restaurants, and office space. The Times reported that the building’s owners “expect it to become the business, cultural, and government core for international commerce, particularly for the Pacific Ocean nations.”¹⁴

The World Trade Center was completed in 1974 and formally opened in January 1975 with a ceremony presided over by Mayor Tom Bradley and attended by officials of the World Trade Centers Association, including the head of the World Trade Center in New York City.¹⁵ Initial tenants included a branch district office of the U.S. Customs Service; consular offices; businesses associated with international trade; Mitsui Bank of California, subsidiary of Japan’s Mitsui Bank; and the Japan Trader’s Club of Los Angeles, an organization comprised of 200 Japanese firms doing business in Southern California. Other space was occupied by a Japanese restaurant, the Southern California Savings and Loan Association, and the Foreign Trade Association.¹⁶ The building also housed an international social club, which catered to “magnates of the world business community.”¹⁷

However, after the building’s celebrated opening, the overabundance of office space in Downtown at the time made leasing space to tenants difficult. The building became just “another commercial office building,” Richard King, the president of the center noted.¹⁸ The property was eventually removed from the World Trade Centers Association, and the International Club moved to the Stock Exchange Club.

In 1979, Equitec ’78 Real Estate Investors purchased the property. Haseko of Tokyo purchased the property in 1987 and owned it until 2004. Extensive research was not conducted into the various building tenants since the property’s construction, as they have been numerous. Many of them were associated with international trade or business. Today, the World Trade Center Los Angeles, the principal occupant of the building, assists international companies looking to build or expand operations in Los Angeles, as well

6 Herbert, “L.A.’s Thunder Stolen.”

7 Herbert, “L.A.’s Thunder Stolen.”

8 Ray Herbert, “Accord Seen in Trade Center Name Dispute,” *Los Angeles Times*, March 17, 1972, D2.

9 Herbert, “Accord Seen in Trade Center Name Dispute.”

10 Ray Herbert, “City Fails to Lure Proposals for \$75 Million Trade Center,” *Los Angeles Times*, October 19, 1972, C1.

11 Ray Herbert, “Plans at Dead End: City Stuck with ‘White Elephant’ Trade Site,” *Los Angeles Times*, August 26, 1973, 3.

12 Dick Turpin, “L.A. World Trade Center Taking Shape on Bunker Hill,” *Los Angeles Times*, October 28, 1973, J1.

13 Turpin, “L.A. World Trade Center Taking Shape.”

14 Turpin, “L.A. World Trade Center Taking Shape.”

15 “Bradley Presides at World Trade Center Opening,” *Los Angeles Times*, January 21, 1975, 14.

16 Turpin, “L.A. World Trade Center Taking Shape.”

17 Barbara Gius, “International Social Club Makes Debut,” *Los Angeles Times*, January 19, 1975, J1.

18 Nancy Yoshihara, “Office Glut Has Made Life Difficult for Downtown Center,” *Los Angeles Times*, September 26, 1988, E5.

CONTINUATION SHEET

Page 5 of 10 *NRHP Status Code 6Z *Resource Name or # (Assigned by recorder) World Trade Center

*Recorded by: Elysha Paluszek *Date 8/15/2018 Continuation Update

as helping local companies with exports overseas. The center's website proclaims that it "supports the development of international trade and business opportunities through [...] business assistance, educational and matchmaking programs."¹⁹ The building remains home to businesses associated with international trade, as well as other retail and office space.

Alterations

The building permit record was consulted to document alterations to the property since it was completed in 1974. As the original building permit was not found information about the original contractor was taken from newspaper articles from the period, because the construction of the property was covered by the *Los Angeles Times*. Notwithstanding the lack of the original building permit, the record of construction activity for the property is incredibly extensive. Initial research indicates that much of the permit record consists of interior tenant improvements throughout the building's history. Since the building has had numerous tenants since the 1970s, this has resulted in a permit record that includes more than 1,200 permits.

B10. Significance (continued from page 2):

The redevelopment of Bunker Hill in the 1960s aimed to clean up an area that had become what was considered at the time as one of the city's worst slums. The Bunker Hill area is roughly bounded by what is now Interstate 110 (Harbor Freeway) on the west, 5th Street on the south, Hill Street on the east, and 1st Street on the north. The World Trade Center is located in the heart of this area, which is primarily commercial in use though it also contains a concert hall, museums, and multi-family residential buildings. The area's redevelopment began in the 1960s when the City began to purchase and demolish properties in a 30-block zone purchased through eminent domain. By the end of the decade, nearly every pre-existing structure in the area had been demolished. Union Bank Plaza (1966) was the first new building constructed in the area, which would eventually become the financial center of Los Angeles.

In evaluating a property's significance under Criterion A, one must consider the larger events or trends with which it is associated. *National Register Bulletin #15* states that "Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well."²⁰ Though it is within the redevelopment plan area, the property was one of the many buildings erected during the 1970s on Bunker Hill. It does not have an important association with the redevelopment of Bunker Hill, nor does it represent the history of Bunker Hill in any significant way.²¹ Examples of other properties that are more closely associated with the redevelopment of Bunker Hill are Union Bank Plaza (1966), the first building to be constructed as part of the area's redevelopment, or other earlier buildings. By the mid-1970s when the World Trade Center was completed, the area was already well-established as a commercial center. Therefore, the property does not appear to be significant under Criterion A.

Criterion B

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past. The property housed offices for a variety international companies, though nearly all of these were branch locations. The building is also known to have housed the headquarters for at least one company, the Mitsui Bank of California, a subsidiary of Mitsui Bank Limited in Tokyo. The Mitsui Bank of California had its headquarters in the building from 1974 to 1981.²² The property was also home to the city's first international social club, which was said to be comprised of "magnates of the world business community."²³

The property has had numerous occupants since its construction in 1974. However, no individuals of apparent significance were found during the course of research to be closely associated with the building. It is possible that individuals belonging to the international social club may have been significant for their contributions to the business community or for other reasons, but research did not identify any such individuals. In addition, the significance of such individuals would be better represented by other buildings such as a company headquarters or place of residence, not the location of a social club of which they happened to be a member. Furthermore, any individuals that were potentially significant in a manner that could be associated with the property would have to be considered exceptionally significant since their contributions to history would have occurred within the last 50 years. The research conducted for this report indicates this does not appear to be the case.

¹⁹ World Trade Center Los Angeles, "About MTCLA: Our Mission," accessed July 2018, <https://www.wtcla.org/our-mission>.

²⁰ "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," National Park Service, Cultural Resources, eds. Patrick Andrus and Rebecca Shrimpton, accessed July 2018, <https://www.nps.gov/nr/publications/bulletins/nrb15/>.

²¹ Turpin, "L.A. World Trade Center Taking Shape on Bunker Hill."

²² "Mitsui Bank to Anchor New 20-Story Building," *Los Angeles Times*, March 15, 1981, J20.

²³ Barbara Gius, "International Social Club Makes Debut," *Los Angeles Times*, January 19, 1975, J1.

CONTINUATION SHEET

Page 6 of 10 *NRHP Status Code 6Z *Resource Name or # (Assigned by recorder) World Trade Center

*Recorded by: Elysha Paluszek *Date 8/15/2018 Continuation Update

For these reasons, the property does not appear to be associated with the lives of significant individuals and does not appear to be significant under Criterion B.

Criterion C

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

The property has elements of both Late Modernism and Sculpturalist (Glass Skin) architecture. Late Modernism was a reaction against Modernism and often referenced high tech and futuristic aesthetics. High-rise buildings designed in these styles no longer referenced the Classical column with a delineated base, shaft, and capital; this design vocabulary had been an aspect of high-rise commercial architecture since the late nineteenth century. Some buildings designed in the style even used non-traditional shapes so that they were more akin to sculptures clad in glass.

The World Trade Center possesses some character-defining features of the style, including lack of traditional ornamentation, integrated landscape elements (in this case, courtyards and concrete planters), steel windows, and prominent signs (though non-original, the building's existing signs are similar in placement, size, and configuration). However, the property is a typical rather than an excellent example of the style. It lacks some of the more distinctive stylistic features of Late Modern architecture, such as the use of geometric volumes (often triangular and cylindrical in addition to rectangular) and a departure from the traditional box-like or columnar form of the skyscraper. Moreover, the dominant visual element of the building is that of a utilitarian concrete parking structure.

The thirteen-story office tower located at the southwest corner of the building possesses some elements of Glass Skin architecture including windows set in a grid of small metal mullions and window articulation subsumed into the overall façade. While much of the office tower is clad in glass, concrete is present at the corners of the tower. Typical buildings in this style are clad in a single material (usually glass or concrete). Therefore, while the office tower has some characteristics of the style, it is not an excellent or even typical example of the style, especially when compared to other buildings of the style in Los Angeles. Such examples include the FAA West Coast headquarters (1966-1973) and the Bonaventure Hotel (1974-1976), located directly to the southwest. The property, therefore, is not significant under this aspect of Criterion C.

The project was originally planned as a parking structure with a rooftop shopping mall. Approximately a year into construction, the developer changed plans to add an eight-story office building and two-level retail concourse on top of the parking structure (for a total of thirteen stories).²⁴ Though the use changed during project construction, its parking structure remained, and the building provided parking for the surrounding area after completion. The building is not a particularly excellent example of an office tower from the period in which it was constructed or of a parking structure; both are ubiquitous building types in Downtown and Los Angeles in general.

The building is constructed primarily of concrete, glass, and steel. These are typical construction materials from the period. The building does represent a particular method of construction, however, known as Unicon. The *Times* noted that the building "use[d] the functional modular system (Unicon), employing the concrete table construction method for its parking levels."²⁵ Unicon modules were developed by Conrad Associates, the builder of the property. An issue of *Contractors and Engineers Magazine* detailed the process for a previous parking structure that utilized the system:

"Looking like huge concrete tables, frames forming complete bays stack together for a 3-story parking garage at Los Angeles International Airport. The patented system, known as Unicon, cuts on-site construction time and provides long-span bays for parking convenience. An unusual feature is that the building is demountable: the precast units can be disassembled and relocated if that ever should be desirable. The second Unicon parking structure at the L.A. airport, this structure has alternate bays that are the precast table-shape frames, which measure 10 feet wide, 10 feet high, and 60 feet long. Precast 1- by 60-foot flat slabs, set on ledges in the frames, span between them to complete the floor system."²⁶

The retaining walls and some portions of the parking ramps were cast in place using traditional methods. The precast slabs were created at a plant and then driven on specially-designed trucks to each building site. The precast modules were then lifted and set in place with the help of a crane.²⁷ The system appears to have been innovative in the construction of parking structures. However, it was being utilized in 1970 for the parking structures at Los Angeles International Airport and was subsequently used for many of the parking structures constructed by Conrad Associates. The World Trade Center was not one of the first buildings to use the

²⁴ Ray Herbert, "World Trade Center on Bunker Hill Planned," *Los Angeles Times*, January 13, 1972, C1.

²⁵ Dick Turpin, "Retail Mall Will Top Parking Structure," *Los Angeles Times*, March 14, 1971, K1.

²⁶ "Precast Concrete Frames Speed Construction of Demountable Garage," *Contractors and Engineers Magazine*, 66-67 (August 1970): 24.

²⁷ "Precast Concrete Frames Speed Construction," 25.

CONTINUATION SHEET

Page 7 of 10 *NRHP Status Code 6Z *Resource Name or # (Assigned by recorder) World Trade Center

*Recorded by: Elysha Paluszek *Date 8/15/2018 Continuation Update

system. By the time the World Trade Center was constructed, the system had been utilized several times. The building therefore cannot be considered significant for its use of this particular method of parking structure construction. The building is therefore not significant for embodying the distinctive characteristics of a type, period, or method of construction.

The building was constructed by Conrad Associates, a Van Nuys-based division of Conrad Building Systems. The company was a nationwide architecture, engineering, and construction company that specialized in parking structures and designed over 200 parking structures around the country.²⁸ It had offices in Oakland, New York, and Chicago.²⁹ The majority of the firm's projects were parking structures. Conrad Associates formed in 1970 when T.Y. Lin (also spelled Lynn) and Associates of Los Angeles, the Lin affiliate in Chicago, and Conrad Engineers in Los Angeles merged. Edward K. Rice was the president.³⁰ No information was found to indicate that the company would be considered a master.

High artistic value typically refers to "an aesthetic ideal," such as stained glass or sculpture. The concrete frieze in the building lobby is entitled "The History of World Commerce" and was designed by Tony Sheets, son of well-known Los Angeles artist Millard Sheets. Sheets (1942-) is a painter, sculptor, and designer who has been working since 1972. He typically works with metal, cast stone, poured concrete, sand, cement, and resin.³¹ Other examples of his work include "Issei No Yme," a sculpture in Little Tokyo (222 S. Central Avenue) and "L.A. Evolves" a six-story mural cast in concrete relief (333 S. Spring Street).³² *National Register Bulletin #15* states that "a property is eligible for its high artistic values if it so fully articulates a particular concept of design that it expresses an aesthetic ideal."³³ Additionally, *Bulletin #15* states that a property associated with a living person is rarely eligible.³⁴ As Sheets is still working as an artist, there is not sufficient perspective to evaluate his career. This does not appear to be the case with "The History of World Commerce." It evokes earlier WPA-style reliefs and murals of the 1930s, but it does not articulate a particular, unique concept of design that would lead it to express an aesthetic ideal or high artistic value. Furthermore, since it is less than 50 years of age, it would have to be of exceptional significance, and this does not appear to be the case. No information was found indicating that it is considered to be significant or exceptionally significant in the history of art.

The last aspect of Criterion C, representing a significant and distinguishable entity whose components lack individual distinction, refers to historic districts. The surrounding area of Bunker Hill was redeveloped beginning in the 1960s and 1970s; though it represents a concerted development effort, it was not examined as a potential historic district for the purposes of this report. Bunker Hill was not identified as a potential historic district by SurveyLA. The area was redeveloped over a relatively long period of time (in fact, development of vacant sites in the area continues to this day) and it does not convey a sense of a discrete time and place. Furthermore, the redevelopment of Bunker Hill was a relatively recent project. Not enough time as passed to gain proper perspective as to the potential significance of the project as a whole, if any. For these reasons, the subject property was evaluated individually.

For all the reasons outlined above, the property does not appear to be significant under Criterion C.

Criterion D

To be eligible for listing under Criterion D, a property's physical material must have yielded, or may be likely to yield, information important to history or prehistory.

This criterion generally applies to archaeological resources but may apply to a built resource in instances where a resource may contain important information about such topics as construction techniques or human activity. In any case, the resource must be the principal source of information. This is unlikely to be true for the subject property. Therefore, it does not appear to be significant under Criterion D.

Criteria Consideration G

Since the property is less than 50 years of age, Criteria Consideration G must be applied. There is no evidence that the property is of significance or exceptional importance. The property does not meet Criteria Consideration G.

²⁸ "Baldon Elected President of Building Firm," *Los Angeles Times*, September 16, 1973, J11.

²⁹ "New Office Planned," *Los Angeles Times*, February 4, 1973, 26.

³⁰ "Three Firms Merge to Form New Company," *Los Angeles Times*, February 8, 1970, J22.

³¹ CRA/LA "John A. (Tony) Sheets," accessed July 25, 2018, http://www.crala.org/internet-site/Other/Art_Program/artist_list/tony_sheets.cfm.

³² CRA/LA, "Art Projects: John A. (Tony) Sheets, Issei No Yme," accessed July 25, 2018, http://www.crala.org/internet-site/Other/Art_Program/artist_list/tony_sheets3.cfm; CRA/LA, "Art Projects: John A. (Tony) Sheets, L.A. Evolves," accessed July 25, 2018, http://www.crala.org/internet-site/Other/Art_Program/artist_list/tony_sheets.cfm.

³³ *National Register Bulletin #15*, 20.

³⁴ *National Register Bulletin #15*, 16.

CONTINUATION SHEET

Page 8 of 10 *NRHP Status Code 6Z *Resource Name or # (Assigned by recorder) World Trade Center

*Recorded by: Elysha Paluszek *Date 8/15/2018 Continuation Update

Integrity

Since the property was not found to be significant under any of the four criteria, it was not necessary to analyze integrity.

Conclusion

There is no evidence that the World Trade Center, located at 350 S. Figueroa Street, possesses historical or architectural significance. Though it retains integrity, it does not appear to be eligible for the National Register under any criteria.

California Register of Historical Resources

The California Register criteria for eligibility mirror those of the National Register. Therefore, the property appears to be ineligible for listing on the California Register for the same reasons outlined above.

Los Angeles Cultural Heritage Ordinance

Likewise, because the City of Los Angeles criteria were modeled on the National and California Registers criteria, the property appears to be ineligible for designation as an HCM for the same reasons outlined above.

B12. References (continued from page 2):

"Dueling Babcocks," On Bunker Hill, Oct. 20, 2008, accessed May 2016.

California Code of Regulations, California Office of Administrative Law, State of California Government.

City of Los Angeles Department of Building and Safety. Building Permits. Various Dates.

City of Los Angeles. "Bank of America Plaza." HistoricPlacesLA: Los Angeles Historic Resources Inventory. Accessed September 5, 2019, <http://www.historicplacesla.org/reports/e5433adf-186b-4697-abc3-f24739a5c15f>.

City of Los Angeles. "Bunker Hill Towers." HistoricPlacesLA: Los Angeles Historic Resources Inventory. Accessed September 5, 2019, <http://www.historicplacesla.org/reports/8d541c4f-7c20-42cb-acb0-31cce729000b>.

City of Los Angeles. "Calvin S. Hamilton Pedway System." HistoricPlacesLA: Los Angeles Historic Resources Inventory. Accessed September 9, 2019, <http://www.historicplacesla.org/reports/7c6e0b5f-58ff-478e-b4be-a5a756a6c99c>.

City of Los Angeles. "The Westin Bonaventure." HistoricPlacesLA: Los Angeles Historic Resources Inventory. Accessed September 5, 2019, <http://www.historicplacesla.org/reports/31afc00a-f34d-427f-a739-22277c782aa2>.

City of Los Angeles. "Union Bank Building." HistoricPlacesLA: Los Angeles Historic Resources Inventory. Accessed September 6, 2019, <http://www.historicplacesla.org/reports/1d61487d-d1ce-4c8a-943d-7c4ad78bb874>.

Code of Federal Regulations, Title 36: Parks, Forests, and Public Property. Office of the Federal Register, National Archives and Records Administration, United States Government.

Architectural Resources Group. "Historic Resources Survey Report: Central City Community Plan Area." *SurveyLA Los Angeles Historic Resources Survey*. Office of Historic Resources, 2016.

Los Angeles Times. Various dates.

"National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." National Park Service, Cultural Resources. Edited by Patrick Andrus and Rebecca Shrimpton. Accessed July 2018. <https://www.nps.gov/nr/publications/bulletins/nrb15/>.

"National Register Bulletin 16: How to Complete the National Register Registration Form." National Park Service, Cultural Resources. Linda McClelland, Carol D. Shull, James Charleton, et al. Accessed June 2018. <https://www.nps.gov/nr/publications/bulletins/nrb16a/>.

CONTINUATION SHEET

Page 9 of 10 *NRHP Status Code 6Z *Resource Name or # (Assigned by recorder) World Trade Center

*Recorded by: Elysha Paluszek *Date 8/15/2018 Continuation Update

"National Register Bulletin 32: Guidelines for Properties Associated with Significant Persons." National Park Service, Cultural Resources. Beth Grosvenor Boland. Accessed July 2018. <https://www.nps.gov/nr/publications/bulletins/nrb32/>.

Paul, Daniel. "Late Modern Architecture – Theme 1: Late Modernism, 1965-1986." Draft. City of Los Angeles Office of Historic Resources. 2008.

"Precast Concrete Frames Speed Construction of Demountable Garage," *Contractors and Engineers Magazine*, 66-67 (August 1970): 24-25.

"The Evolution of Bunker Hill: Part Four, The Studies, 1945-1959," *LA Downtown News*, Aug. 10, 1998.

World Trade Center Los Angeles, "About MTCLA: Our Mission." Accessed July 2018. <https://www.wtcla.org/our-mission>.

CONTINUATION SHEET

Page 10 of 10 *NRHP Status Code 6Z *Resource Name or # (Assigned by recorder) World Trade Center
*Recorded by: Elysha Paluszek *Date 8/15/2018 Continuation Update



World Trade Center, 7/11/2018, view S



World Trade Center, 7/11/2018, view SW



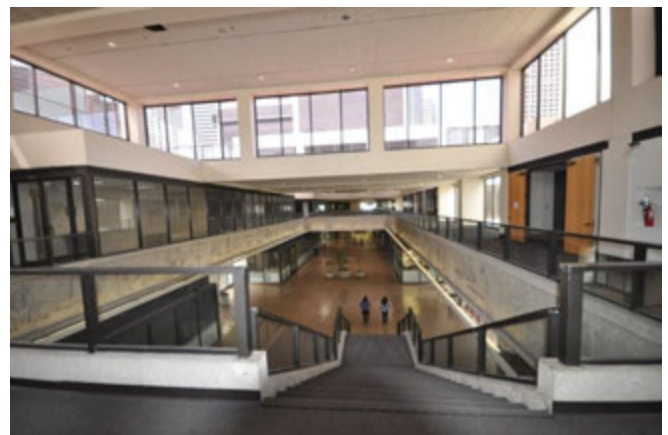
World Trade Center, 7/11/2018, view NW



World Trade Center, 7/11/2018, view W



World Trade Center, lobby, 7/11/2018, view E



World Trade Center, lobby, 7/11/2018, view S



Appendix C – Entitlement Submittal



SHEET INDEX

GENERAL

G0.00	COVER SHEET
G0.01	PLOT PLAN
G0.02	DTLA DESIGN GUIDELINE COMPLIANCE
G0.03	DTLA DESIGN GUIDELINE COMPLIANCE

ARCHITECTURAL

A1.01	LEVEL 1 - OVERALL
A1.02	LEVEL 1
A1.03	LEVEL 2 - OVERALL
A1.04	LEVEL 2
A1.05	LEVEL 3 - OVERALL
A1.06	LEVEL 3
A1.07	LEVEL 4 - OVERALL
A1.08	LEVEL 4
A1.09	LEVEL 5 - OVERALL
A1.10	LEVEL 5
A1.11	LEVEL 6 - OVERALL
A1.12	LEVEL 6
A1.13	LEVEL 7-38
A1.14	LEVEL 39-40
A1.15	LEVEL 41
A1.16	ROOF LEVEL
A1.17	LEVEL B3 - OVERALL
A1.18	LEVEL B3
A1.19	LEVEL B2 - OVERALL
A1.20	LEVEL B2
A1.21	LEVEL B1 - OVERALL
A1.22	LEVEL B1
A2.01	NORTH & EAST ELEVATIONS
A2.02	SOUTH & WEST ELEVATIONS
A2.03	MASTER SIGN PLAN
A2.04	LIGHTING STRATEGY

A3.01	SECTIONS
A3.02	SECTIONS

A9.01	RENDERING
A9.02	RENDERING
A9.03	RENDERING

LANDSCAPE

L-0	TITLE PAGE
LC-1	LEVEL 1
LC-2A	LEVEL 6 - USE DIAGRAM
LC-2B	LEVEL 6
LC-3	LEVEL 41

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/09/2018	CASE FILING

SEAL

SHEET IDENTIFICATION

TITLE
COVER SHEET

NUMBER

G0.00

2018 CALLISON RTKL, INC.

350 SOUTH FIGUEROA
CASE FILING

NOT FOR CONSTRUCTION

PROJECT SUMMARY

APPLICANT 350 SOUTH FIGUEROA, LLC
3450 WILSHIRE BLVD, STE 1200-115
LOS ANGELES, CA, 90010
E: GLDEVL757@GMAIL.COM

BUILDING ADDRESS 350 SOUTH FIGUEROA
LOS ANGELES, CA 90071

LEGAL DESCRIPTION

PARCEL 1: (COMMERCIAL PARCEL)
THOSE PORTIONS OF LOT 1 OF TRACT NO. 21464, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 795, PAGES 78 AND 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
WITHIN PARCEL BH-LL AS SHOWN ON PLAT ATTACHED AND MADE A PART OF THE AMENDED AND RESTATED DECLARATION OF ESTABLISHMENT OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS EXECUTED BY BUNKER HILL CENTER ASSOCIATES, A PARTNERSHIP, DATED JULY 10 1972 AND RECORDED JULY 12, 1972 AS INSTRUMENT NO. 668 IN BOOK D-5528, PAGE 518, OFFICIAL RECORDS, TOGETHER WITH THOSE CERTAIN FIXTURES APPURTENANT TO PARCEL BH-LL AND OWNED BY VESTEE PURSUANT TO THE SAID AMENDED AND RESTATED DECLARATION ABOVE MENTIONED.

PARCEL 2: (EASEMENTS IN FAVOR OF COMMERCIAL PARCEL)
EASEMENTS IN FAVOR OF COMMERCIAL PARCEL AS SET FORTH IN AN INSTRUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF ESTABLISHMENT OF EASEMENTS, COVENANTS AND RESTRICTIONS", EXECUTED BY BUNKER HILL CENTER ASSOCIATES, A PARTNERSHIP, COMPOSED OF BOISE CASCADE HOME & LAND CORPORATION, KENFIELD E. KENNEDY, HOWARD L. MATLOW, EDWARD RICE AND CONRAD BUILDING SYSTEMS, INC., DATED JULY 10, 1972 AND RECORDED JULY 12, 1972 AS INSTRUMENT NO. 668 IN BOOK D-5528, PAGE 518, OF OFFICIAL RECORDS.

PARCEL 3: (GARAGE PARCEL 2)
THAT PORTION OF LOT 1 OF TRACT NO. 21464, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 795, PAGES 78 AND 79 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN PARCELS BH-3-B, BH-2-B, BH-1-B, BH-GR, BH-GR-1, BH-2-L, BH-2-L(R) AND BH-3-L, AS SHOWN ON THE PLAT ATTACHED AND MADE A PART OF THE AMENDED AND RESTATED DECLARATION OF ESTABLISHMENT OF EASEMENTS, COVENANTS AND RESTRICTIONS, EXECUTED BY BUNKER HILL CENTER ASSOCIATES, A PARTNERSHIP, DATED JULY 10, 1972 AND RECORDED JULY 12, 1972 AS INSTRUMENT NO. 668 IN BOOK D-5528 PAGE 518, OFFICIAL RECORDS, TOGETHER WITH THOSE CERTAIN FIXTURES, APPURTENANT TO PARCELS BH-3-B, BH-2-B, BH-1-B, BH-GR, BH-GR-1, BH-2-L, BH-2-L(R) AND BH-3-L, AND OWNED BY VESTEE PURSUANT TO THE SAID AMENDED AND RESTATED DECLARATION ABOVE MENTIONED.

PARCEL 4: (EASEMENTS IN FAVOR OF GARAGE 2 PARCEL)
EASEMENTS IN FAVOR OF GARAGE PARCEL 2 AS SET FORTH IN AN INSTRUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF ESTABLISHMENT OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS", EXECUTED BY BUNKER HILL CENTER ASSOCIATES, A PARTNERSHIP, COMPOSED OF BOISE CASCADE HOME & LAND CORPORATION, KENFIELD E. KENNEDY, HOWARD L. MATLOW, EDWARD RICE AND CONRAD BUILDING SYSTEMS, INC., DATED JULY 10, 1972 AND RECORDED JULY 12, 1972 AS INSTRUMENT NO. 668 IN BOOK D-5528, PAGE 518, OF OFFICIAL RECORDS.

EXCEPT FROM PARCELS 1 AND 3 ABOVE, ALL OIL, GAS AND MINERAL SUBSTANCES, TOGETHER WITH THE RIGHT TO EXTRACT SUCH SUBSTANCES, PROVIDED THAT THE SURFACE, OPENING OF ANY WELL, HOLE, SHAFT OR OTHER MEANS OF REACHING OR REMOVING SUCH SUBSTANCES SHALL NOT BE LOCATED WITHIN THE BUNKER HILL URBAN RENEWAL PROJECT AREA, AS RECORDED IN BOOK M-335, PAGE 106, OFFICIAL RECORDS AND SHALL NOT PENETRATE ANY PART OR PORTION OF SAID PROJECT AREA, WITHIN FIVE HUNDRED (500) FEET OF THE SURFACE THEREOF AS SAID, OIL, GAS AND MINERALS SUBSTANCES ARE RESERVED IN VARIOUS DEEDS OF RECORD.

ZONING

SITE CLASSIFICATION = C4-4D
BUNKER HILL SPECIFIC PLAN
REGIONAL CENTER COMMERCIAL
Z1-2385 GREATER DOWNTOWN HOUSING INCENTIVE AREA
Z1-1117 MTA PROJECT
Z1-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES
Z1-2427 FREEWAY ADJACENT ADVISORY NOTICE FOR SENSITIVE USES
Z1-2374 LOS ANGELES STATE ENTERPRISE ZONE

RESIDENTIAL DENSITY
EXISTING DWELLING UNITS 0
DWELLING UNITS PROVIDED 570

UNIT MIX:
STUDIO: 9 (2%)
1BR: 403 (70%)
2BR: 151 (27%)
3BR: 7 (1%)

HEIGHTS
MAX HEIGHT PERMITTED (C4-4D) UNLIMITED

PROPOSED HEIGHT - TOWER 480'-0"
PROPOSED HEIGHT - PODIUM 53'-6"
EXISTING HEIGHT - PODIUM 53'-6"

REQUIRED YARDS (C4-4D) NONE

FLOOR AREA

LOT & BUILDING AREA
LOT AREA 160,139.6 SF
LOT AREA LESS DEDICATION 159,145 SF

FLOOR AREA
ALLOWABLE F.A.R. 6:1
TOTAL ALLOWED AREA 954,870 SF

EXISTING COMMERCIAL 330,000 SF
EXISTING COMMERCIAL REMOVED -29,500 SF

EXISTING COMMERCIAL TO REMAIN (GZA) 300,500 SF
PROVIDED COMMERCIAL 0 SF
PROVIDED RESIDENTIAL (GZA) 624,500 SF

TOTAL PROVIDED AREA 925,000 SF
PROVIDED F.A.R. 5.81:1

OPEN SPACE

PER LAMC 12.21 G.2

OPEN SPACE REQUIRED
UNITS < 3 HABITABLE ROOMS 412 x 100 SF/EA
UNITS = 3 HABITABLE ROOMS 151 x 125 SF/EA
UNITS > 3 HABITABLE ROOMS 7 x 175 SF/EA
TOTAL OPEN SPACE REQUIRED 61,300 SF

OPEN SPACE PROVIDED
COMMON INDOOR
LEVEL 1 2,064 SF
LEVEL 4 2,537 SF
LEVEL 5 2,619 SF
LEVEL 6 6,305 SF
LEVEL 41 1,733 SF
TOTAL INDOOR SPACE 15,258 SF
% INDOOR COMMON SPACE (MAX 25%) 25%

PRIVATE OUTDOOR
BALCONIES (50 SF EACH) 38 x 50 SF/EA = 1,900 SF

COMMON OUTDOOR
LEVEL 6 38,540 SF
LEVEL 41 5,602 SF
TOTAL 44,142 SF

TOTAL OUTDOOR SPACE 46,042 SF
TOTAL OPEN SPACE PROVIDED 61,300 SF

PARKING

PER LAMC 12.21 A.16 (b) (1) (i)
BICYCLE

SHORT-TERM SPACES	UNITS	RATIO	REQUIRED	PROVIDED
1-25	1 SPACE PER 10 UNITS	3	3	3
26-100	1 SPACE PER 15 UNITS	5	5	5
101-200	1 SPACE PER 20 UNITS	5	5	5
201+	1 SPACE PER 40 UNITS	10	10	10
TOTAL SHORT TERM			23	23
LONG TERM SPACES	UNITS	RATIO	REQUIRED	PROVIDED
1-25	1 SPACE PER UNIT	25	25	25
26-100	1 SPACE PER 1.5 UNITS	50	50	50
101-200	1 SPACE PER 2 UNITS	50	50	50
201+	1 SPACE PER 4 UNITS	92	217	217
TOTAL LONG TERM			217	217
TOTAL BICYCLE STALLS PROVIDED			240	240

PER BUNKER HILL SPECIFIC PLAN - PER SECTION 10

AUTOMOBILE
NO. OF PARKING SPACES REQUIRED (PER 10A3bii)
UNITS < 2 HABITABLE ROOMS 412 x 0.25/EA = 103
UNITS > 2 HABITABLE ROOMS 158 x 0.5/EA = 79

PARKING REDUCTION THROUGH BICYCLE ORDINANCE
15% RESIDENTIAL -27

NO. OF AUTOMOBILE PARKING REQUIRED	RESIDENTIAL	EXISTING COMMERCIAL (PER 10A3bii)	TOTAL PARKING REQUIRED
RESIDENTIAL	155	0	155
EXISTING COMMERCIAL (PER 10A3bii)	0	0	0
TOTAL PARKING REQUIRED	155	0	155
NO. OF AUTOMOBILE PARKING PROVIDED	RESIDENTIAL	EXISTING COMMERCIAL (PER 10A3bii)	TOTAL PARKING PROVIDED
LEVEL B3	0	0	0
LEVEL B2	0	0	0
LEVEL B1	0	0	0
LEVEL 1	124	0	124
LEVEL 2	26	0	26
LEVEL 3	5	0	5
TOTAL PARKING PROVIDED	155	0	155

NO. OF ADA AUTOMOBILE PARKING REQUIRED PROVIDED
6 (INC. 1NO VAN) 6

LANDSCAPE

PER LAMC 12.21 G.2.A.3

REQUIRED PERCENTAGE OF LANDSCAPED COMMON OPEN SPACE (44,142 SF) 25% (11,036 SF)
PROVIDED PERCENTAGE OF LANDSCAPED COMMON OPEN SPACE (44,142 SF) 25% (11,036 SF)

REQUIRED NUMBER OF TREES ON-SITE (0.25 TREE PER DWELLING UNIT) 143
PROVIDED NUMBER OF TREES ON-SITE 143

350 S. FIGUEROA
LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/09/2016	CASE FILING

SEAL

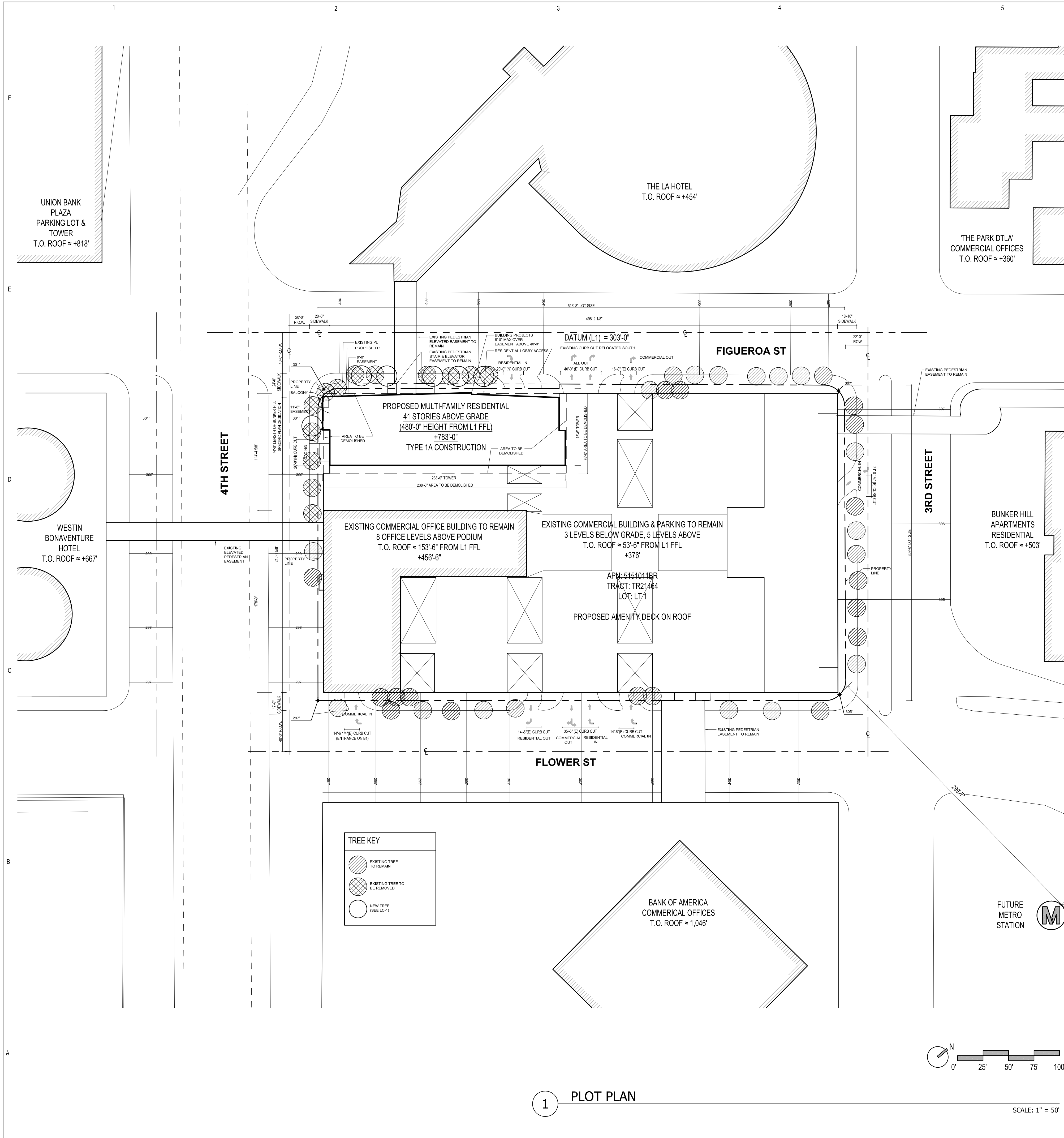
SHEET IDENTIFICATION

TITLE

PLOT PLAN

NUMBER

G0.01



1 PLOT PLAN

SCALE: 1" = 50'

NOT FOR CONSTRUCTION

350 S. FIGUEROA
LOS ANGELES, CA

ISSUE DRAWING LOG		
NO.	DATE	DESCRIPTION
1	05/08/2016	CASE FILING

SEAL

SHEET IDENTIFICATION

TITLE
**DOWNTOWN
DESIGN GUIDELINE
COMPLIANCE**

NUMBER

G0.02

DESIGN PRINCIPLES

CONFORMANCE WITH URBAN DESIGN GUIDE AND BUNKER HILL SPECIFIC PLAN

1

SIDEWALKS AND SETBACKS

-BUILDING SETBACKS ON FIGUEROA AND 4TH STREETS NOT REQUIRED. BUILDING SETS BACK PER REQUIRED AVERAGE EASEMENTS ON FIGUEROA (DOWNTOWN STREET STANDARDS) AND 4TH ST (BUNKER HILL SPECIFIC PLAN)

-SIDEWALK DIMENSIONS COMPLY WITH DOWNTOWN STREET STANDARDS AND THE BUNKER HILL SPECIFIC PLAN:

FIGUEROA ST. COMPLIANCE (DOWNTOWN STREET STANDARDS):
15' DEDICATION + 9' AVG. EASEMENT = 24' PROVIDED

4TH ST. COMPLIANCE (SPECIFIC PLAN):
20' AVG. EASEMENT PROVIDED

2

GROUND FLOOR TREATMENT

-50% ACTIVE FRONTAGE REQUIRED ON FIGUEROA STREET.
PROJECT PROVIDES IN EXCESS OF 50% ACTIVE, TRANSPARENT FRONTAGE

3

PARKING AND ACCESS

EXISTING PARKING GARAGE TO REMAIN

4

PARKING AT NEW RESIDENTIAL STRUCTURE FULLY LINED AT FIGUEROA AND 4TH STS. WITH RESIDENTIAL UNITS

5

EXISTING PARKING ACCESS POINTS TO REMAIN. (1) EXISTING ACCESS POINT ON FIGUEROA TO BE DEDICATED TO A RESIDENTIAL ENTRANCE AS WELL AS AN OFF STREET RESIDENTIAL DROP-OFF

6

MASSING AND STREET WALL

PER BUNKER HILL SPECIFIC PLAN:
25' MIN STREET WALL REQ'D / PROJECT EXCEEDS REQUIRED
80% STREET WALL REQ'D ON FIGUEROA ST / PROJECT EXCEEDS REQUIRED
80% STREET WALL REQ'D ON 4TH ST. / PROJECT EXCEEDS REQUIRED

TOWER MASSING IS VISUALLY CONNECTED TO THE GROUND THROUGH THE BUILDING'S CORNER ARTICULATION AT FIGUEROA AND 4TH STS. THE FACADE MAINTAINS ACTIVE USE THROUGHOUT WITH THE INTERRUPTION OF A PARKING PODIUM.

7

OPEN SPACE AND LANDSCAPE

MEETS THE OPEN SPACE REQUIREMENTS PER DOWNTOWN DESIGN GUIDE AND LAMC. COMMON OPEN SPACE IS PROVIDED AT THE ROOFS OF THE TOWER AND EXISTING COMMERCIAL STRUCTURE. ADDITIONALLY, 25% INTERIOR COMMON OPEN SPACE IS REQUIRED AND A PORTION OF THE RESIDENTIAL UNITS HAVE BALCONIES

8

STREET SCAPE IMPROVEMENTS

STREET SCAPE IMPROVEMENTS INCLUDE WIDER SIDEWALKS PER CITY STANDARDS, NEW STREET TREES, ACTIVE USES AND PEDESTRIAN LIGHTING. EXISTING "PEDWAY SYSTEM" ON FIGUEROA ST. TO REMAIN PER THE BUNKER HILL SPECIFIC PLAN.

9

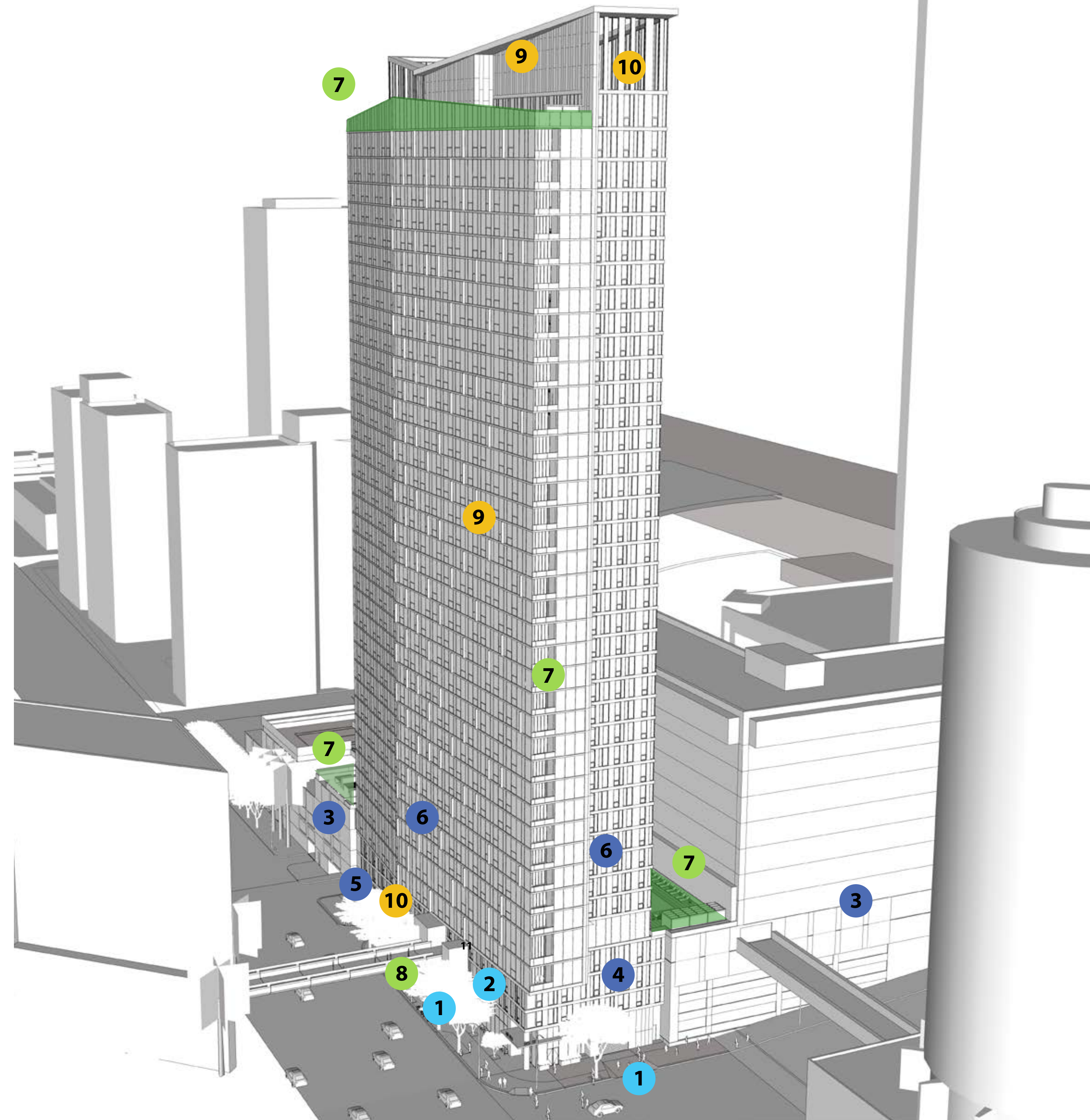
ARCHITECTURAL DETAIL

ARCHITECTURAL DETAIL AND MATERIALITY IDENTIFIES A DISTINCT BASE, TOWER, AND TOP. MATERIALS TO INCLUDE GLAZING SYSTEM, METAL PANEL, AND GFRC. EXTERIOR LIGHTING AT FACADE PERFORMS 2 FUNCTIONS: GROUND LEVEL ACTIVATION AND SKYLINE IDENTITY

10

ARCHITECTURAL SIGNAGE

BUILDING SIGNAGE LOCATED AT GROUND LEVEL STREET SCAPE AND BUILDING TOP AND IN COMPLIANCE WITH DOWNTOWN DESIGN GUIDE AND LAMC. REFER TO INCLUDED SIGNAGE STRATEGY.



AERIAL LOOKING NORTH

NOT FOR CONSTRUCTION

350 S. FIGUEROA
LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/08/2016	CASE FILING

SEAL

SHEET IDENTIFICATION
TITLE
**DOWNTOWN
DESIGN GUIDELINE
COMPLIANCE**
NUMBER

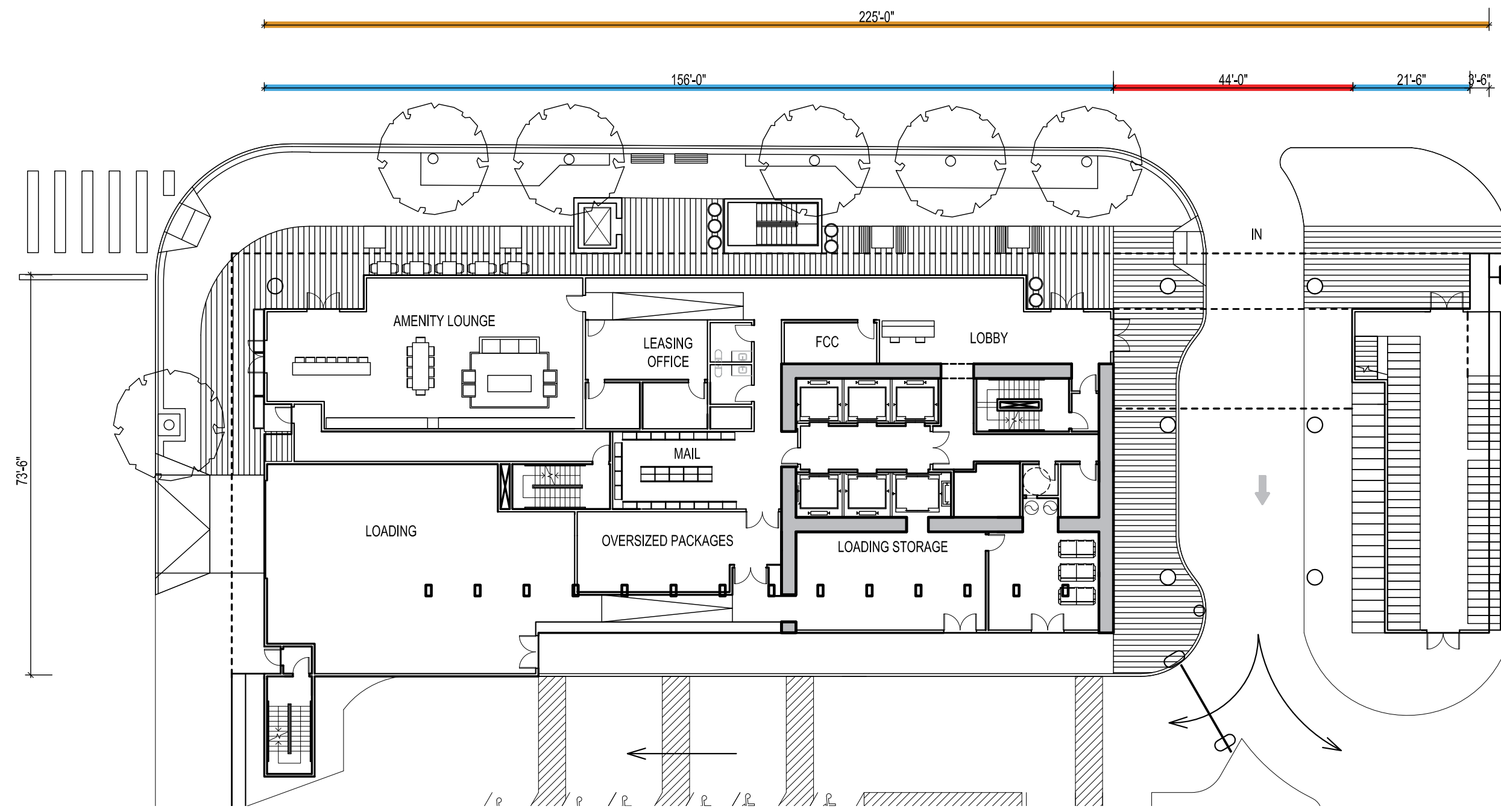
G0.03

TOTAL FRONTAGE
RESIDENTIAL FRONTAGE
FRONTAGE NOT COUNTED

FIGUEROA ST. ACTIVE FRONTAGE
225'-0" - 44'-0" (DRIVEWAY) = 181'-0"

ACTIVE STREET FRONTAGE REQUIRED: 50% (90'-6")
ACTIVE STREET FRONTAGE PROVIDED: 98% (177'-6")

4th ST. ACTIVE FRONTAGE
N/A

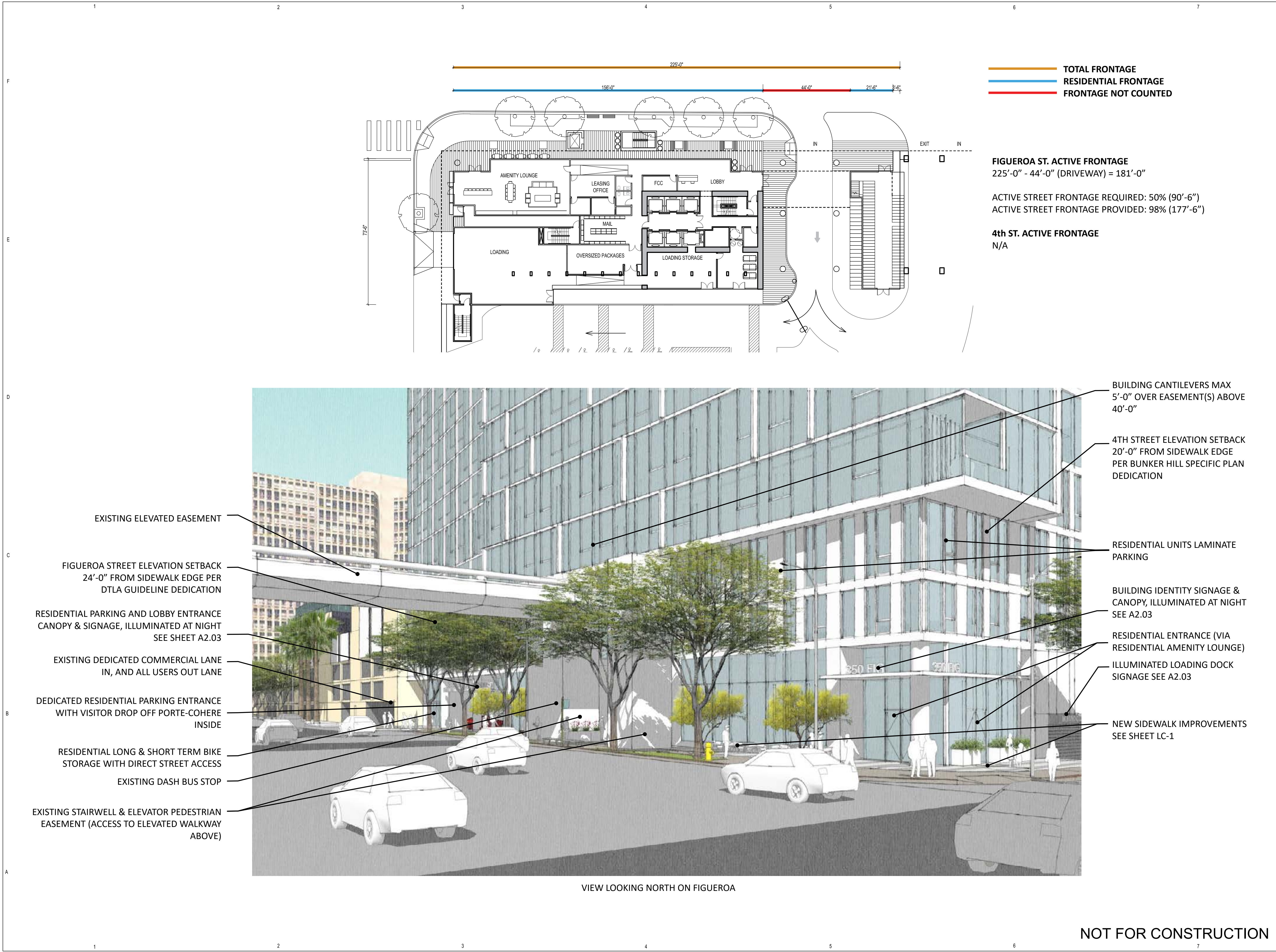


- EXISTING ELEVATED EASEMENT
- FIGUEROA STREET ELEVATION SETBACK 24'-0" FROM SIDEWALK EDGE PER DTLA GUIDELINE DEDICATION
- RESIDENTIAL PARKING AND LOBBY ENTRANCE CANOPY & SIGNAGE, ILLUMINATED AT NIGHT SEE SHEET A2.03
- EXISTING DEDICATED COMMERCIAL LANE IN, AND ALL USERS OUT LANE
- DEDICATED RESIDENTIAL PARKING ENTRANCE WITH VISITOR DROP OFF PORTE-COHERE INSIDE
- RESIDENTIAL LONG & SHORT TERM BIKE STORAGE WITH DIRECT STREET ACCESS
- EXISTING DASH BUS STOP
- EXISTING STAIRWELL & ELEVATOR PEDESTRIAN EASEMENT (ACCESS TO ELEVATED WALKWAY ABOVE)

- BUILDING CANTILEVERS MAX 5'-0" OVER EASEMENT(S) ABOVE 40'-0"
- 4TH STREET ELEVATION SETBACK 20'-0" FROM SIDEWALK EDGE PER BUNKER HILL SPECIFIC PLAN DEDICATION
- RESIDENTIAL UNITS LAMINATE PARKING
- BUILDING IDENTITY SIGNAGE & CANOPY, ILLUMINATED AT NIGHT SEE A2.03
- RESIDENTIAL ENTRANCE (VIA RESIDENTIAL AMENITY LOUNGE)
- ILLUMINATED LOADING DOCK SIGNAGE SEE A2.03
- NEW SIDEWALK IMPROVEMENTS SEE SHEET LC-1

VIEW LOOKING NORTH ON FIGUEROA

NOT FOR CONSTRUCTION



CENTRAL PLAZA
LOS ANGELES, CA

ISSUE DRAWING LOG	
1	05/09/2016 CASE FILING
2	05/18/2018 REVISION FILING
3	12/07/2018 REVISION FILING

SEAL

SHEET IDENTIFICATION

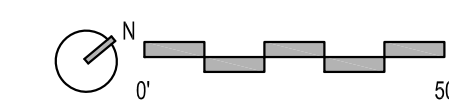
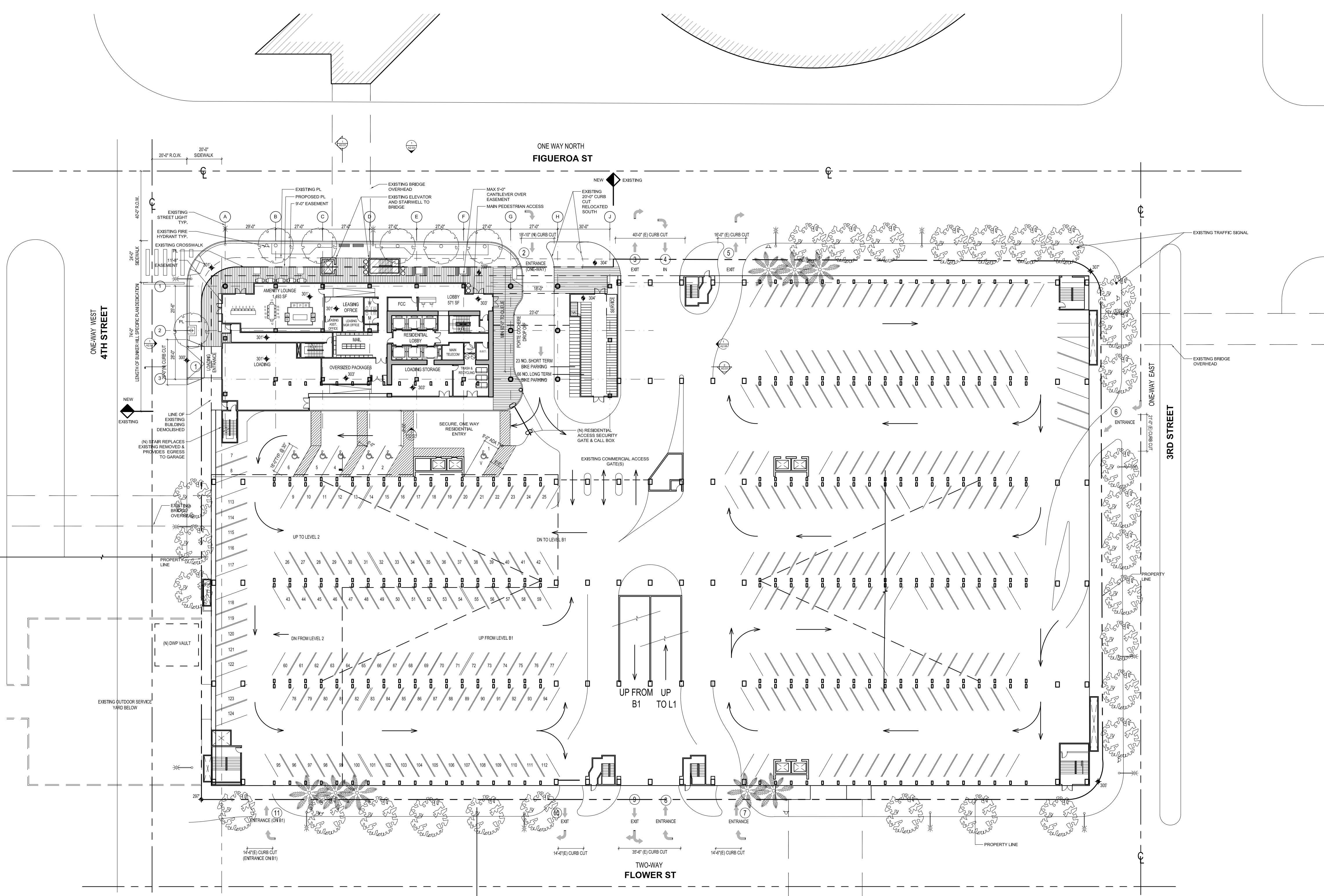
TITLE
FLOOR PLAN - LEVEL 1 OVERALL
NUMBER

A1.01

2018 CALLISON RTKL, INC.

PARKING ENTRY & EGRESS KEY

- ① RESIDENTIAL LOADING (RIGHT TURN IN, RIGHT TURN OUT)
- ② RESIDENTIAL ENTRANCE (RIGHT TURN IN ONLY)
- ③ RESIDENTIAL & COMMERCIAL EXIT (RIGHT TURN OUT ONLY)
- ④ COMMERCIAL ENTRANCE (RIGHT TURN IN ONLY)
- ⑤ COMMERCIAL EXIT (RIGHT TURN OUT ONLY)
- ⑥ COMMERCIAL ENTRANCE (RIGHT TURN IN ONLY)
- ⑦ COMMERCIAL ENTRANCE (RIGHT TURN IN ONLY)
- ⑧ RESIDENTIAL ENTRANCE (LEFT AND RIGHT TURN IN)
- ⑨ RESIDENTIAL & COMMERCIAL EXIT (LEFT & RIGHT TURN OUT)
- ⑩ RESIDENTIAL EXIT (RIGHT TURN ONLY)
- ⑪ COMMERCIAL ENTRANCE (RIGHT TURN IN ONLY)



1 LEVEL 1 - OVERALL
SCALE: 1/32" = 1'-0"

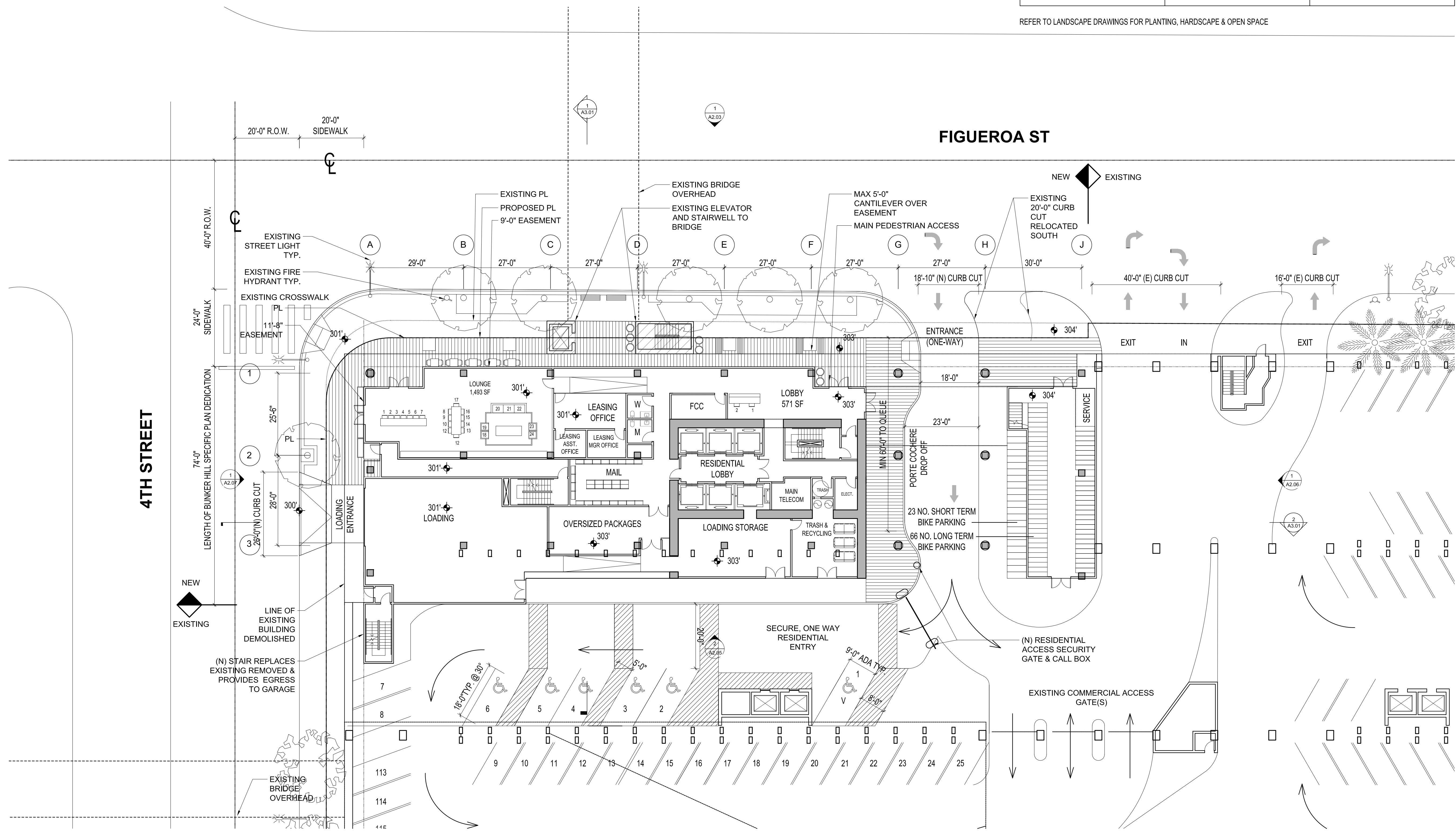
NOT FOR CONSTRUCTION

350 S. FIGUEROA
LOS ANGELES, CA

OPEN SPACE, LEVEL 1

PRIVATE OPEN SPACE	0 @ 50 SF/EACH	0 SF PER LEVEL
COMMON OPEN SPACE (INDOOR)		2,064 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

REFER TO LANDSCAPE DRAWINGS FOR PLANTING, HARDSCAPE & OPEN SPACE



ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/09/2016	CASE FILING

1 LEVEL 1 SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

350 S. FIGUEROA
LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/08/2016	CASE FILING

SEAL

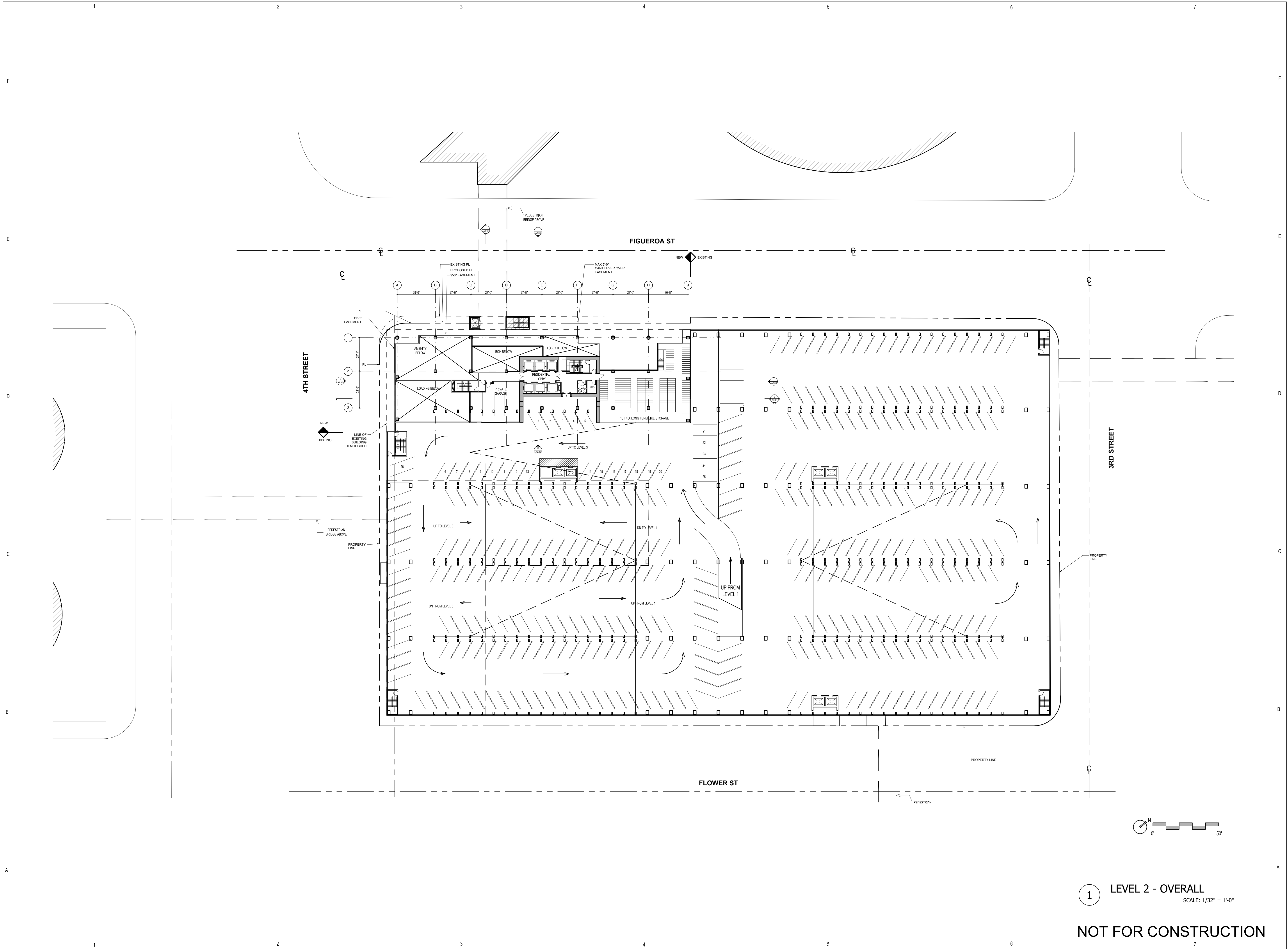
SHEET IDENTIFICATION

TITLE

**FLOOR PLAN - LEVEL 2
OVERALL**

NUMBER

A1.03



1 LEVEL 2 - OVERALL
SCALE: 1/32" = 1'-0"

NOT FOR CONSTRUCTION

OPEN SPACE, LEVEL 2	
PRIVATE OPEN SPACE	0 @ 50 SF/EACH 0 SF PER LEVEL
COMMON OPEN SPACE (INDOOR)	0 SF
COMMON OPEN SPACE (OUTDOOR)	0 SF

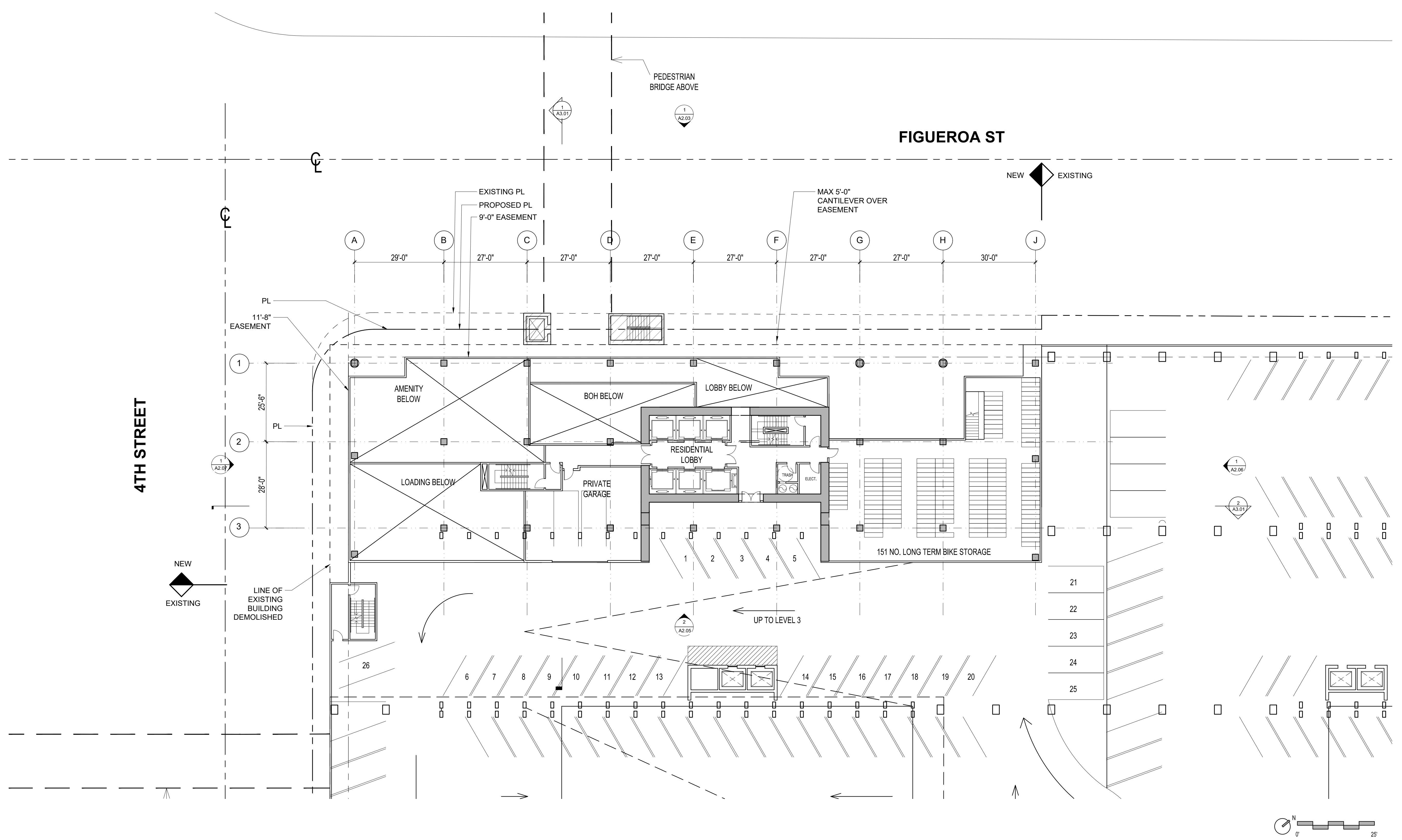
REFER TO LANDSCAPE DRAWINGS FOR PLANTING, HARDSCAPE & OPEN SPACE

350 S. FIGUEROA
LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/08/2016	CASE FILING

SEAL



1 LEVEL 2
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

350 S. FIGUEROA
LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/08/2016	CASE FILING

SEAL

SHEET IDENTIFICATION

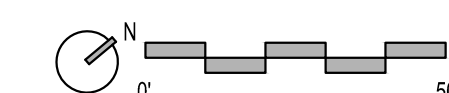
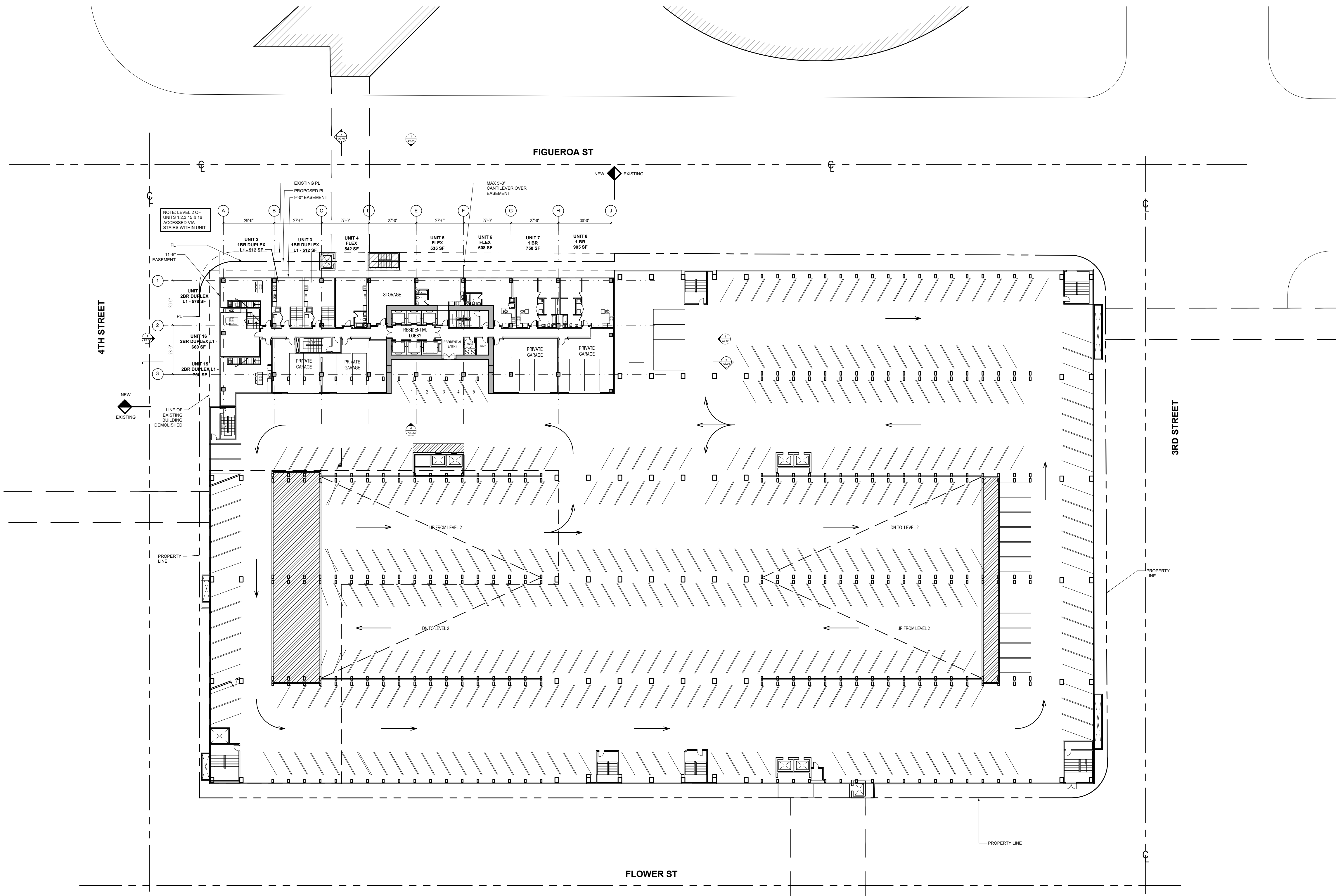
TITLE

FLOOR PLAN - LEVEL 3 OVERALL

NUMBER

A1.05

2018 CALLISON RTKL, INC.



1 LEVEL 3 - OVERALL
SCALE: 1/32" = 1'-0"

NOT FOR CONSTRUCTION

OPEN SPACE, LEVEL 3		
PRIVATE OPEN SPACE	0 @ 50 SF/EACH	0 SF PER LEVEL
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

REFER TO LANDSCAPE DRAWINGS FOR PLANTING, HARDSCAPE & OPEN SPACE

CALLISONRTKL
A DESIGN CONSULTANCY OF ARCADIS

CALLISON RTKL, INC.
333 S. HOPE STREET, C-200
LOS ANGELES, CA 90071
TEL: 213-633-6000
FAX: 213-633-6060

WWW.CALLISONRTKL.COM
PROJECT NUMBER: 040-170110.00

PROJECT ADDRESS:
350 SOUTH FIGUEROA
LOS ANGELES, CA 90011

PROJECT:

350 S. FIGUEROA
LOS ANGELES, CA

ISSUE DRAWING LOG		
NO.	DATE	DESCRIPTION
1	05/08/2016	CASE FILING

SEAL

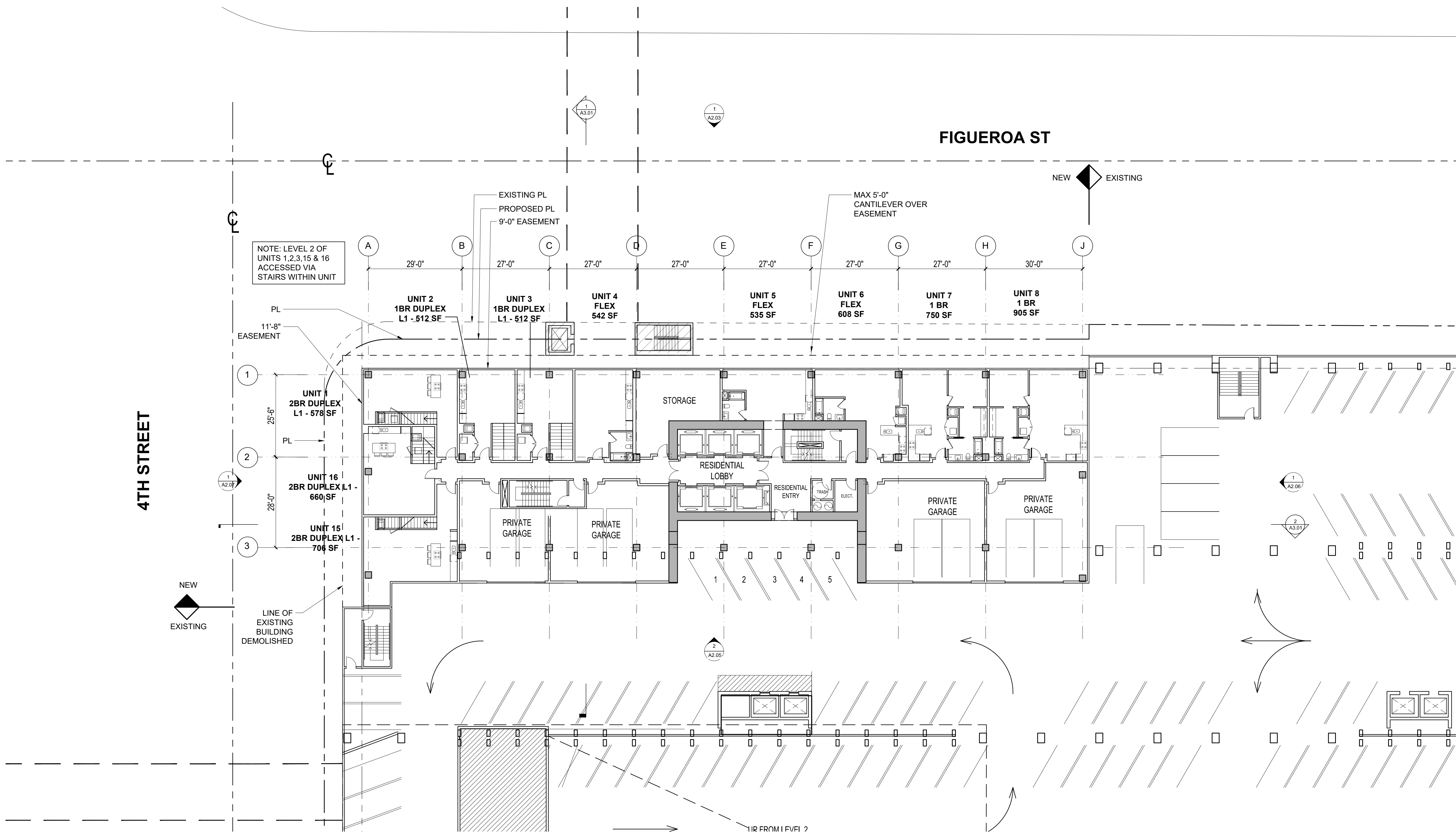
SHEET IDENTIFICATION
TITLE

FLOOR PLAN - LEVEL 3

NUMBER

A1.06

2018 CALLISON RTKL, INC.



1 LEVEL 3
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

350 S. FIGUEROA
LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/08/2016	CASE FILING

SEAL

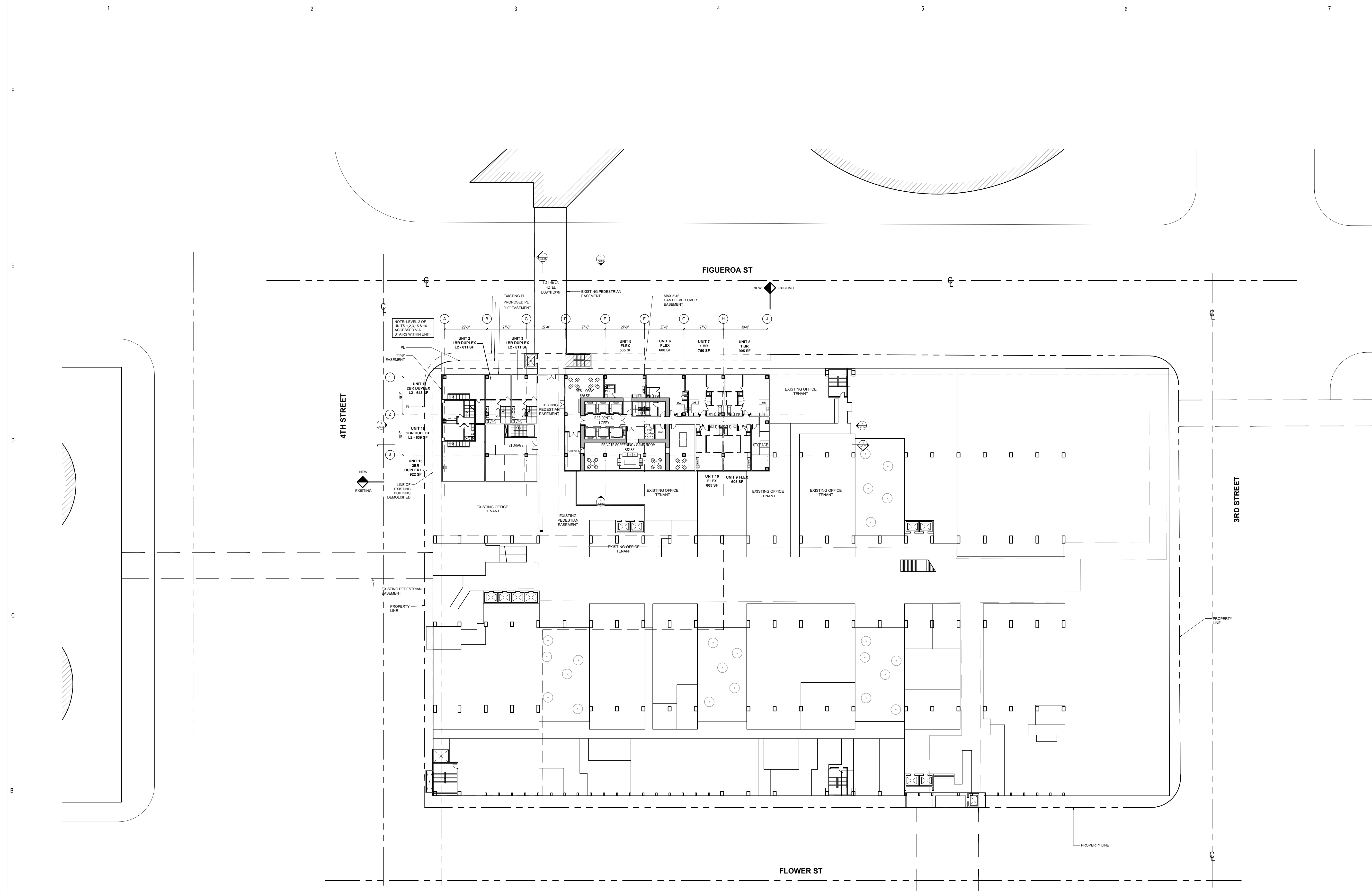
SHEET IDENTIFICATION

TITLE

**FLOOR PLAN -
LEVEL 4
OVERALL**

NUMBER

A1.07



1 LEVEL 4 - OVERALL
SCALE: 1/32" = 1'-0"

NOT FOR CONSTRUCTION

350 S. FIGUEROA
LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/08/2016	CASE FILING

SEAL

SHEET IDENTIFICATION

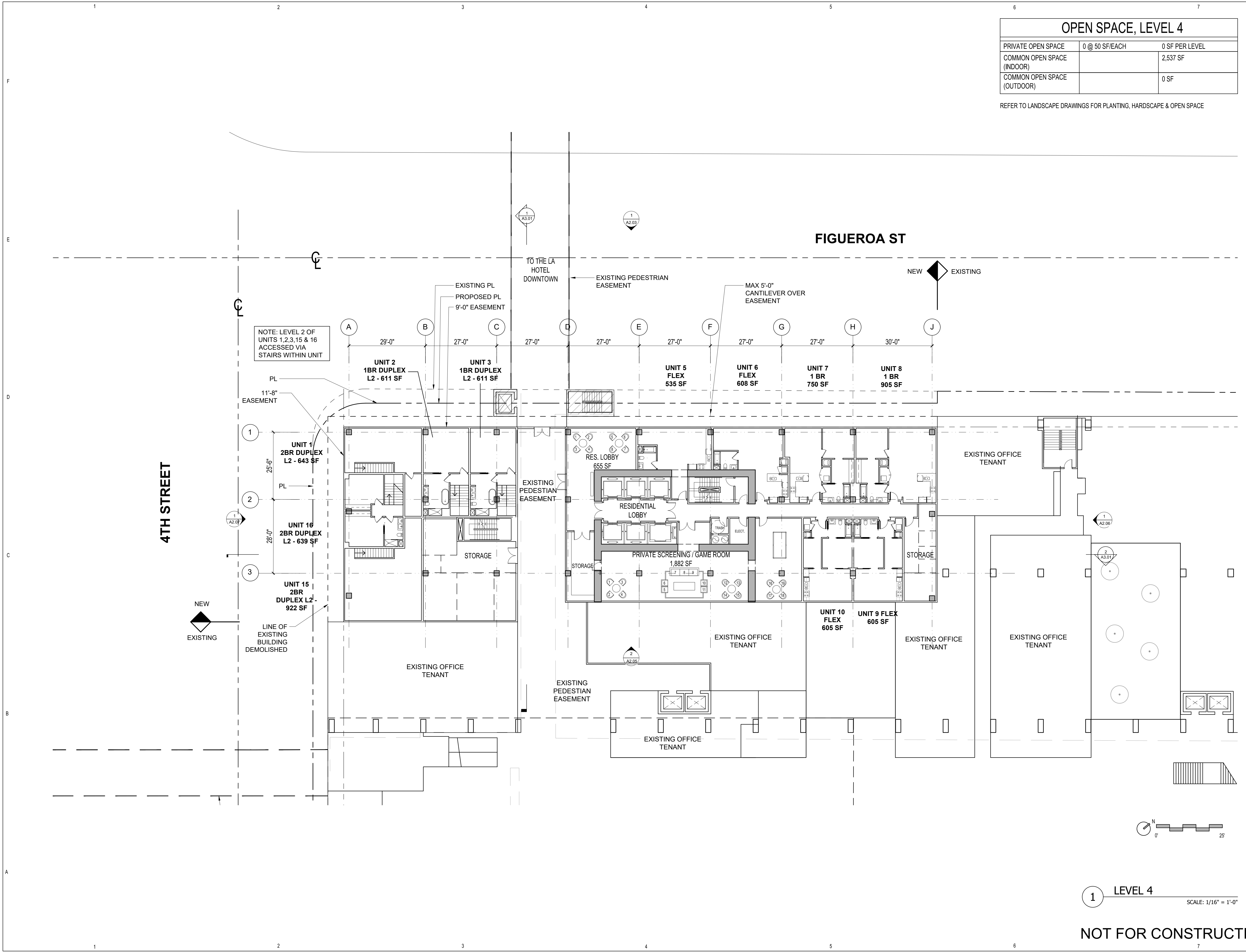
TITLE
**FLOOR PLAN -
LEVEL 4**

NUMBER

A1.08

OPEN SPACE, LEVEL 4		
PRIVATE OPEN SPACE	0 @ 50 SF/EACH	0 SF PER LEVEL
COMMON OPEN SPACE (INDOOR)		2,537 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

REFER TO LANDSCAPE DRAWINGS FOR PLANTING, HARDSCAPE & OPEN SPACE



1 LEVEL 4 SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

350 S. FIGUEROA

LOS ANGELES, CA

ISSUE DRAWING LOG

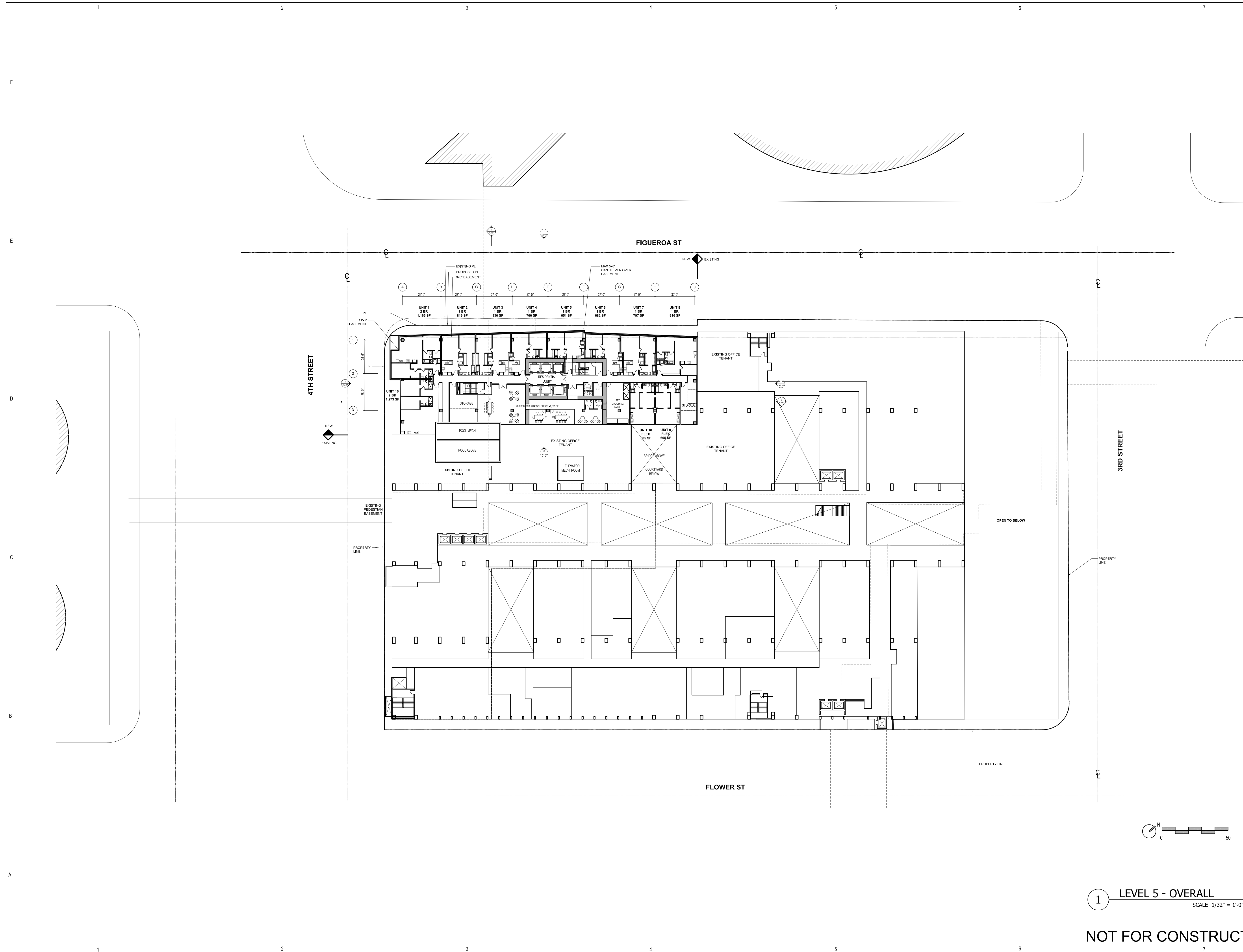
NO.	DATE	DESCRIPTION
1	05/09/2016	CASE FILING

SEAL

SHEET IDENTIFICATION

TITLE
**FLOOR PLAN - LEVEL 5
OVERALL**

NUMBER
A1.09



1 LEVEL 5 - OVERALL
SCALE: 1/32" = 1'-0"

NOT FOR CONSTRUCTION

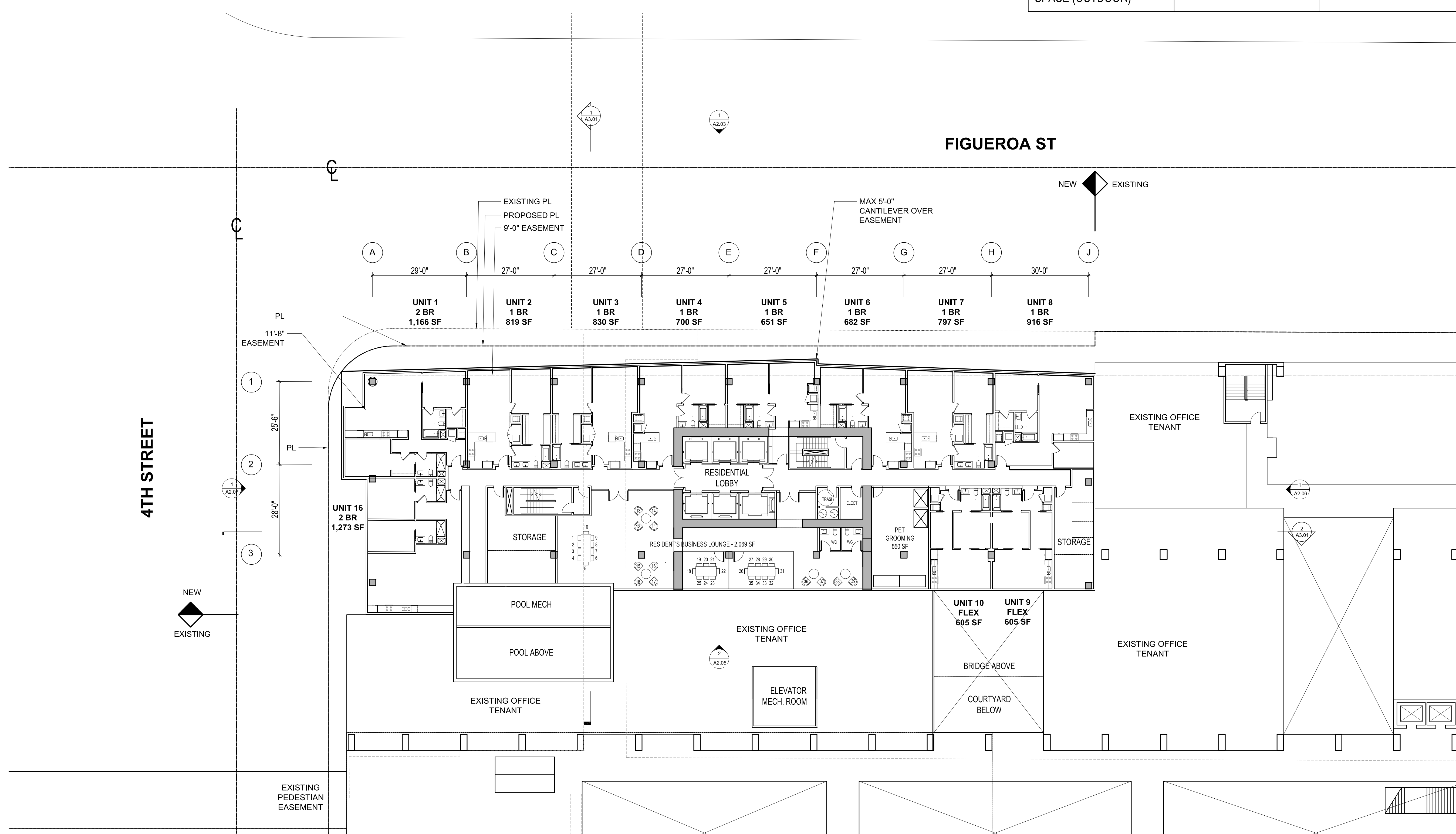
OPEN SPACE, LEVEL 5

PRIVATE OPEN SPACE	1 @ 50 SF/EACH	50 SF PER LEVEL
COMMON OPEN SPACE (INDOOR)		2,619 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

FIGUEROA ST

4TH STREET

350 S. FIGUEROA
LOS ANGELES, CA



1 LEVEL 1 SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/09/2016	CASE FILING

SEAL

SHEET IDENTIFICATION
TITLE

FLOOR PLAN - LEVEL 5

NUMBER

A1.10

350 S. FIGUEROA
LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/08/2016	CASE FILING

SEAL

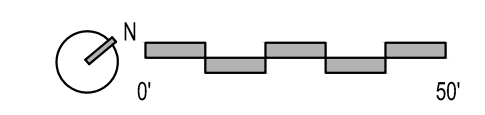
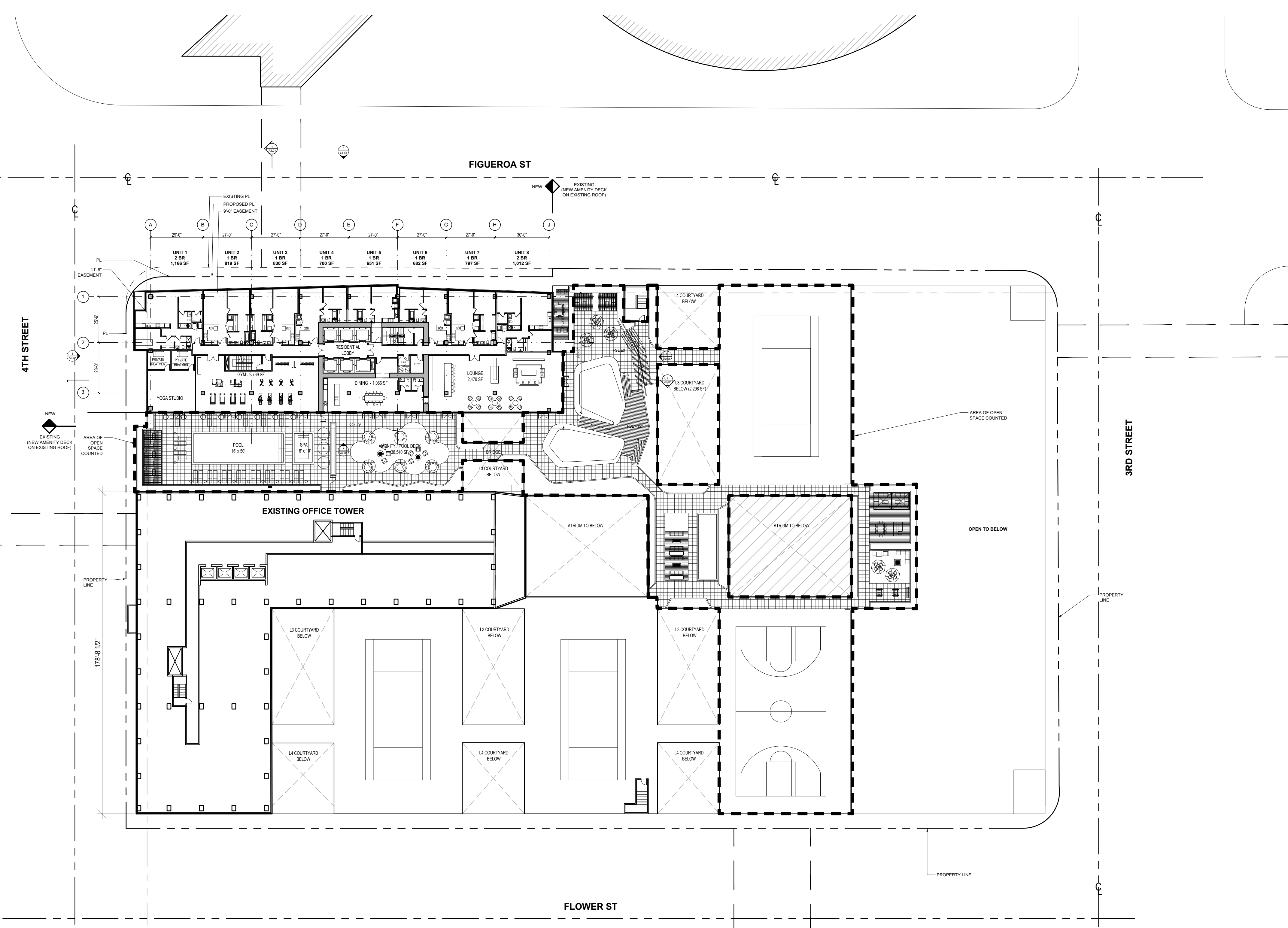
SHEET IDENTIFICATION

TITLE

**FLOOR PLAN -
LEVEL 6
OVERALL**

NUMBER

A1.11



1 LEVEL 6 - OVERALL
SCALE: 1/32" = 1'-0"

NOT FOR CONSTRUCTION

1 2 3 4 5 6 7
F
E
D
C
B
A

350 S. FIGUEROA
LOS ANGELES, CA

ISSUE DRAWING LOG

1	05/08/2016	CASE FILING

SEAL

SHEET IDENTIFICATION
TITLE

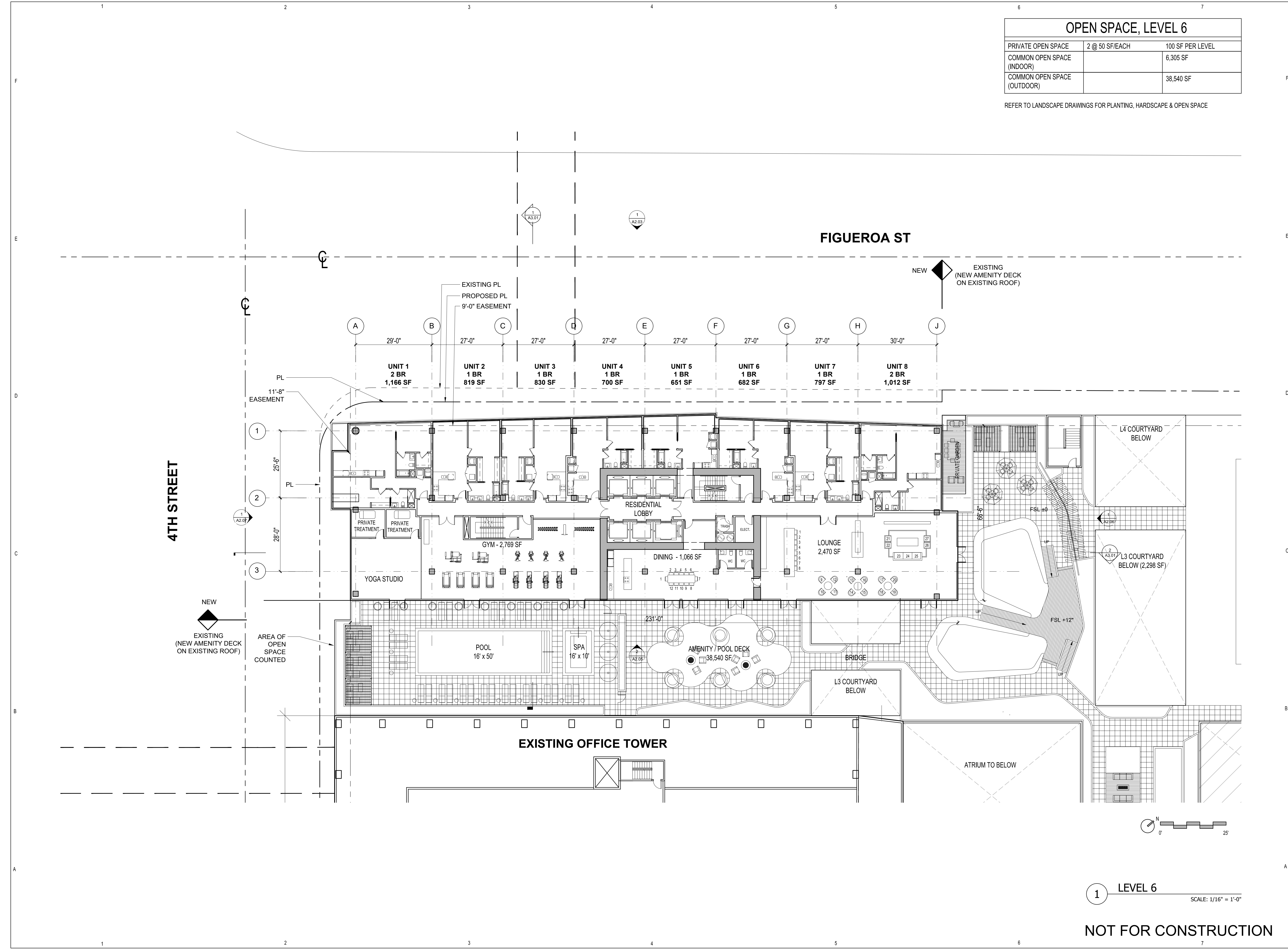
FLOOR PLAN - LEVEL 6

NUMBER

A1.12

OPEN SPACE, LEVEL 6		
PRIVATE OPEN SPACE	2 @ 50 SF/EACH	100 SF PER LEVEL
COMMON OPEN SPACE (INDOOR)		6,305 SF
COMMON OPEN SPACE (OUTDOOR)		38,540 SF

REFER TO LANDSCAPE DRAWINGS FOR PLANTING, HARDSCAPE & OPEN SPACE



1 LEVEL 6
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

OPEN SPACE, LEVEL 7-38		
PRIVATE OPEN SPACE	1 @ 50 SF/EACH	50 SF PER LEVEL
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

REFER TO LANDSCAPE DRAWINGS FOR PLANTING, HARDSCAPE & OPEN SPACE

PROJECT ADDRESS:
350 SOUTH FIGUEROA
LOS ANGELES, CA 90071

PROJECT

350 S. FIGUEROA
LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/08/2016	CASE FILING

SEAL

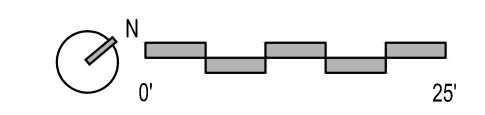
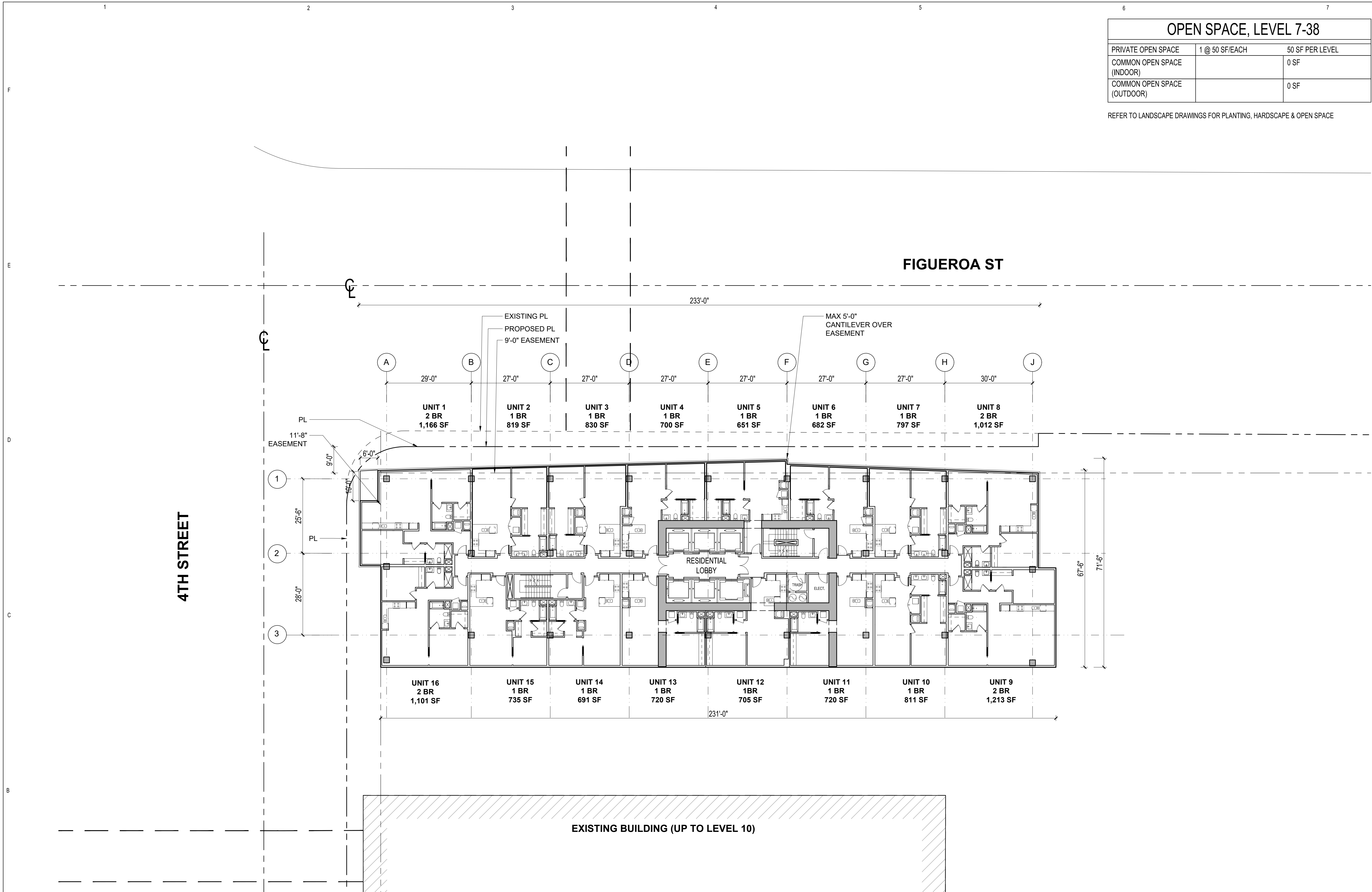
SHEET IDENTIFICATION

TITLE
FLOOR PLAN - LEVEL 7-38

NUMBER

A1.13

2016 CALLISON RTKL, INC.



1 LEVEL 7-38
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

1 2 3 4 5 6 7

F

E

D

C

B

A

F

E

D

C

B

A

1 2 3 4 5 6 7

OPEN SPACE, LEVEL 39-40		
PRIVATE OPEN SPACE	1 @ 50 SF/EACH	50 SF PER LEVEL
COMMON OPEN SPACE (INDOOR)		0 SF
COMMON OPEN SPACE (OUTDOOR)		0 SF

REFER TO LANDSCAPE DRAWINGS FOR PLANTING, HARDSCAPE & OPEN SPACE

CALLISONRTKL
A DESIGN CONSULTANCY OF ARCADIS

CALLISON RTKL, INC.
333 S. HOPE STREET, C-200
LOS ANGELES, CA 90071
TEL: 213-633-6000
FAX: 213-633-6060
WWW.CALLISONRTKL.COM
PROJECT NUMBER: 040-170110.00

PROJECT ADDRESS
350 SOUTH FIGUEROA
LOS ANGELES, CA 90011

PROJECT

350 S. FIGUEROA
LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/08/2016	CASE FILING

SEAL

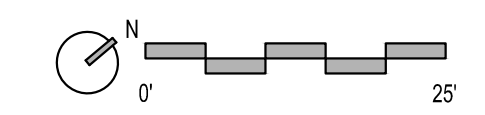
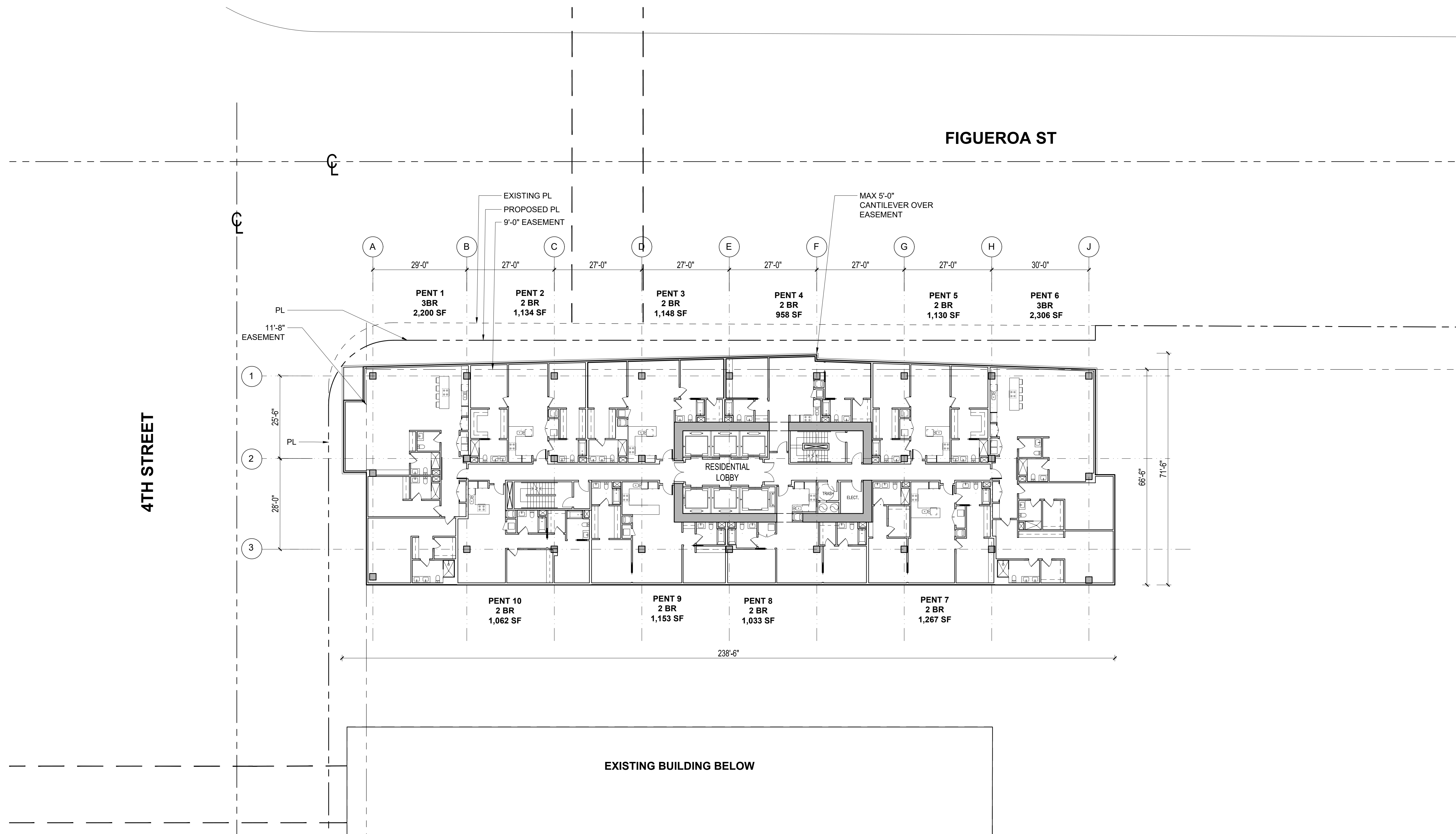
SHEET IDENTIFICATION
TITLE

**FLOOR PLAN -
LEVEL 39-40**

NUMBER

A1.14

2018 CALLISON RTKL, INC.



1 LEVEL 39-40
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

OPEN SPACE, LEVEL 41		
PRIVATE OPEN SPACE	1 @ 50 SF/EACH	50 SF PER LEVEL
COMMON OPEN SPACE (INDOOR)		1,733 SF
COMMON OPEN SPACE (OUTDOOR)		5,602 SF

REFER TO LANDSCAPE DRAWINGS FOR PLANTING, HARDSCAPE & OPEN SPACE

CALLISONRTKL
A DESIGN CONSULTANCY OF ARCADIS

CALLISON RTKL, INC.
333 S. HOPE STREET, C-200
LOS ANGELES, CA 90071
TEL: 213-633-6000
FAX: 213-633-6060

WWW.CALLISONRTKL.COM
PROJECT NUMBER: 040-170110.00

PROJECT ADDRESS:
350 SOUTH FIGUEROA
LOS ANGELES, CA 90071

PROJECT:

350 S. FIGUEROA

LOS ANGELES, CA

ISSUE DRAWING LOG		
1	05/08/2016	CASE FILING

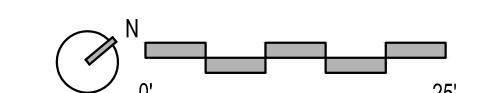
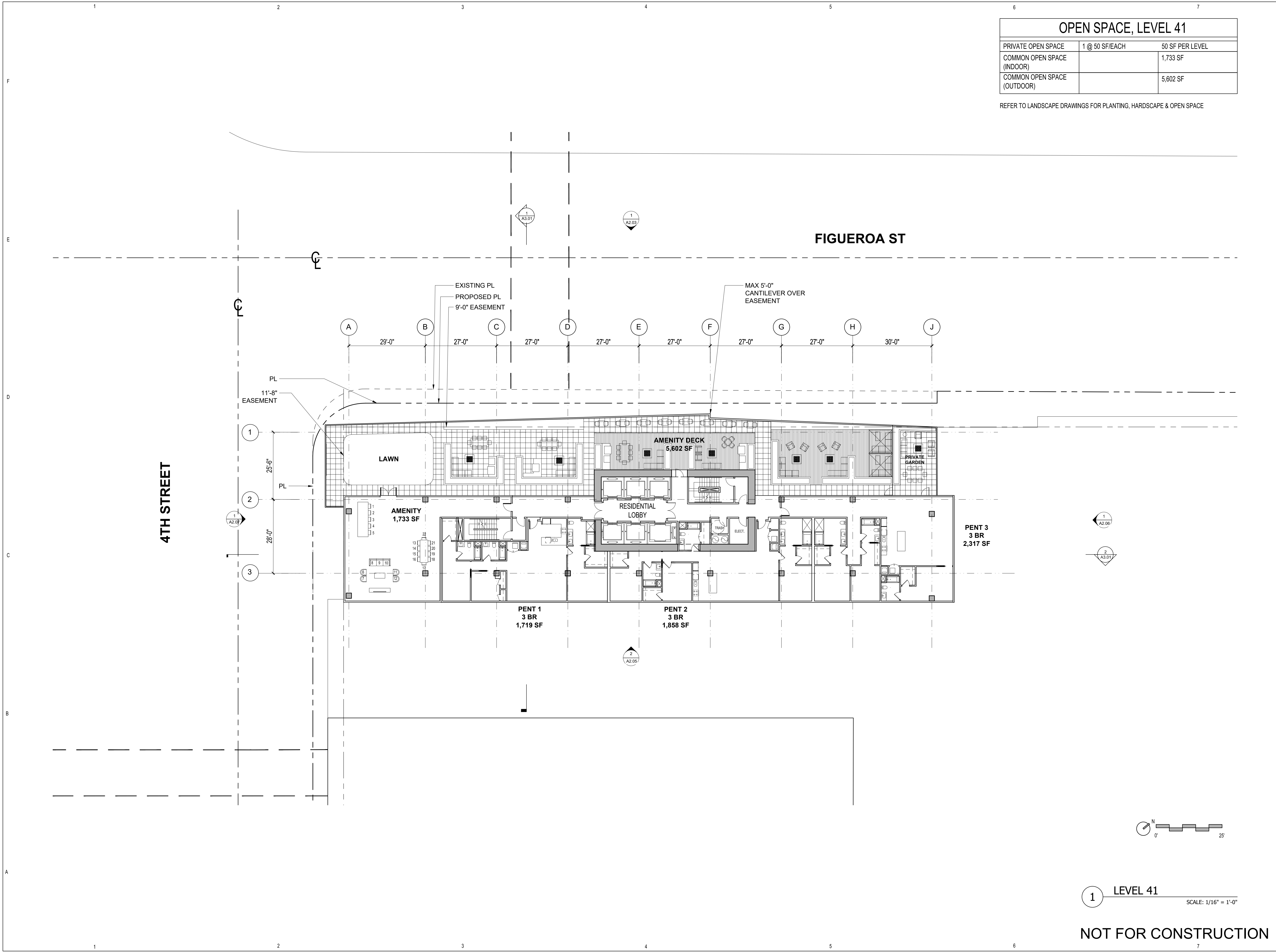
SEAL

SHEET IDENTIFICATION
TITLE
FLOOR PLAN - LEVEL 41

NUMBER

A1.15

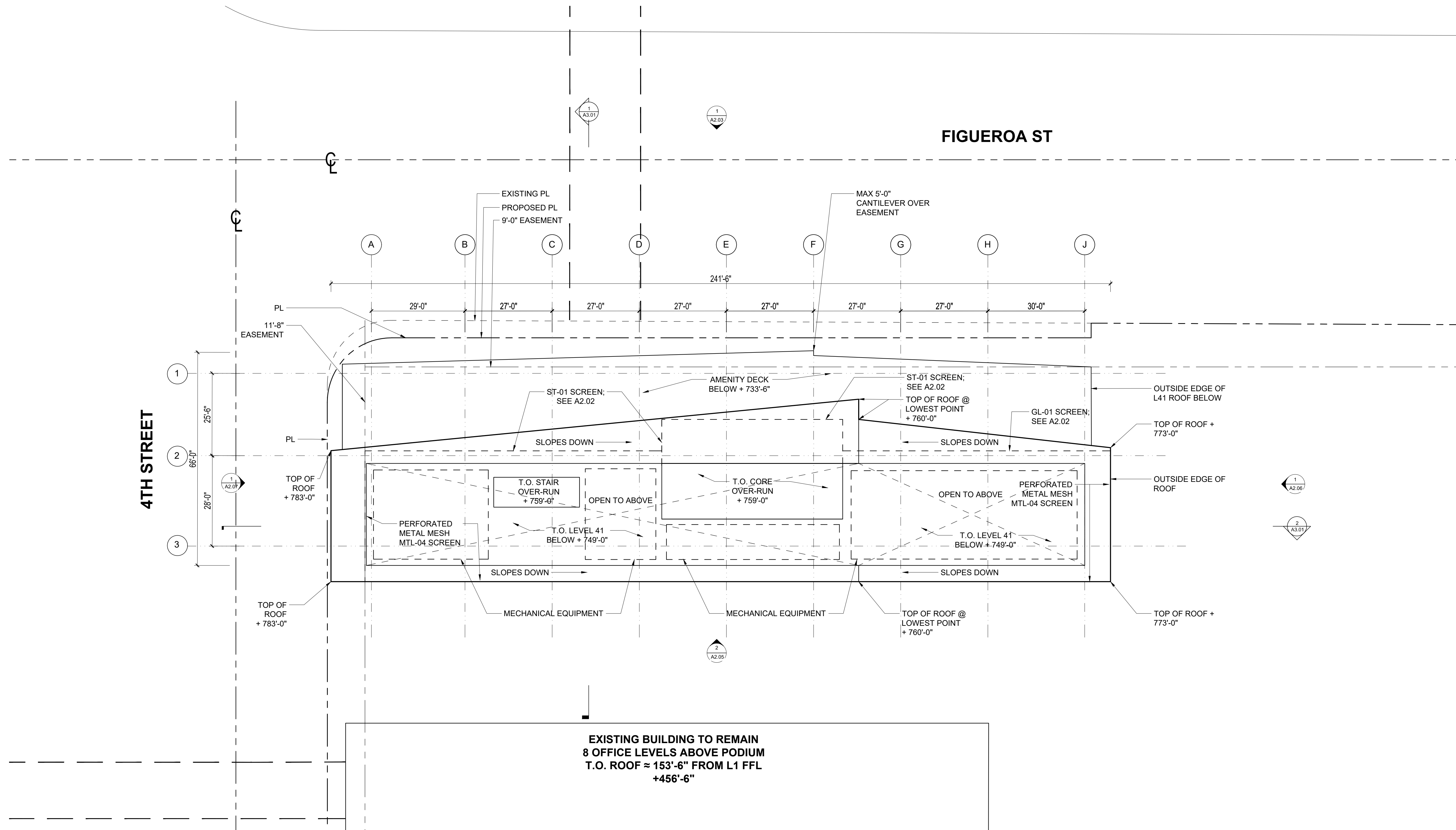
2018 CALLISON RTKL, INC.



1 LEVEL 41
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

350 S. FIGUEROA
LOS ANGELES, CA



1 ROOF LEVEL
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

ISSUE DRAWING LOG		
NO.	DATE	DESCRIPTION
1	05/08/2016	CASE FILING

SEAL

SHEET IDENTIFICATION
TITLE
**FLOOR PLAN -
ROOF LEVEL**

NUMBER

A1.16

350 S. FIGUEROA

LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/08/2016	CASE FILING

SEAL

SHEET IDENTIFICATION

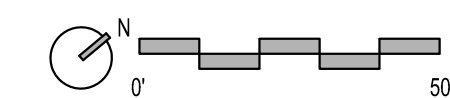
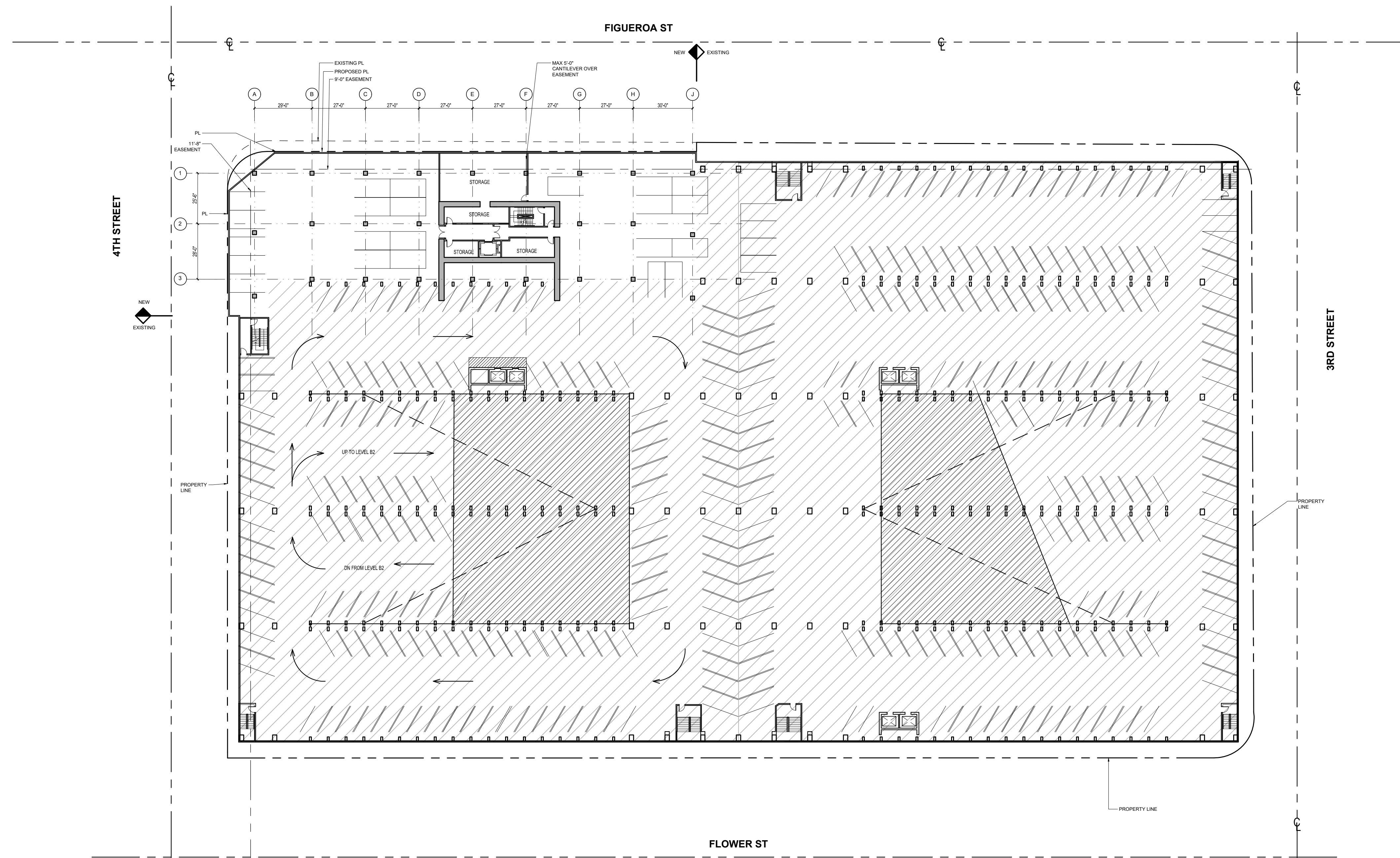
TITLE

**FLOOR PLAN -
LEVEL B3
OVERALL**

NUMBER

A1.17

2018 CALLISON RTKL, INC.



1 LEVEL B3 - OVERALL
SCALE: 1/32" = 1'-0"

NOT FOR CONSTRUCTION

350 S. FIGUEROA
LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/08/2016	CASE FILING

SEAL

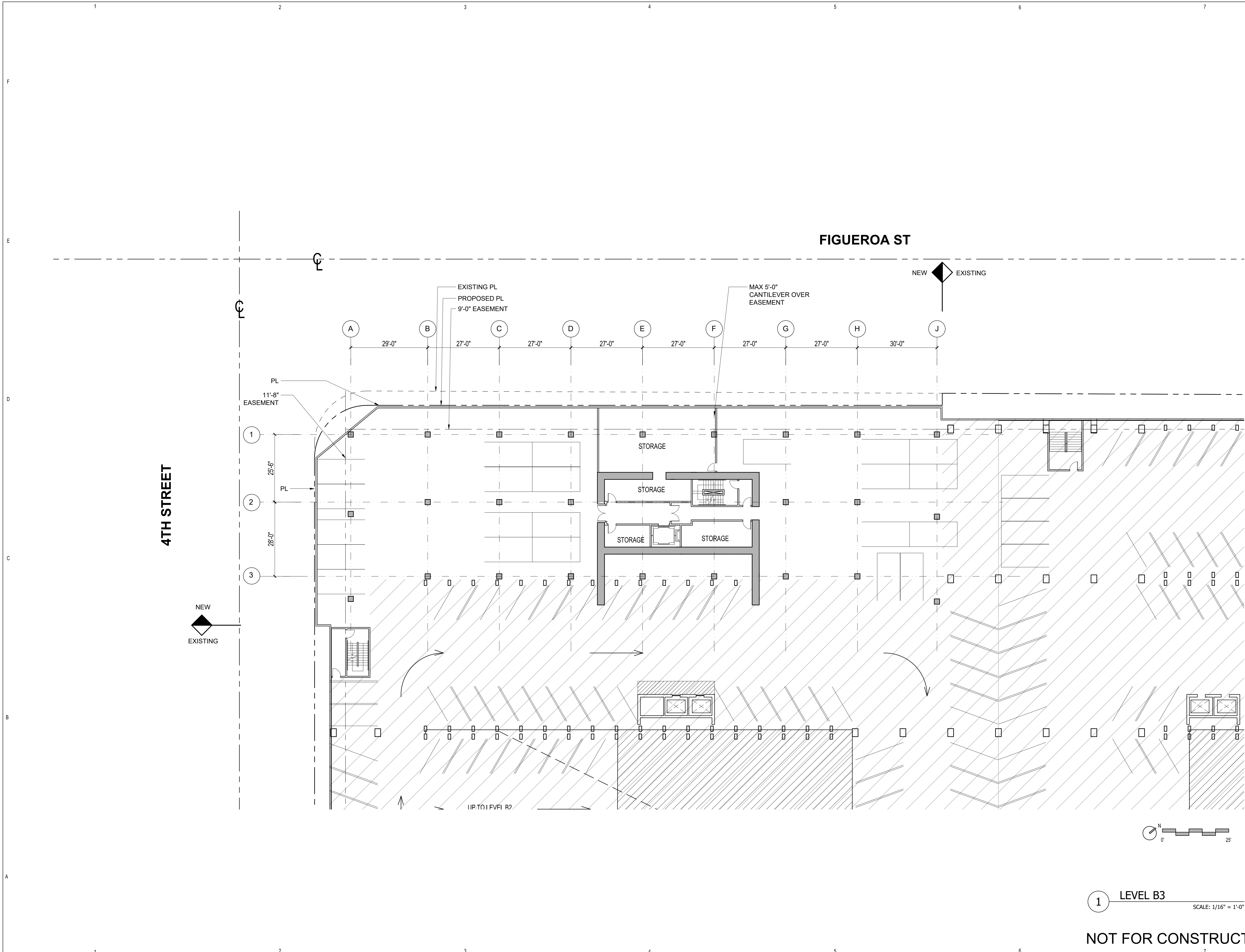
SHEET IDENTIFICATION

TITLE
FLOOR PLAN - LEVEL B3

NUMBER

A1.18

2018 CALLISON RTKL, INC.



1 LEVEL B3

SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

350 S. FIGUEROA
LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/08/2016	CASE FILING

SEAL

SHEET IDENTIFICATION

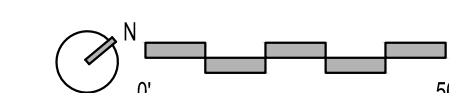
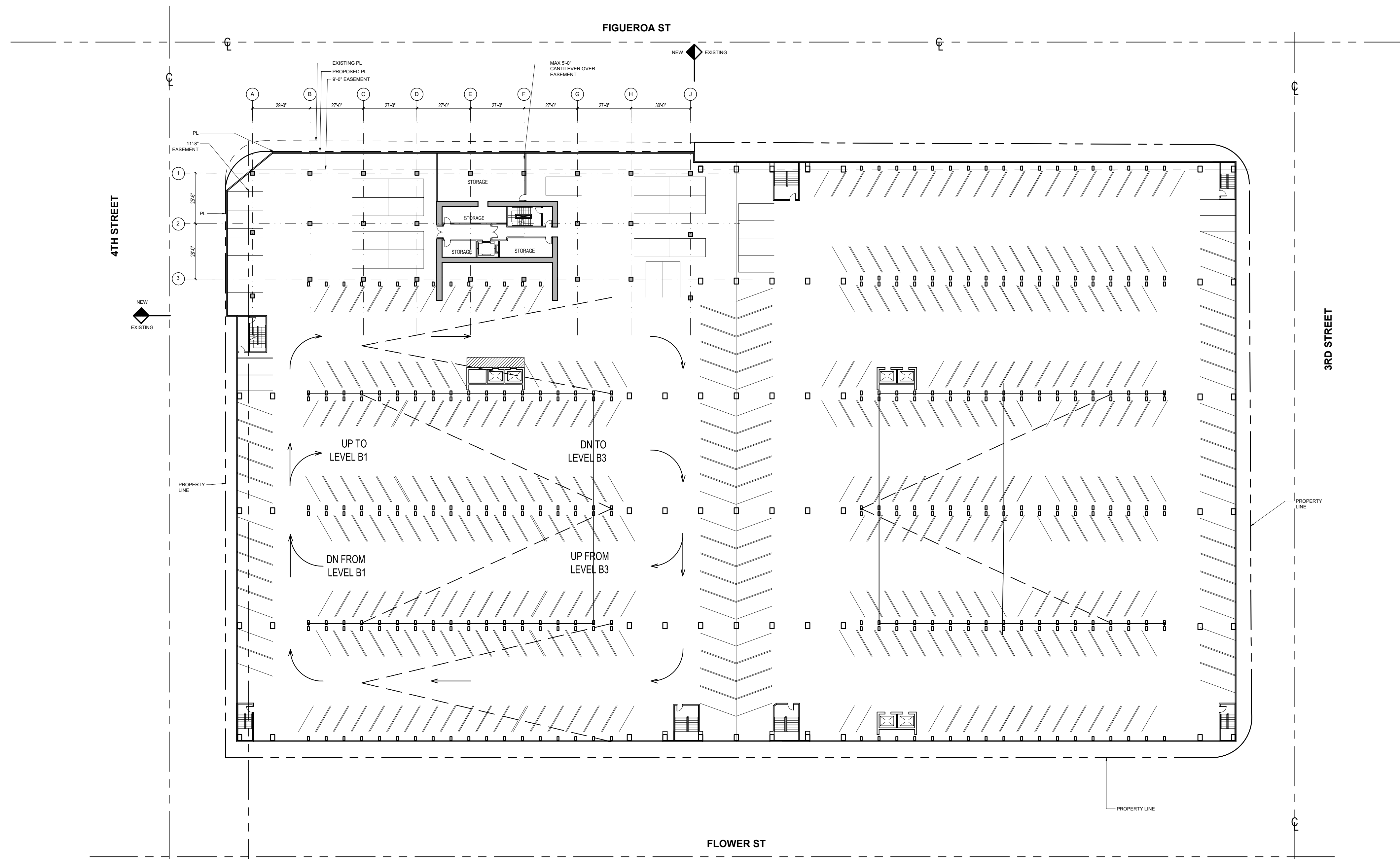
TITLE

FLOOR PLAN -
LEVEL B2
OVERALL

NUMBER

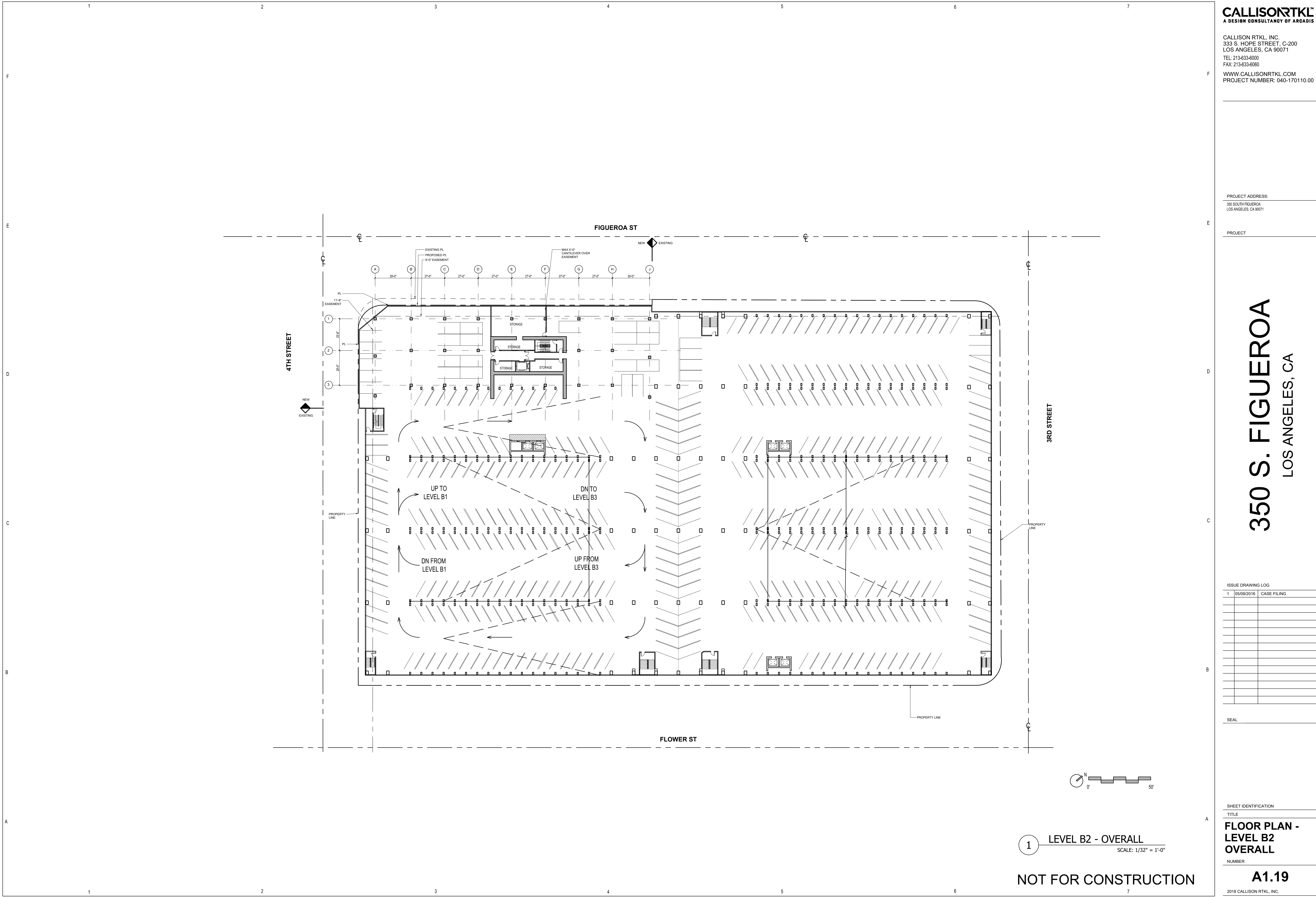
A1.19

2018 CALLISON RTKL, INC.



1 LEVEL B2 - OVERALL
SCALE: 1/32" = 1'-0"

NOT FOR CONSTRUCTION



350 S. FIGUEROA
LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/08/2016	CASE FILING

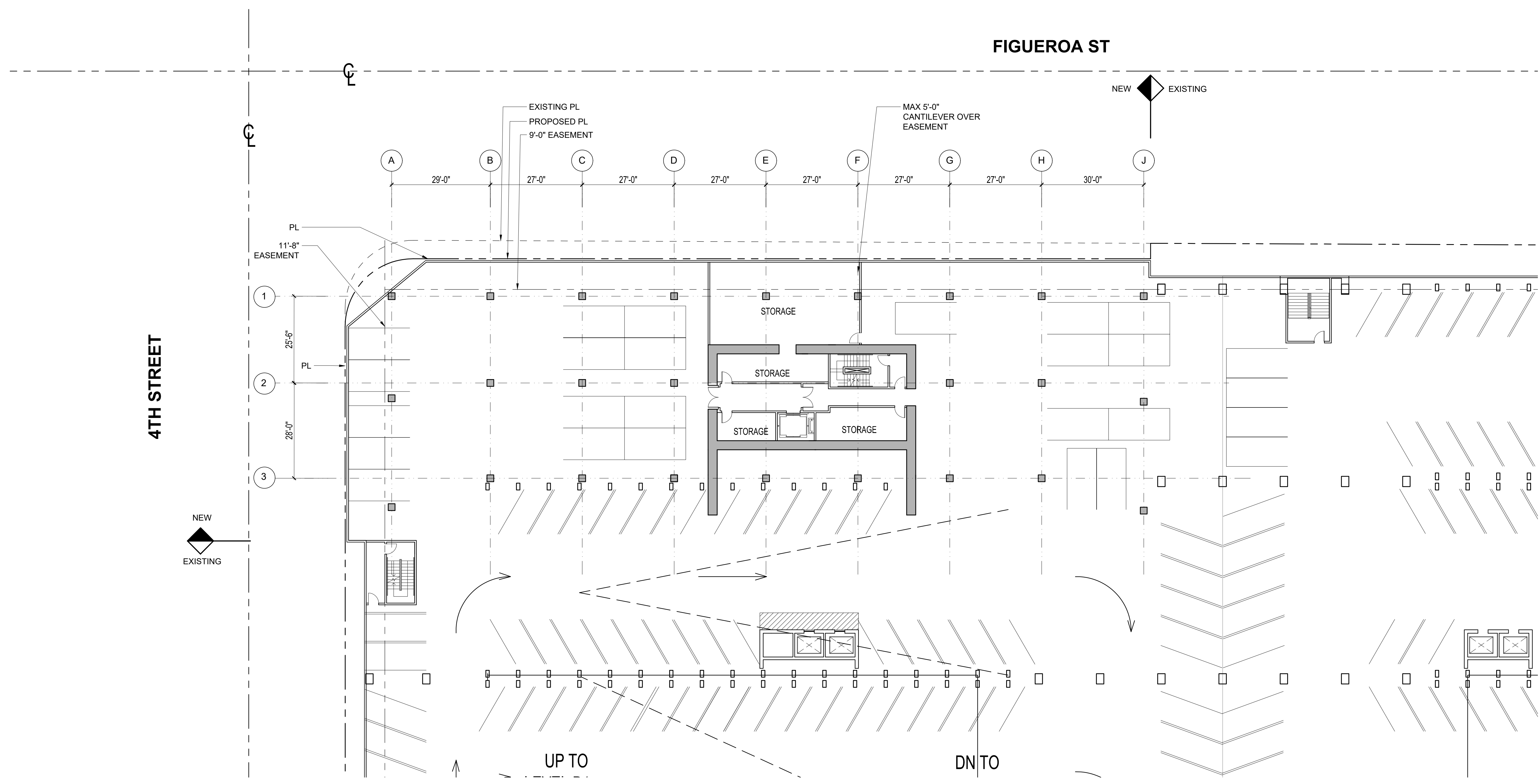
SEAL

SHEET IDENTIFICATION

TITLE
FLOOR PLAN - LEVEL B2

NUMBER

A1.20



1 LEVEL B2
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

350 S. FIGUEROA LOS ANGELES, CA

ISSUE DRAWING LOG

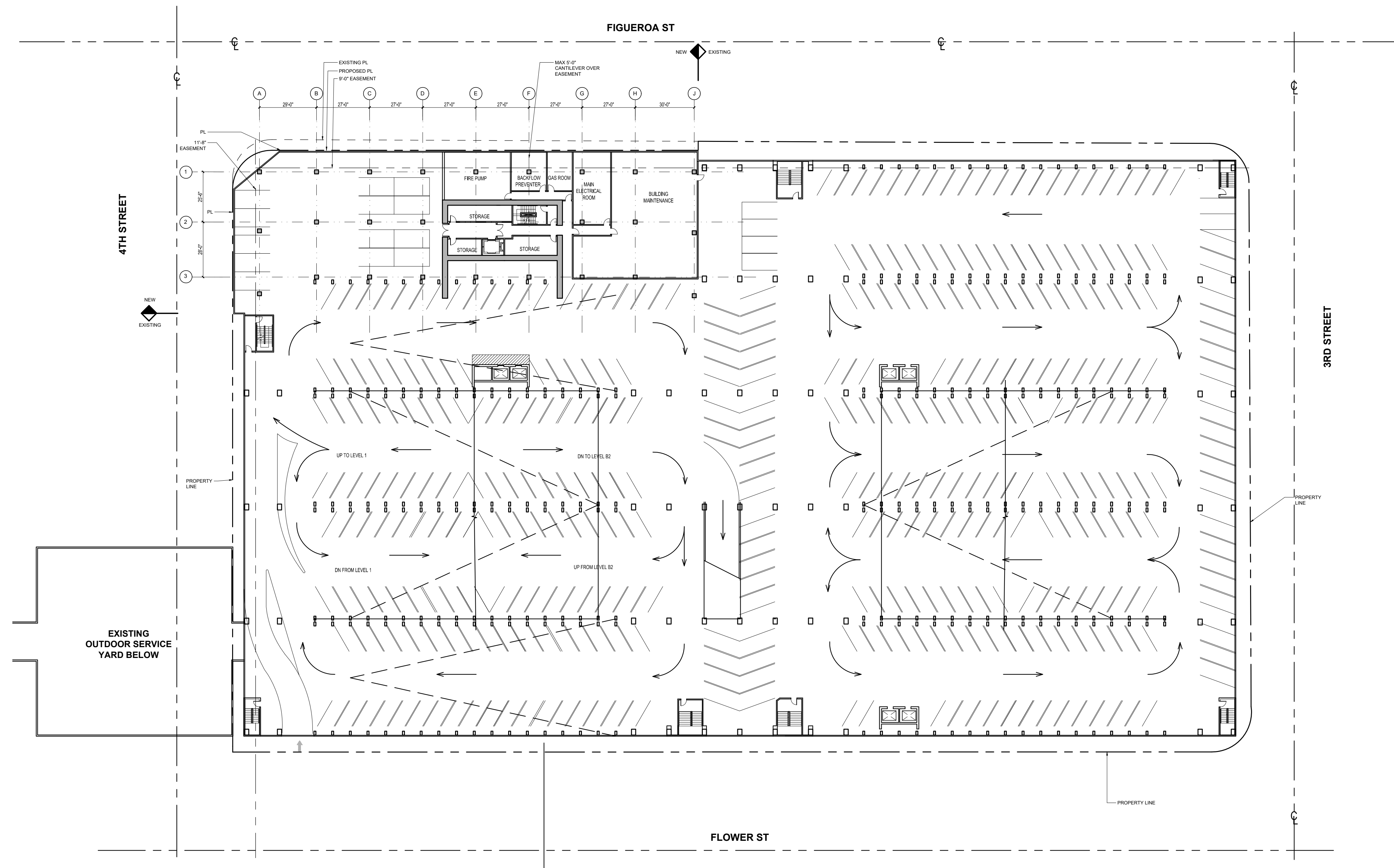
NO.	DATE	DESCRIPTION
1	05/08/2016	CASE FILING

SEAL

SHEET IDENTIFICATION

TITLE
FLOOR PLAN - LEVEL B1 OVERALL
NUMBER

A1.21



1 LEVEL B1 - OVERALL
SCALE: 1/32" = 1'-0"

NOT FOR CONSTRUCTION

350 S. FIGUEROA
LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/09/2016	CASE FILING

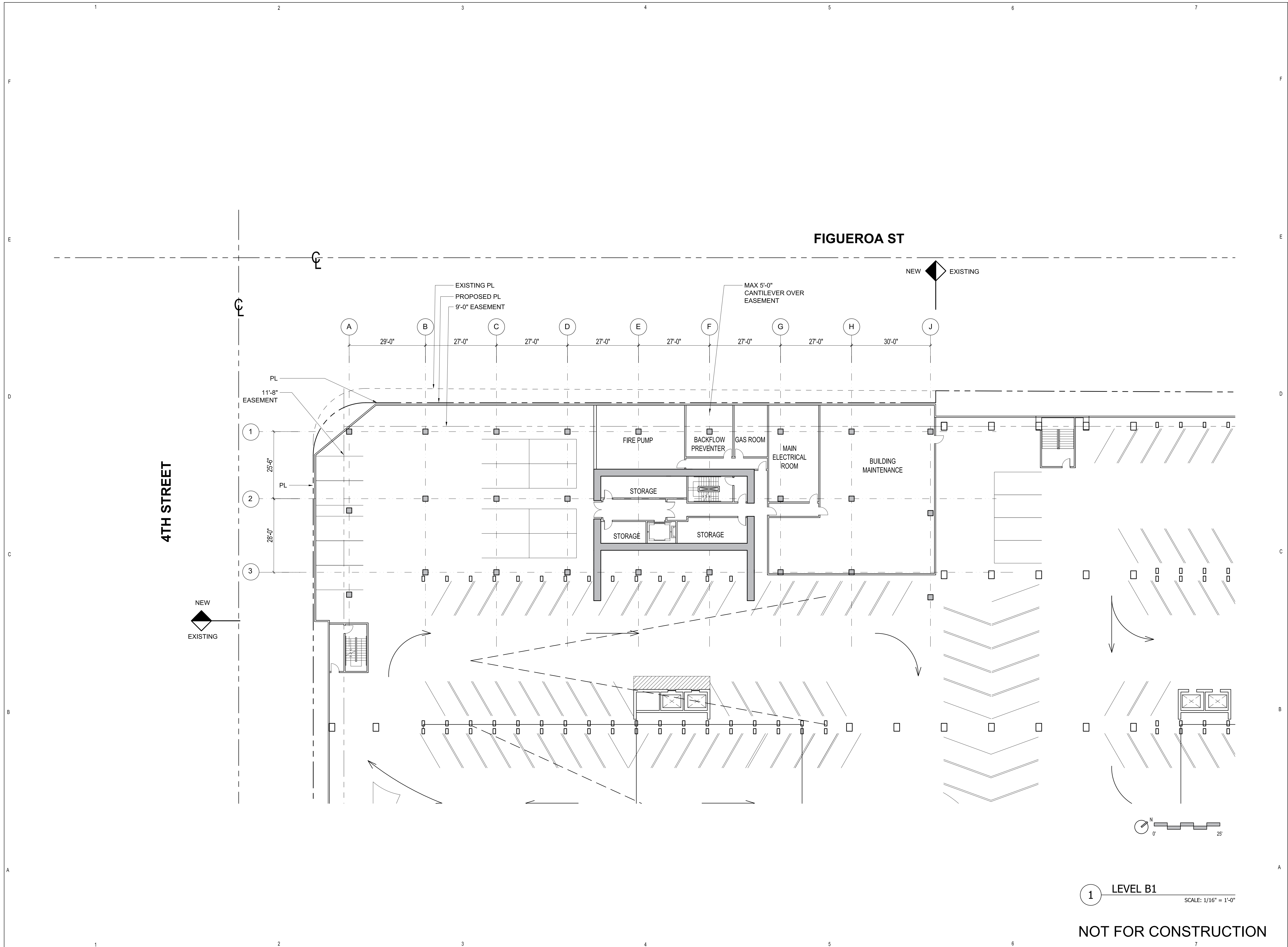
SEAL

SHEET IDENTIFICATION

TITLE
**FLOOR PLAN -
LEVEL B1**

NUMBER

A1.22



1 LEVEL B1 SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

350 S. FIGUEROA LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/08/2016	CASE FILING

SEAL

SHEET IDENTIFICATION

TITLE

ELEVATIONS

NUMBER

A2.01

2018 CALLISON RTKL, INC.

MATERIAL FINISHES

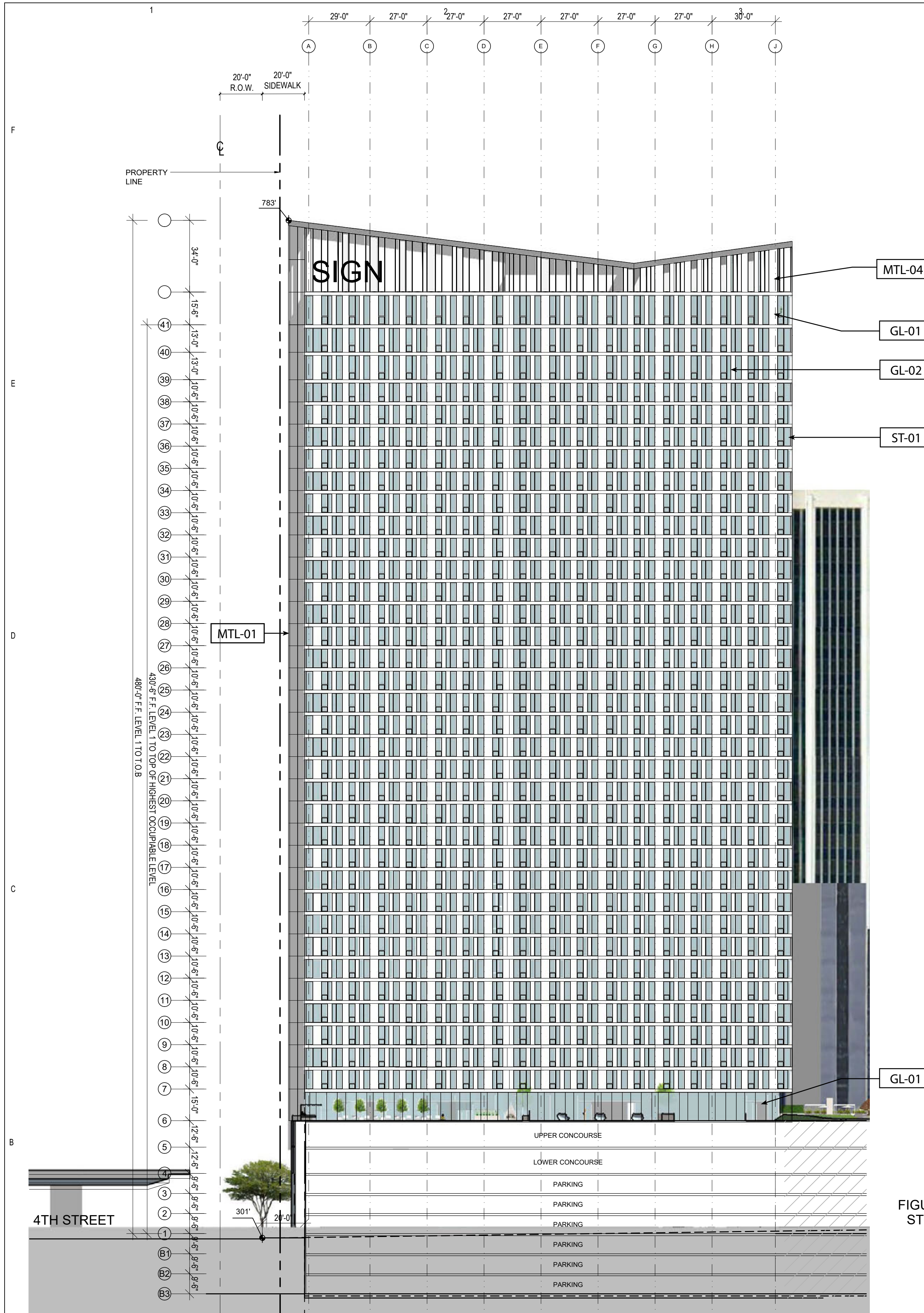
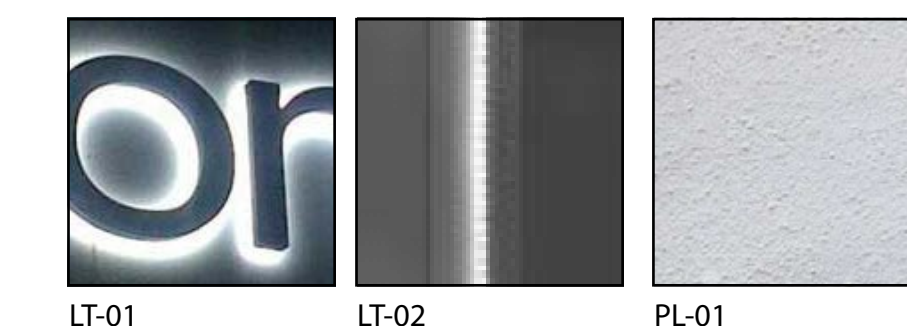
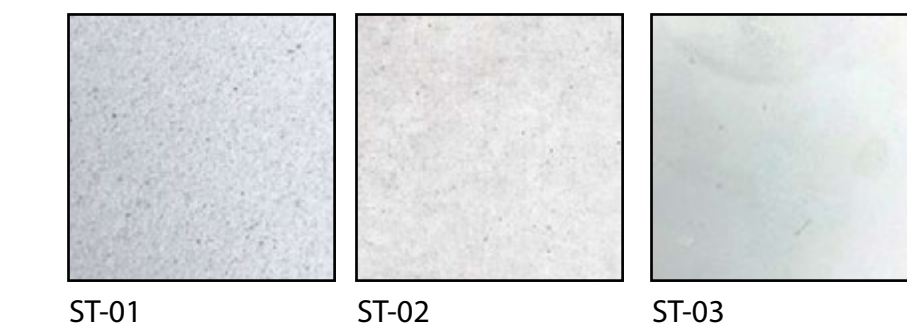
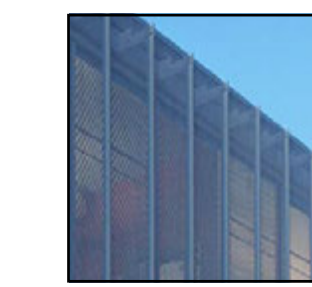
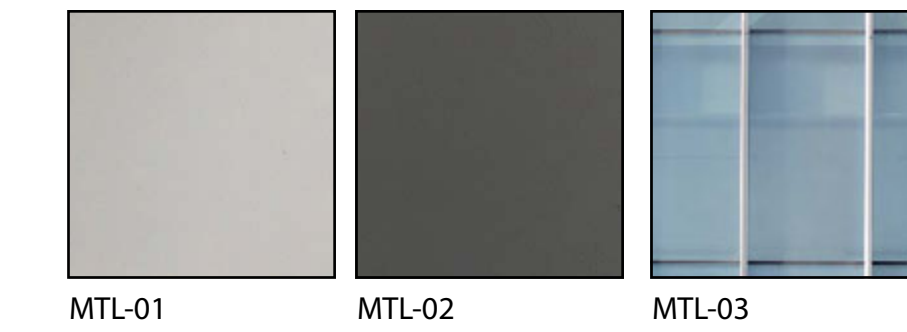
- MTL-01 ALUMINUM PANEL, LIGHT SILVER COLOR
- MTL-02 ALUMINUM PANEL, DARK GRAY COLOR
- MTL-03 METAL LOUVRE/FIN, LIGHT SILVER COLOR
- MTL-04 PERFORATED METAL MESH, SILVER COLOR

- ST-01 GFRC PANEL, WHITE
- ST-02 EXPOSED CONCRETE
- ST-03 LIMESTONE

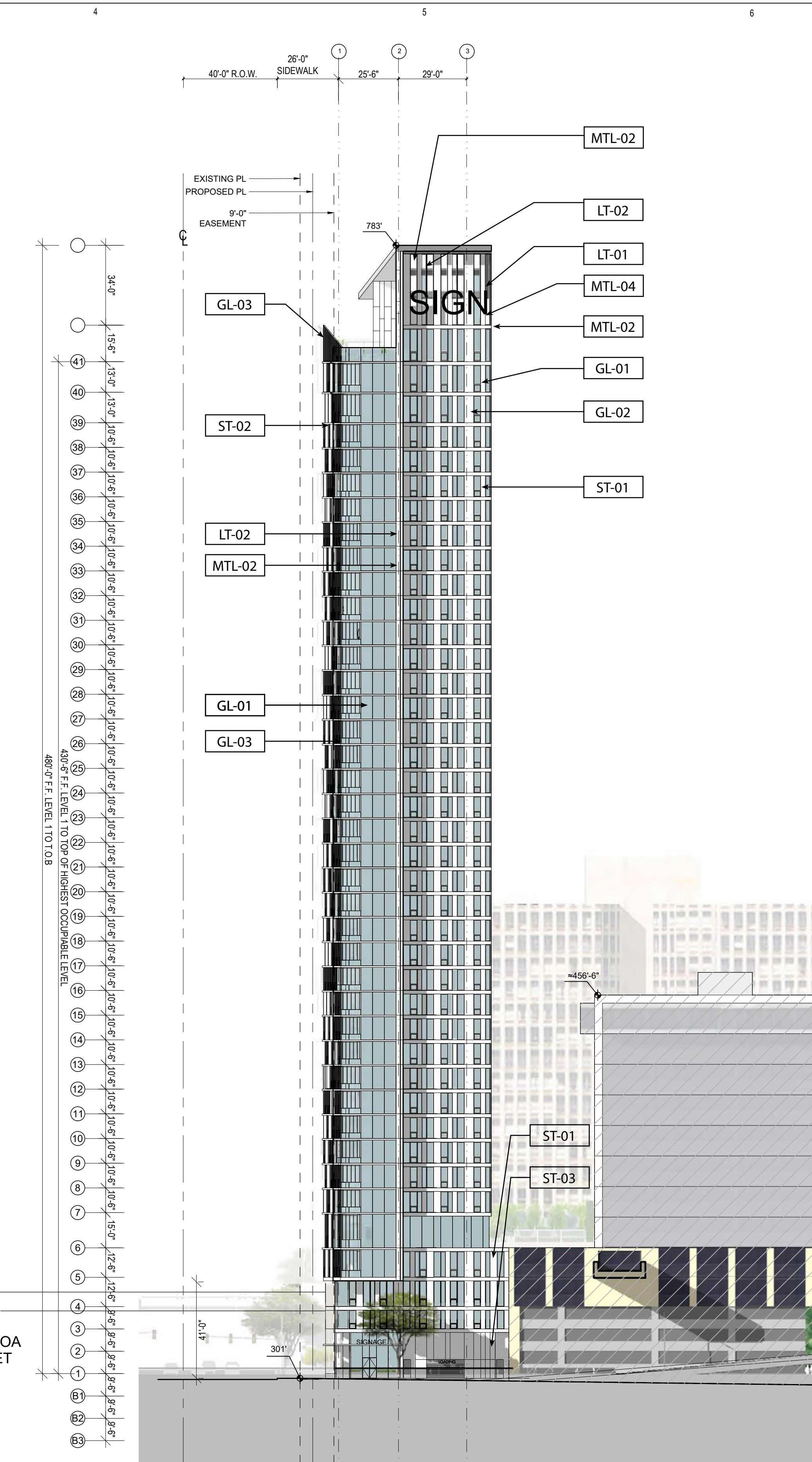
- PL-01 STUCCO, PAINTED WHITE

- GL-01 VISION GLASS, CLEAR
- GL-02 VISION GLASS W/ SHADOW BOX
- GL-03 TEMPERED GLASS (GUARDRAIL, GLASS DOOR)

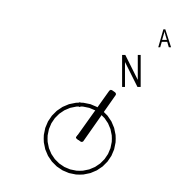
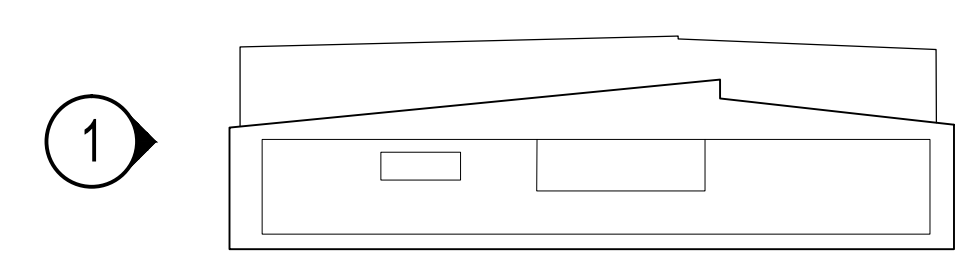
- LT-01 MEDIA MESH SIGNAGE
- LT-02 LED LIGHTING



2 NORTH ELEVATION
SCALE: 1/32" = 1'-0"



1 EAST ELEVATION
SCALE: 1/32" = 1'-0"



NOT FOR CONSTRUCTION

350 S. FIGUEROA
LOS ANGELES, CA

ISSUE DRAWING LOG

1	05/08/2016	CASE FILING

SHEET IDENTIFICATION

TITLE

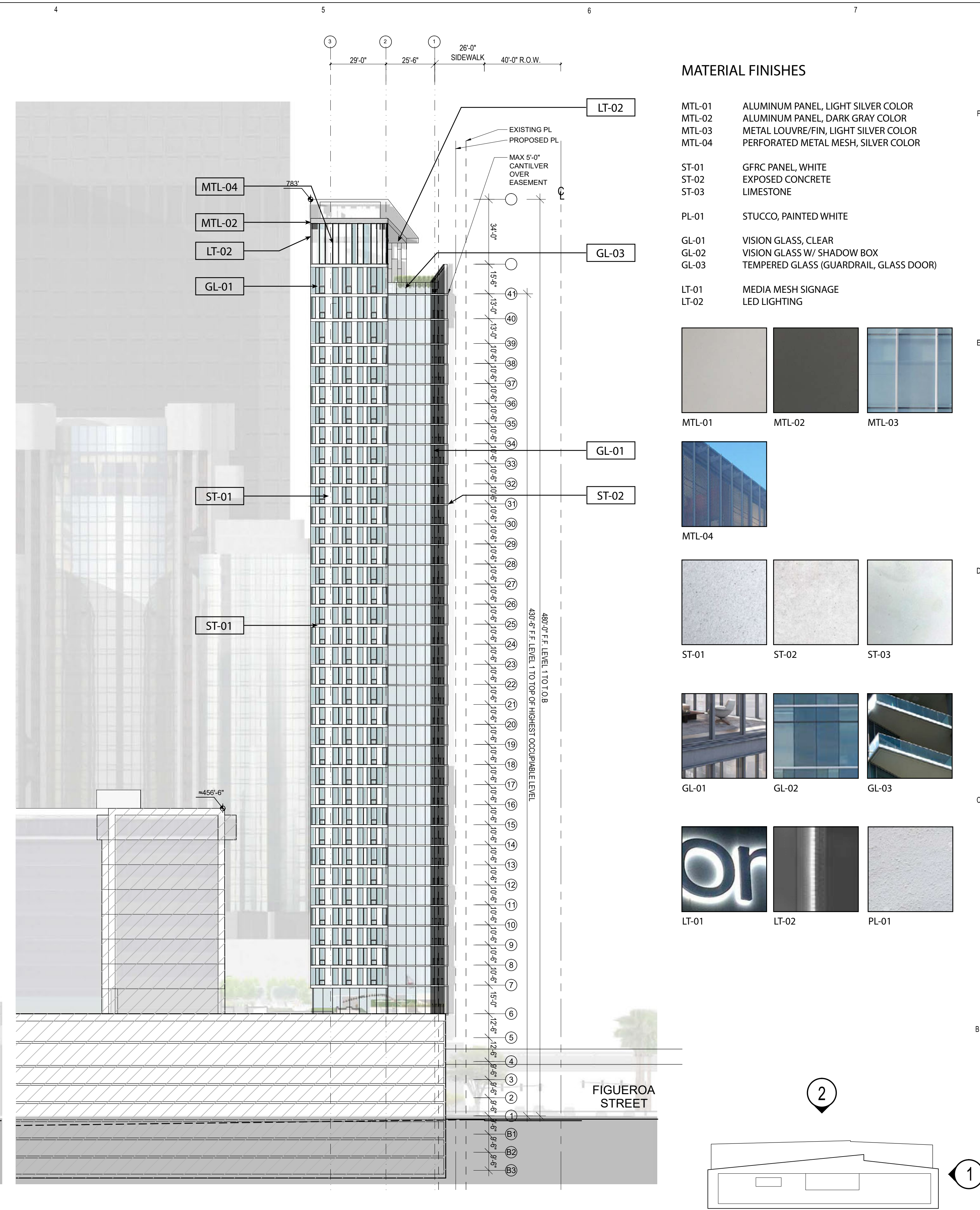
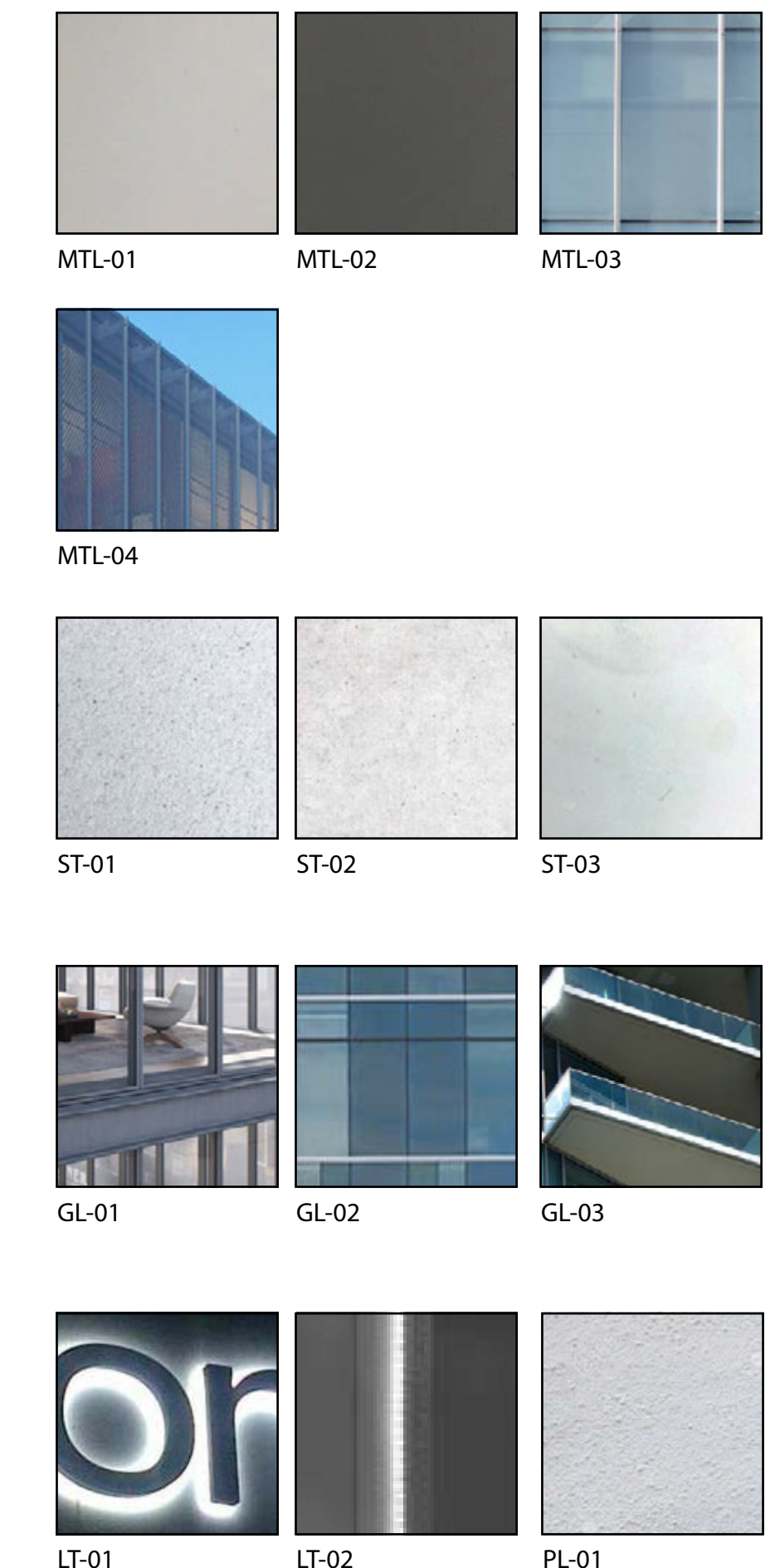
ELEVATIONS

NUMBER

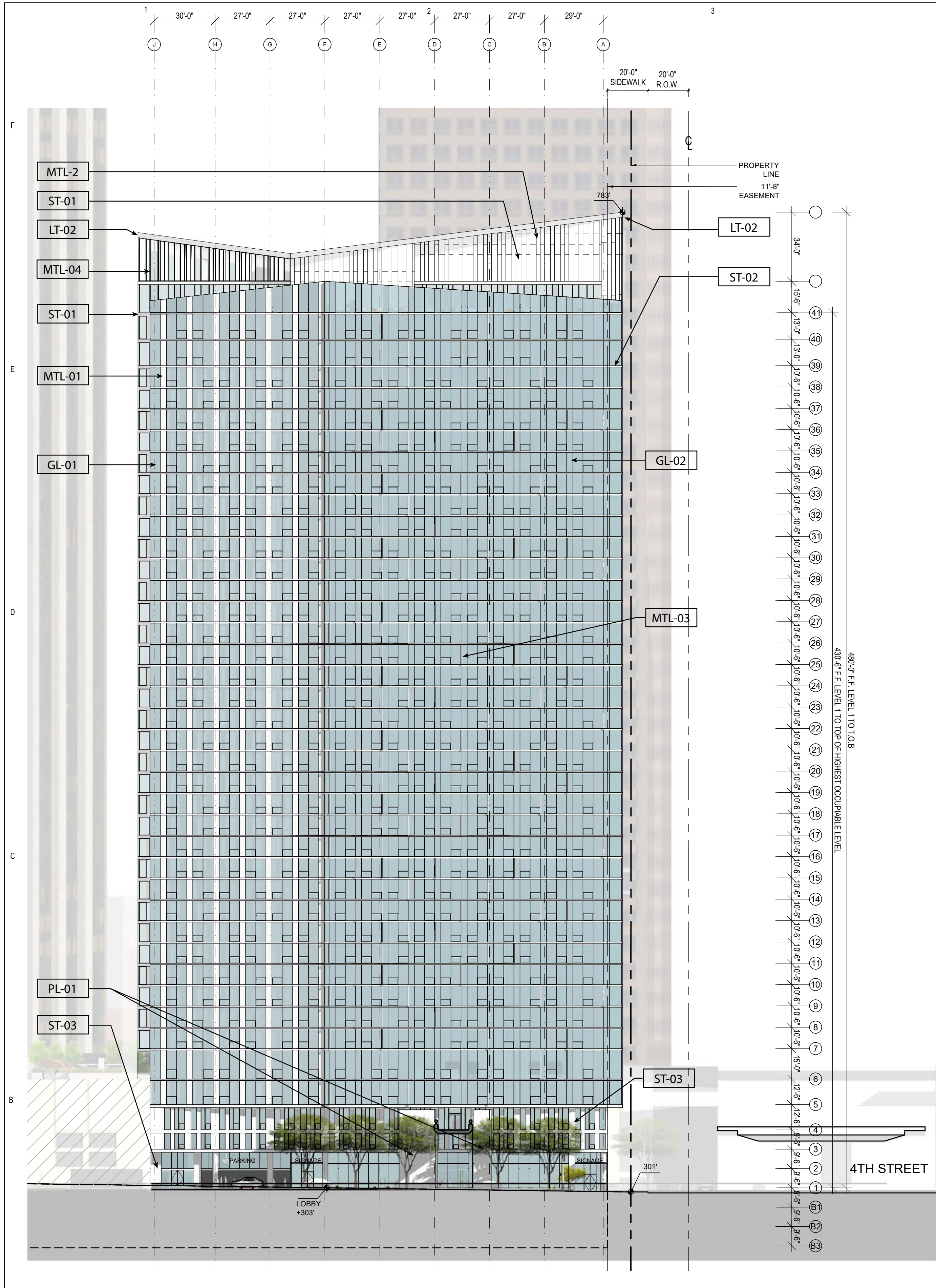
A2.02

2018 CALLISON RTKL, INC.

- MATERIAL FINISHES**
- MTL-01 ALUMINUM PANEL, LIGHT SILVER COLOR
 - MTL-02 ALUMINUM PANEL, DARK GRAY COLOR
 - MTL-03 METAL LOUVRE/FIN, LIGHT SILVER COLOR
 - MTL-04 PERFORATED METAL MESH, SILVER COLOR
 - ST-01 GFRG PANEL, WHITE
 - ST-02 EXPOSED CONCRETE
 - ST-03 LIMESTONE
 - PL-01 STUCCO, PAINTED WHITE
 - GL-01 VISION GLASS, CLEAR
 - GL-02 VISION GLASS W/ SHADOW BOX
 - GL-03 TEMPERED GLASS (GUARDRAIL, GLASS DOOR)
 - LT-01 MEDIA MESH SIGNAGE
 - LT-02 LED LIGHTING



1 WEST ELEVATION
SCALE: 1/32" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

NOT FOR CONSTRUCTION

350 S. FIGUEROA LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/09/2016	CASE FILING

SEAL

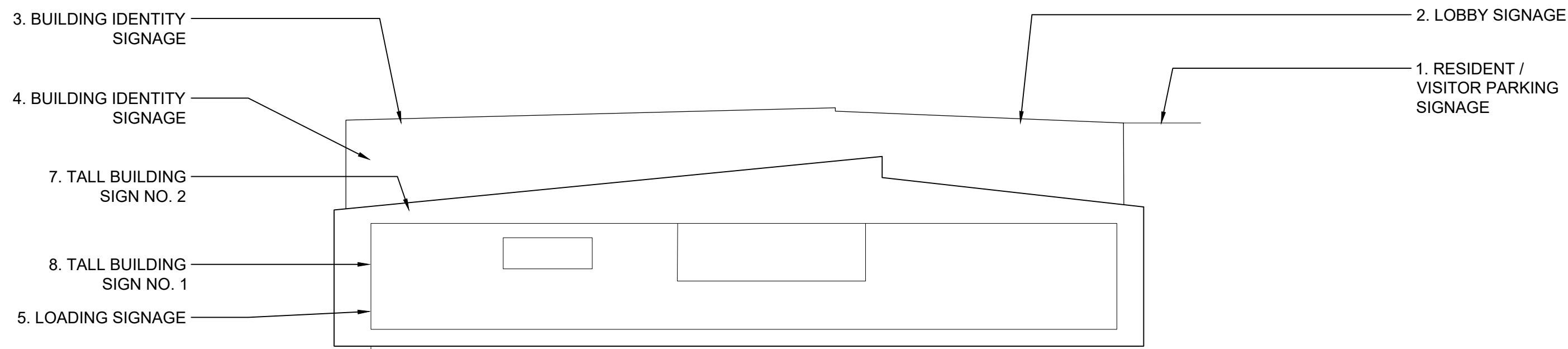
SHEET IDENTIFICATION

TITLE
MASTER SIGN PLAN

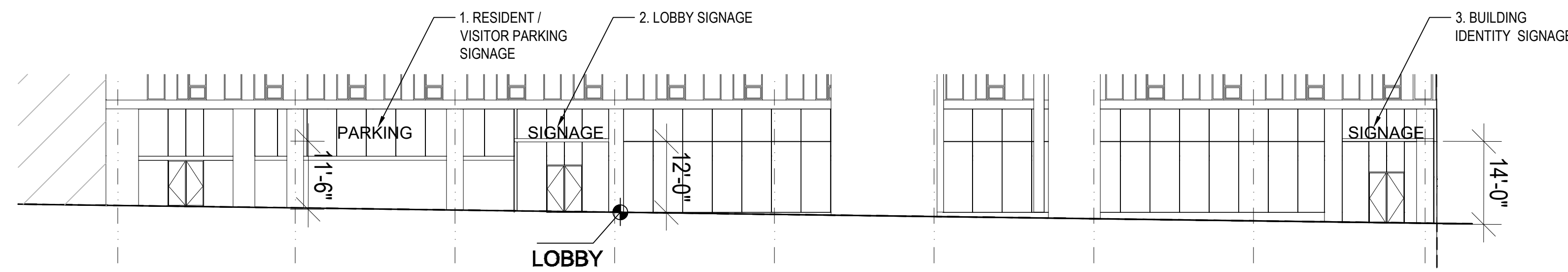
NUMBER

A2.03

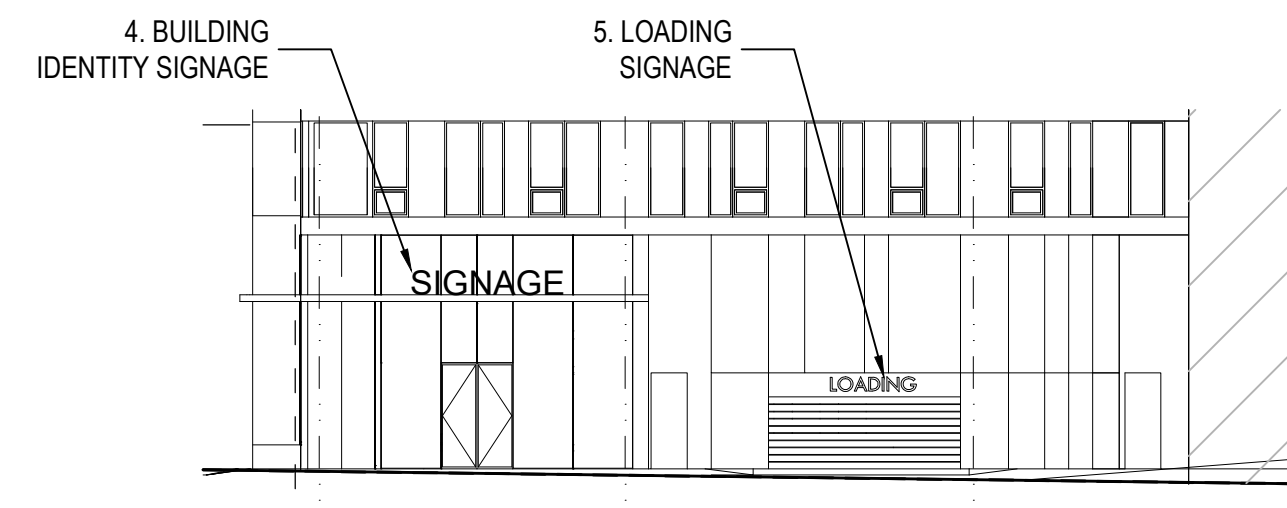
2018 CALLISON RTKL, INC.



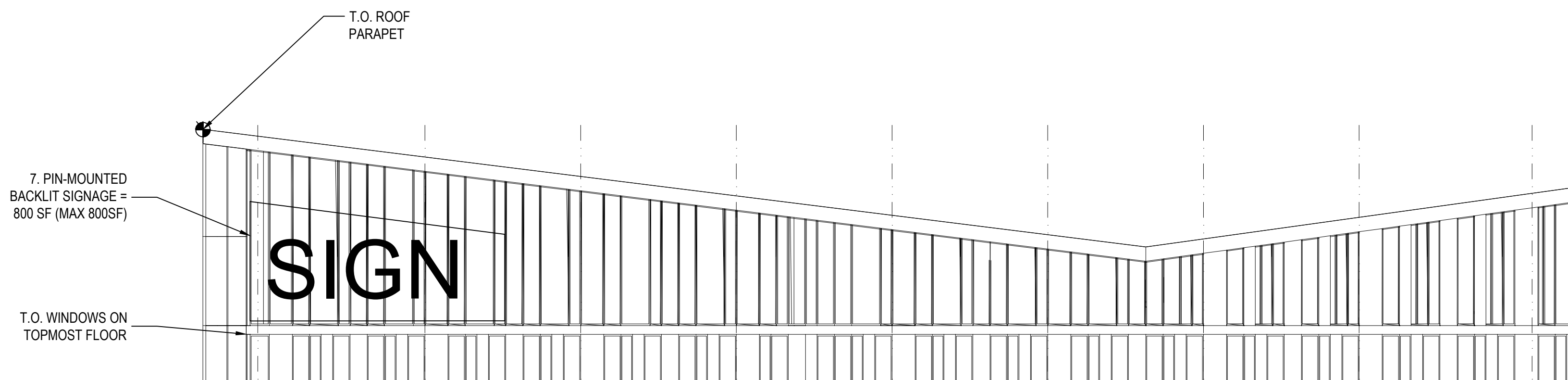
1 MASTER SIGN PLAN
SCALE: 1/32" = 1'-0"



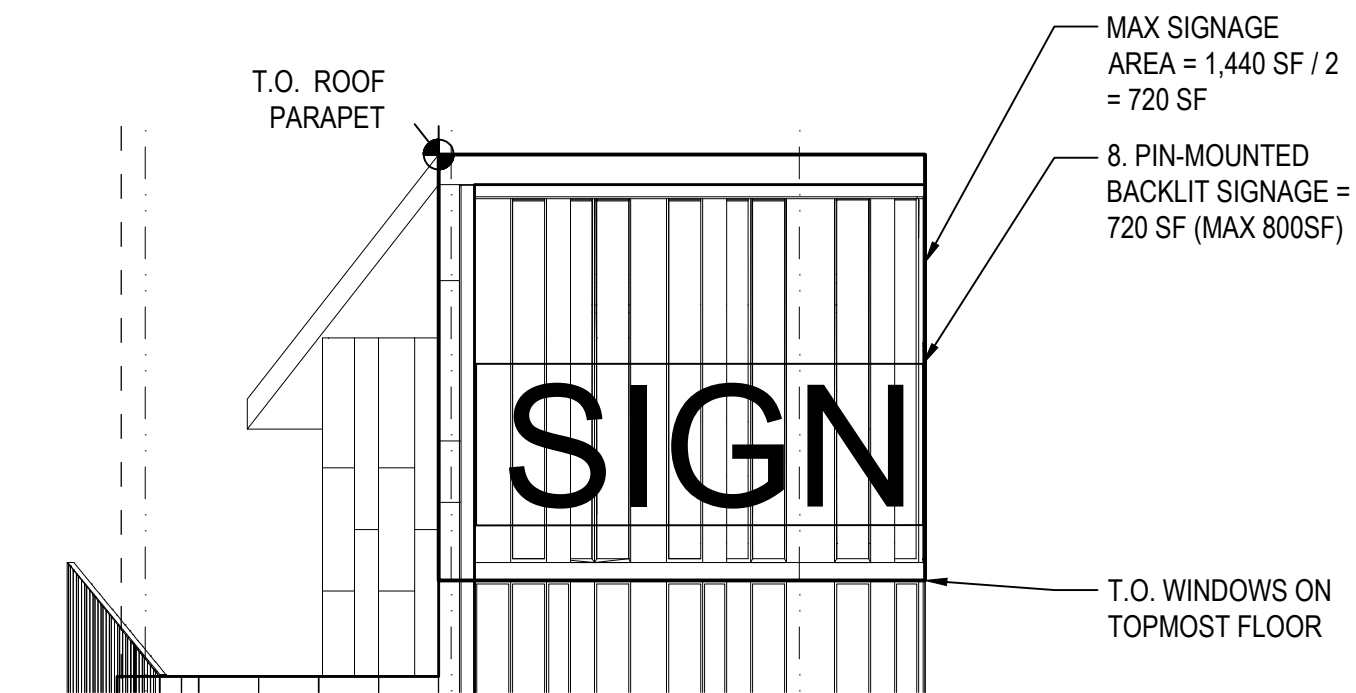
2 NORTH ELEVATION - L1 SIGNAGE
SCALE: 1/32" = 1'-0"



3 EAST ELEVATION - L1 SIGNAGE
SCALE: 1/32" = 1'-0"



4 SOUTH ELEVATION - TALL BUILDING SIGN NO. 2
SCALE: 1/32" = 1'-0"



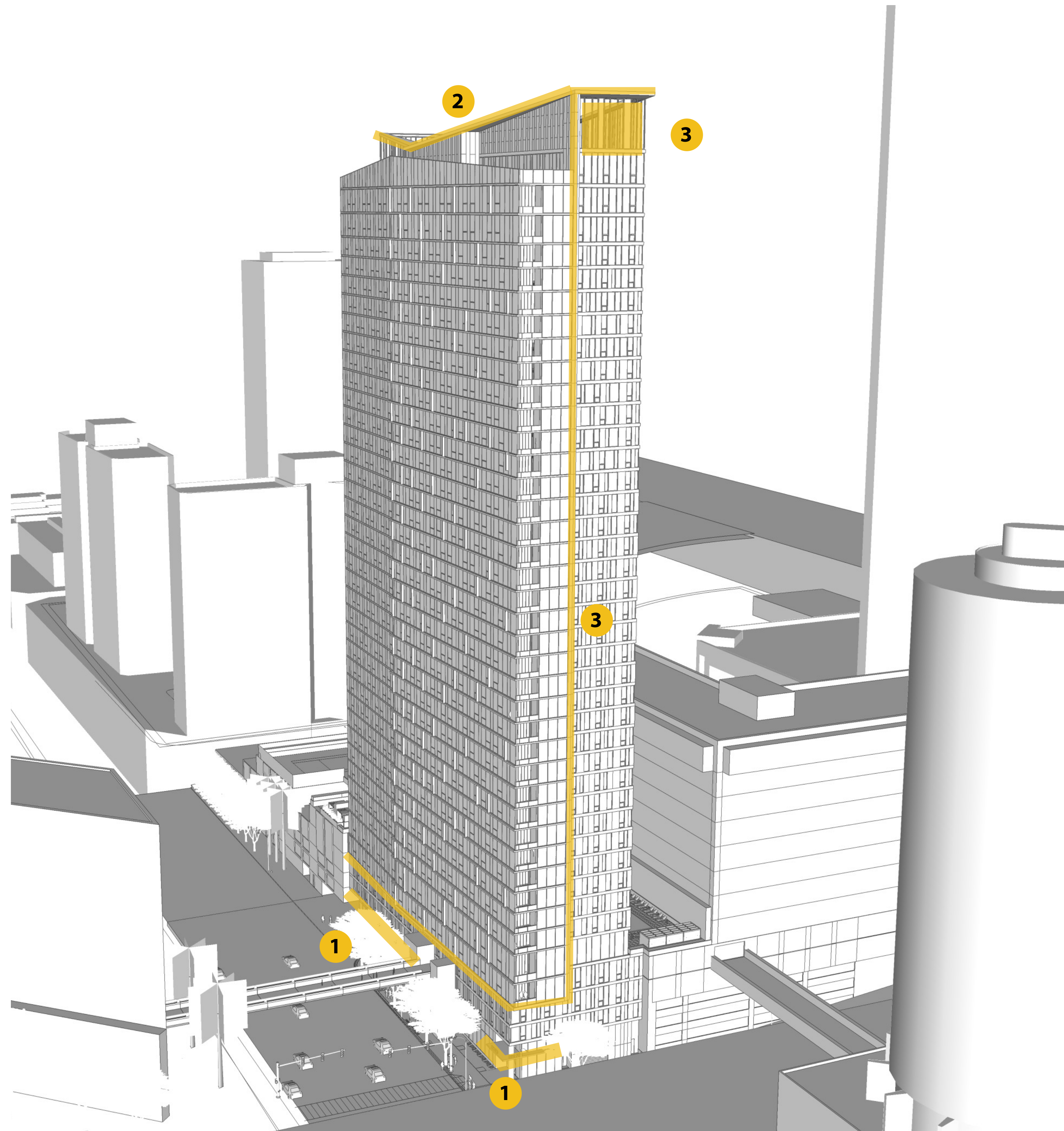
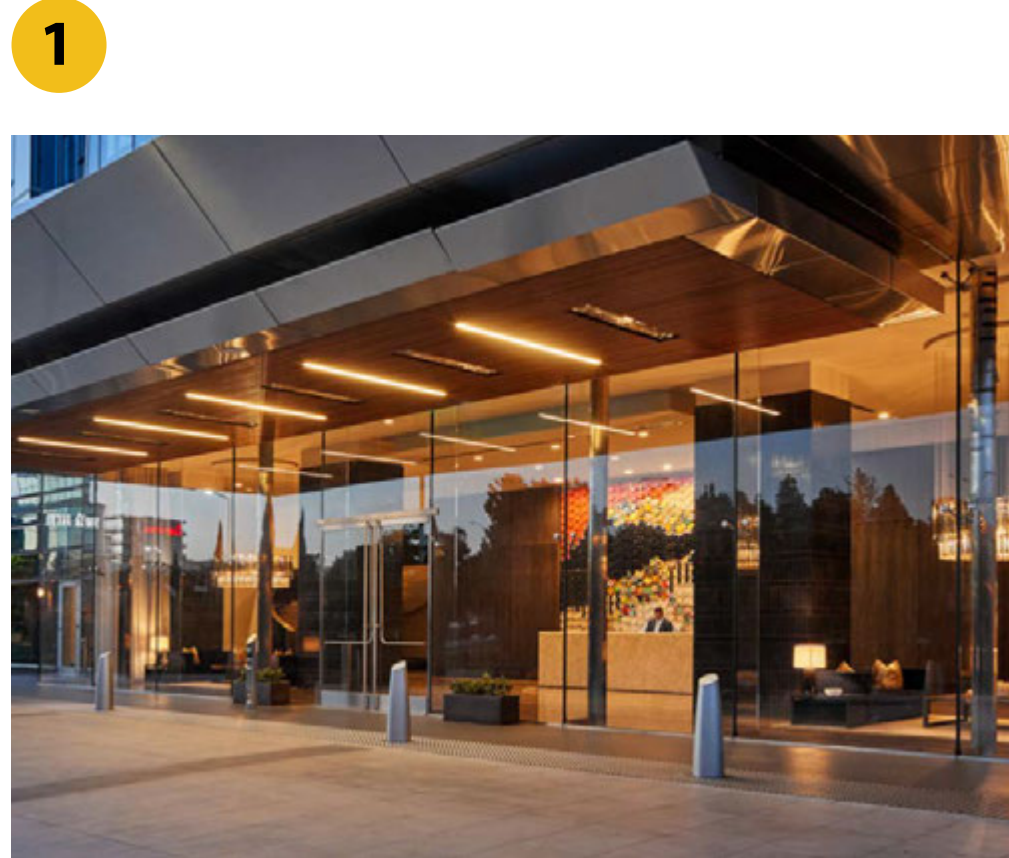
5 EAST ELEVATION - TALL BUILDING SIGN NO. 1
SCALE: 1/32" = 1'-0"

NOT FOR CONSTRUCTION

LIGHTING STRATEGY

CONFORMANCE WITH URBAN DESIGN GUIDE

- 1** **SIDEWALK AND STREET SCAPE**
- CANOPY LIGHTING AT LOBBY AND PARKING ENTRIES
- 2** **BUILDING IDENTITY**
- CONCEALED LED LIGHTING INTEGRATED INTO METAL PANEL FRAME AT BUILDING'S TOP AND AT THE CORNER OF FIGUEROA AND 4TH
- 3** **BUILDING TOP**
- BACK LIT SIGNAGE OPPORTUNITY



AERIAL LOOKING NORTH

350 S. FIGUEROA

LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/08/2016	CASE FILING

SEAL

SHEET IDENTIFICATION

TITLE

LIGHTING STRATEGY

NUMBER

A2.04

2018 CALLISON RTKL, INC.

NOT FOR CONSTRUCTION

350 S. FIGUEROA
LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/08/2016	CASE FILING

SEAL

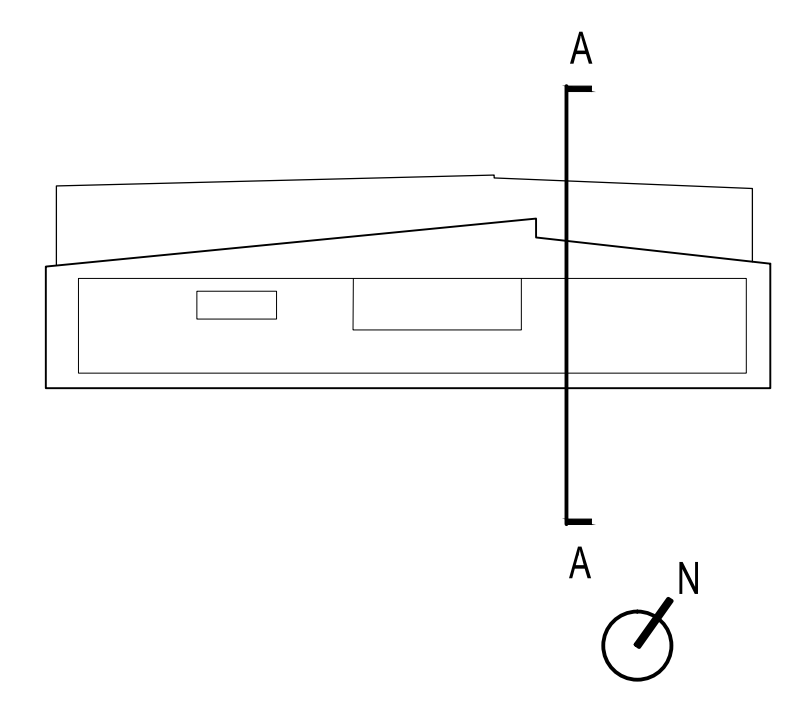
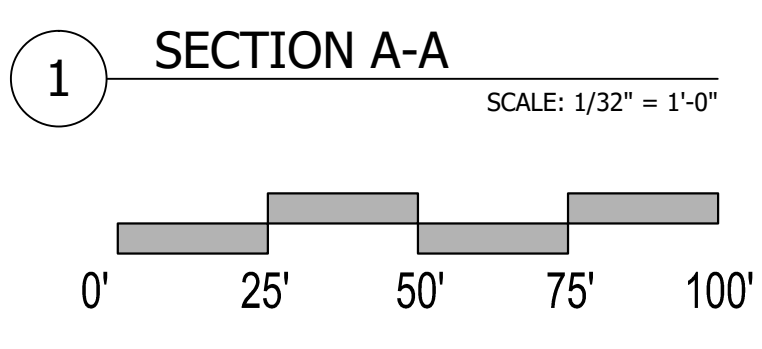
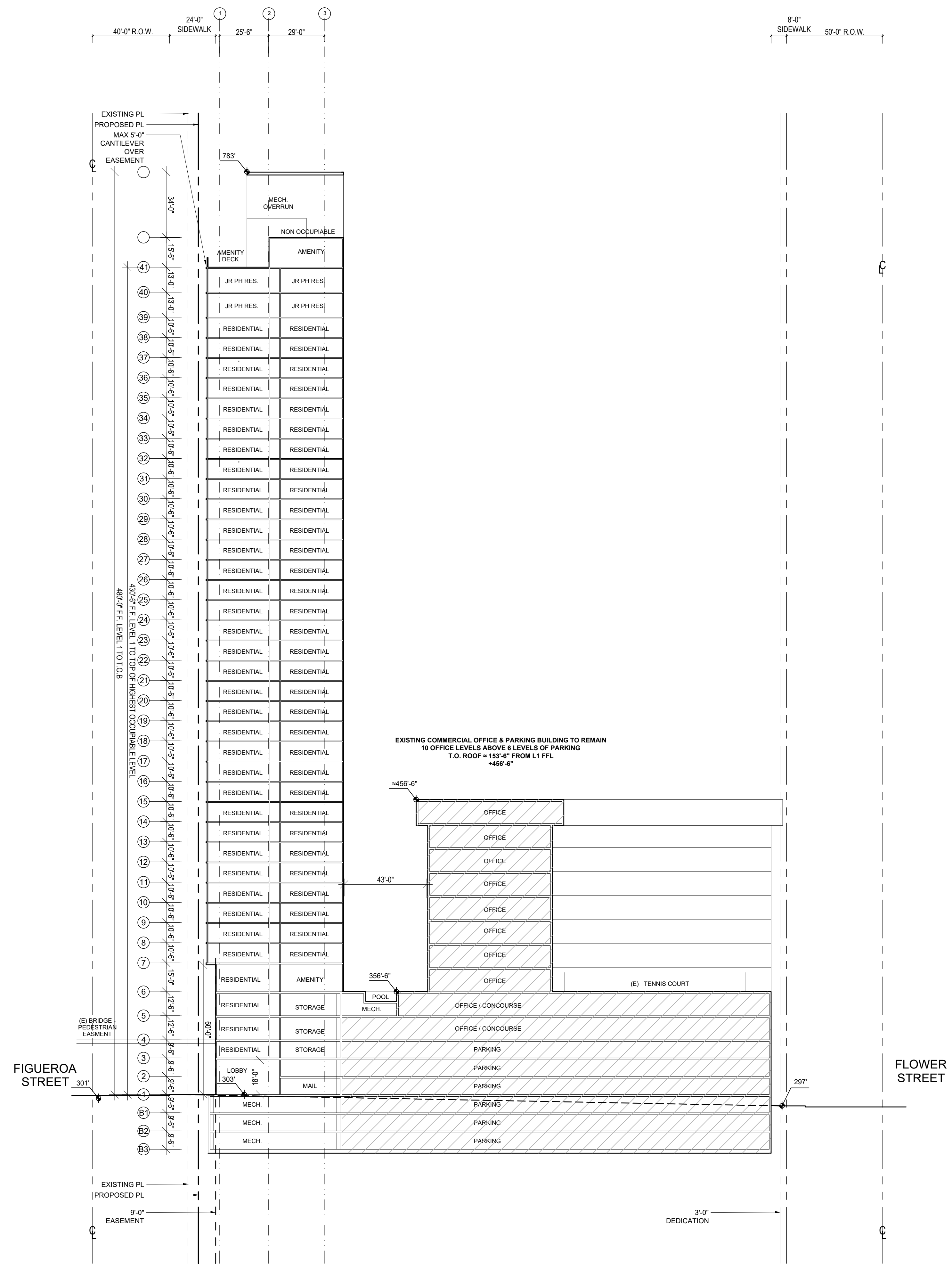
SHEET IDENTIFICATION

TITLE
SECTIONS

NUMBER

A3.01

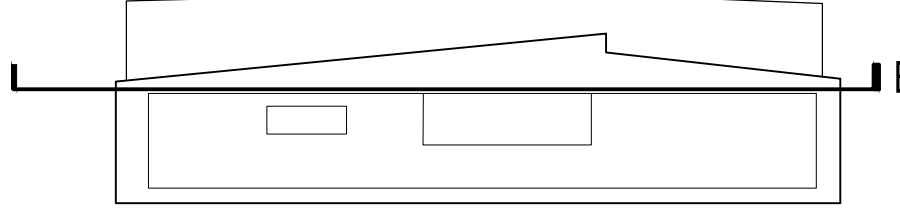
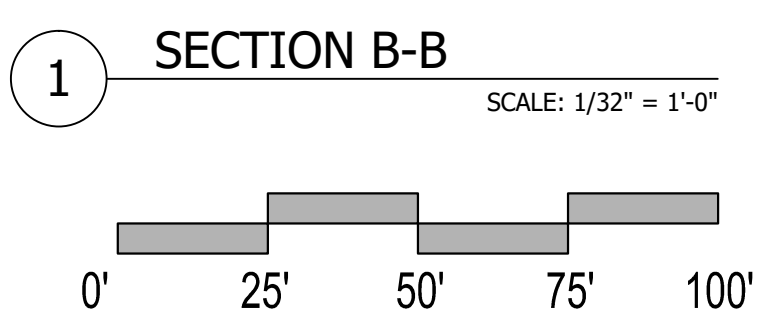
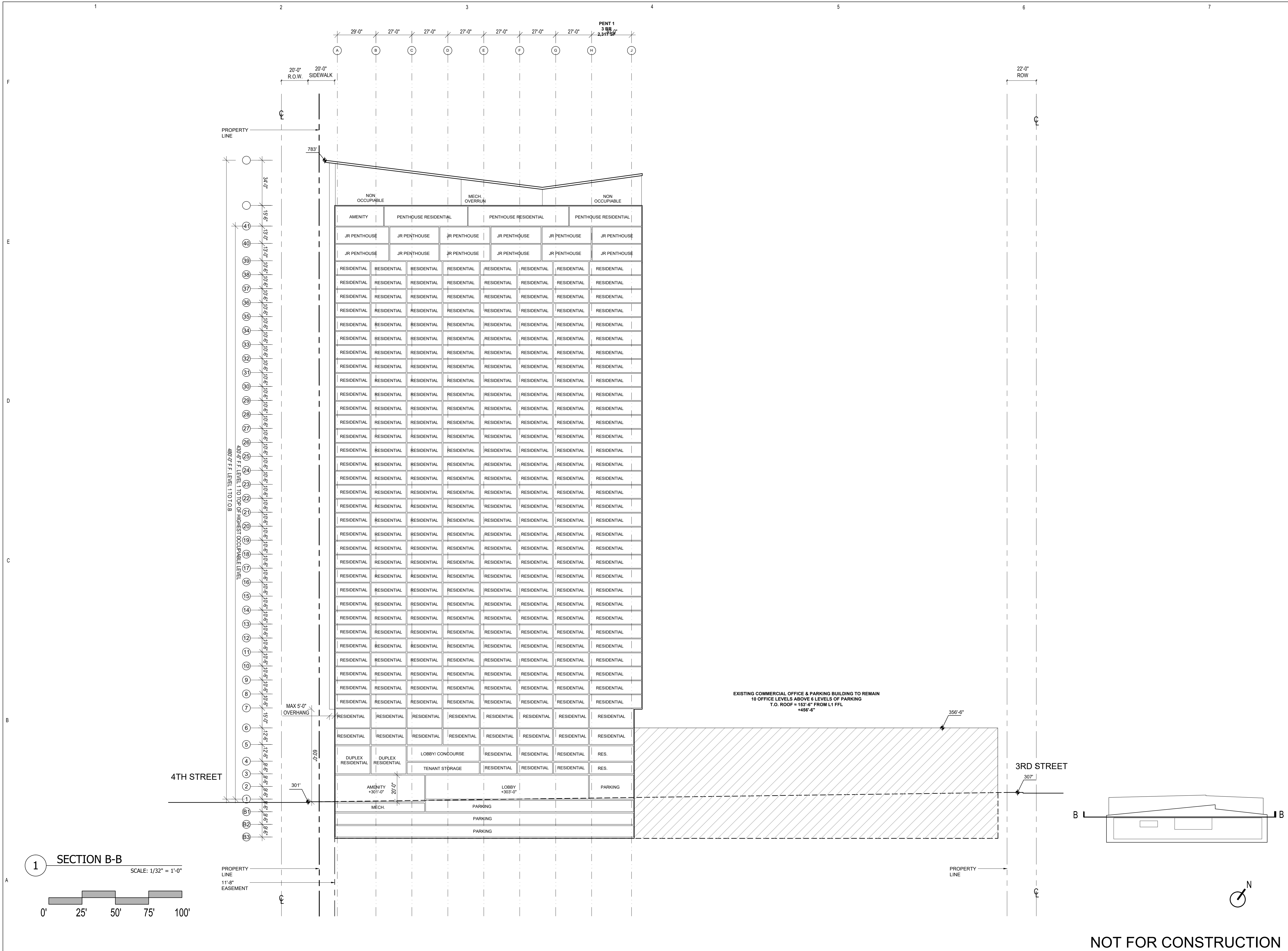
2018 CALLISON RTKL, INC.



NOT FOR CONSTRUCTION

350 S. FIGUEROA LOS ANGELES, CA

NO.	DATE	DESCRIPTION
1	05/08/2016	CASE FILING



NOT FOR CONSTRUCTION

PROJECT ADDRESS:
350 SOUTH FIGUEROA
LOS ANGELES, CA 90011

PROJECT

350 S. FIGUEROA

LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/09/2016	CASE FILING

SEAL

SHEET IDENTIFICATION

TITLE

RENDERINGS

NUMBER

A9.01

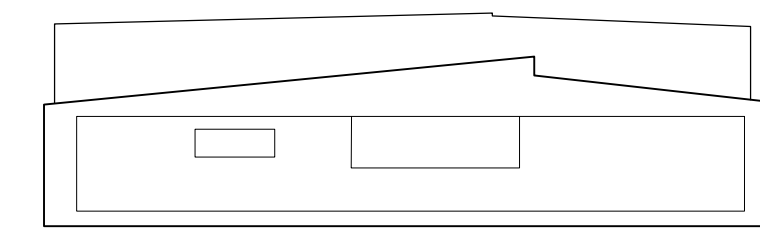
2018 CALLISON RTKL, INC.



1 AERIAL VIEW 1

SCALE: N.T.S

NOT FOR CONSTRUCTION



1

350 S. FIGUEROA

LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/09/2016	CASE FILING

SEAL

SHEET IDENTIFICATION

TITLE

RENDERINGS

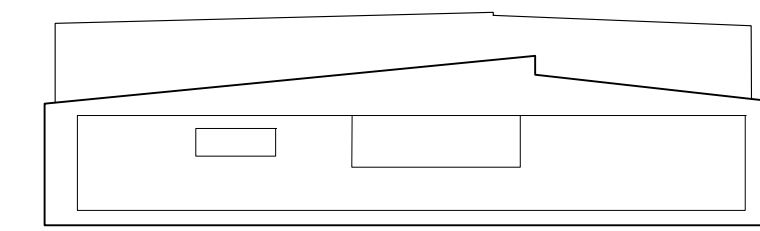
NUMBER

A9.02

2018 CALLISON RTKL, INC.



1



1 LEVEL 6 AMENITY
SCALE: N.T.S

NOT FOR CONSTRUCTION

350 S. FIGUEROA
LOS ANGELES, CA

ISSUE DRAWING LOG

NO.	DATE	DESCRIPTION
1	05/09/2016	CASE FILING

SEAL

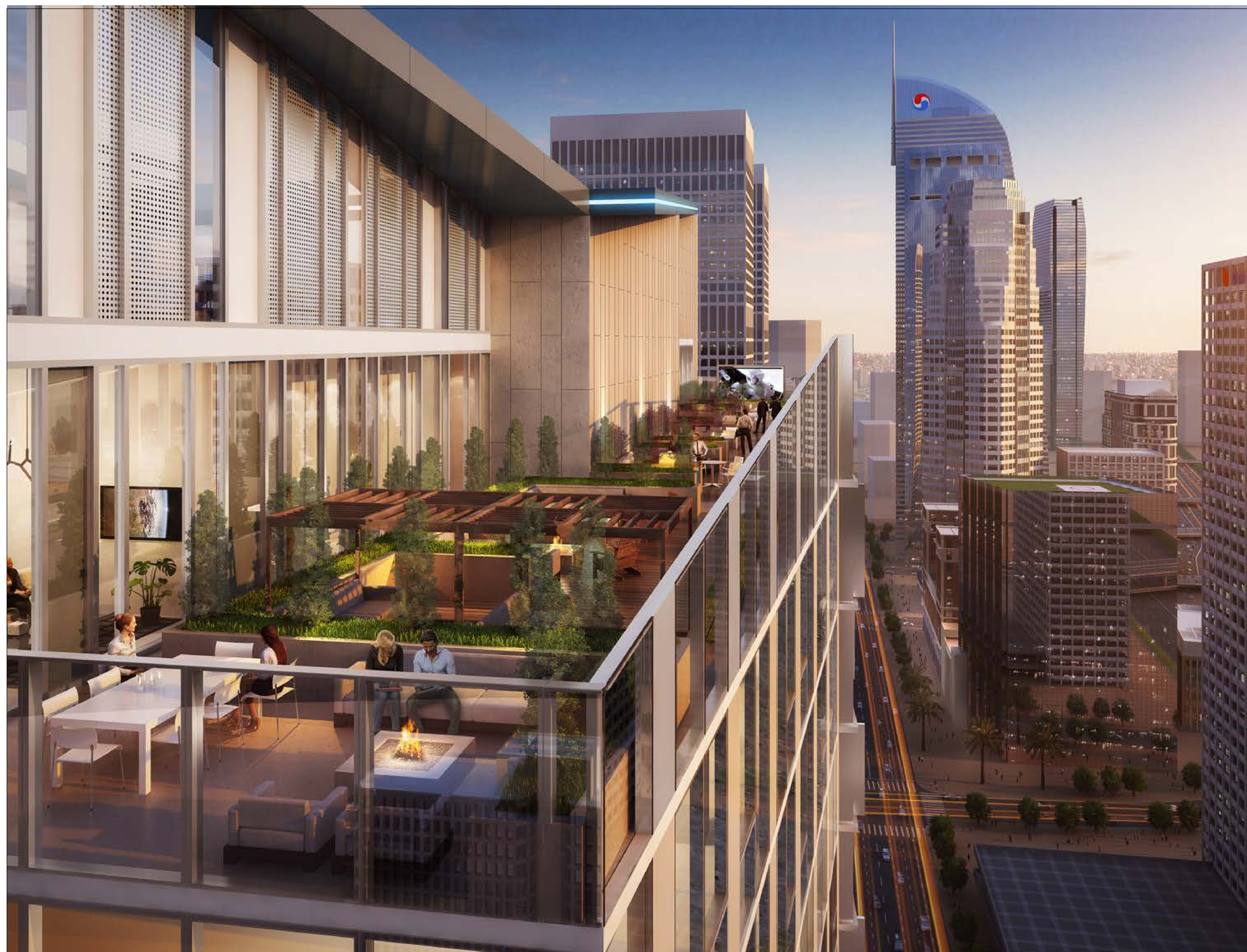
SHEET IDENTIFICATION

TITLE

RENDERINGS

NUMBER

A9.03



2

1 ROOFTOP AMENITY
SCALE: N.T.S

NOT FOR CONSTRUCTION

I'D RATHER BE IN THE OASIS



SHEET INDEX

L0	TITLE SHEET
LC-1	OASIS 350 GROUND FLOOR PLAN
LC-2	OASIS 350 PODIUM DECK PROGRAMS
LC-2A	OASIS 350 PODIUM DECK PLAN
LC-2B	OASIS 350 PODIUM DECK IMAGE BOARD
LC-3	OASIS 350 ROOF DECK PLAN

TREE CALCULATION

Proposed Residential Units: 570
Trees Required: 143 (1 tree / 4 units)

Existing Trees to be Removed: 13
Street Trees in the Public ROW: 11
Trees on the Property: 2

Street Trees Provided in the Public ROW: 6

Trees Provided on the Property: 137
Trees on Ground Floor: 4
Trees on 6th Floor: 94
Trees on Roof Deck: 39

Total Trees Provided: 143

Total Landscape area: 11,036 SF

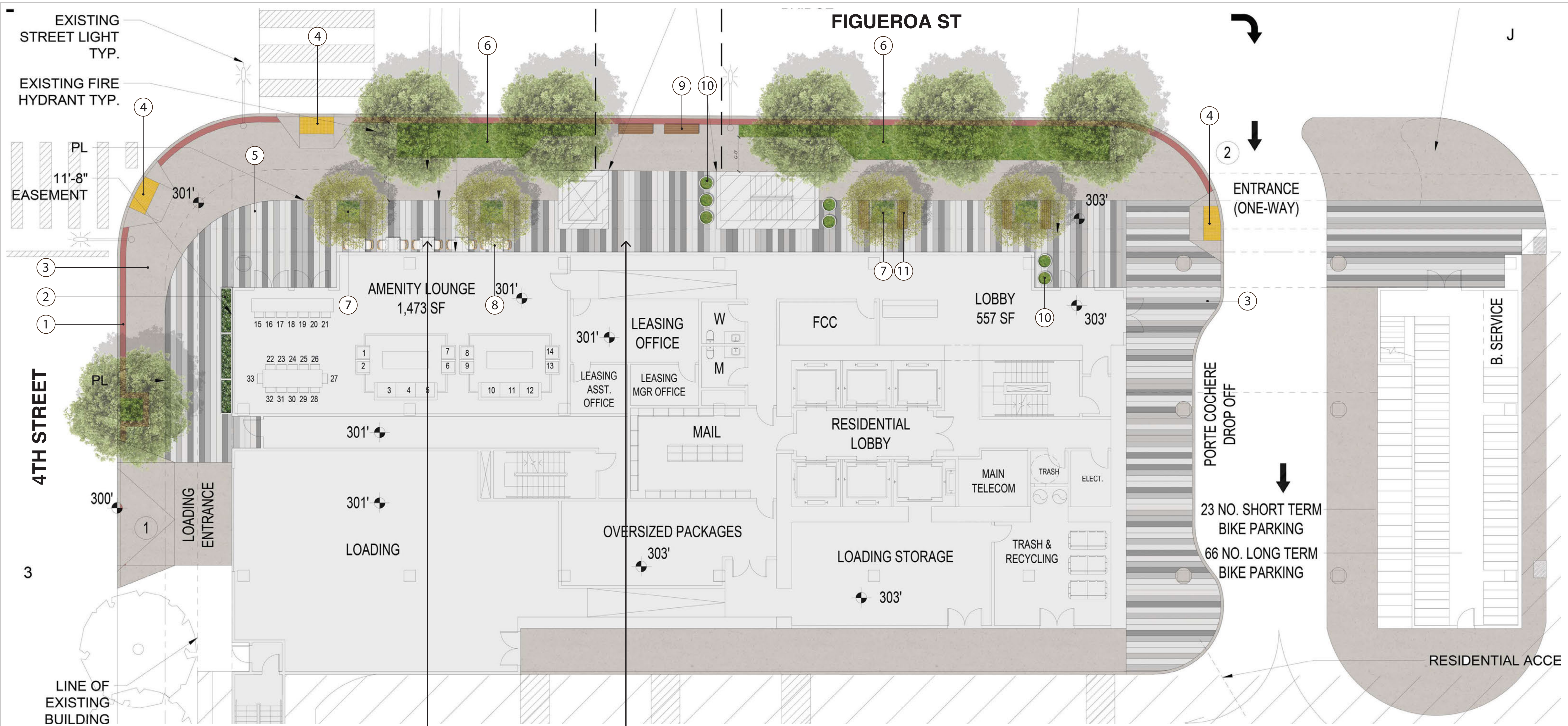
Revisions	
△ 04-20-2018	△
△	△
△	△
△	△

SOLA INC
Landscape Architects
380 N. PALM ST, SUITE 8 T. 562-905-0800 (Main)
BREA, CA, 92621 F. 562-905-0880
info@sola.com T. 213-383-1788 (Studio)
www.sola.com

350 S FIGUEROA ST
LOS ANGELES, CA 90071

drawing title		
TITLE SHEET		
designed	project number	21822
drawn	scale	AS SHOWN
checked	drawing number	L0
revised	date	4-20-2018







1 PRELIMINARY LANDSCAPE PLAN - GROUND FL.
SCALE: 1/8"=1'-0"



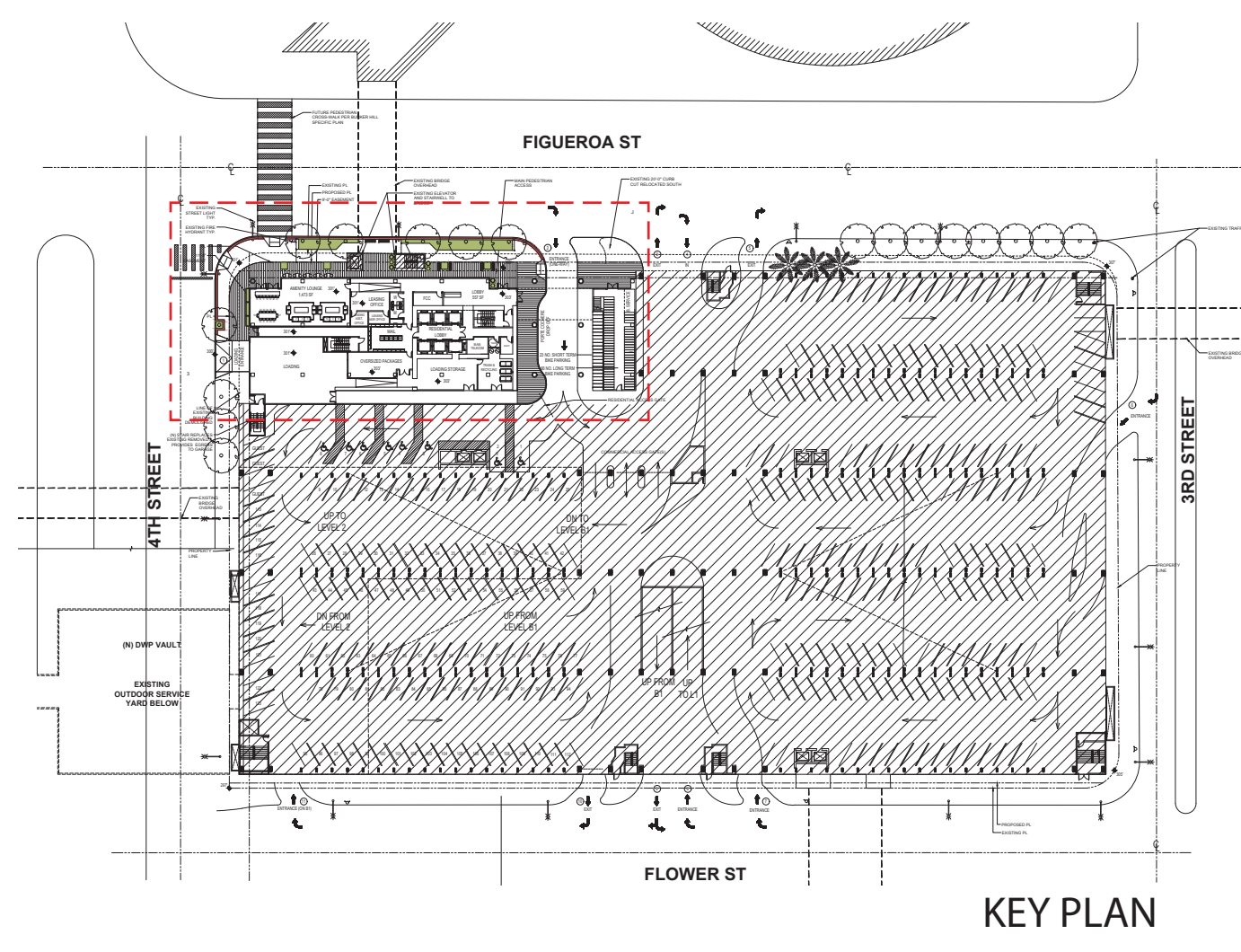
Outdooe Seating & Dining

Concrete Tiles

- TREE LEGEND:**
-  Cercidium 'Desert Museum' Palo Verde 36" Box / 4 EA
 -  New Street Tree TBD by Urban Forestry Division 36" Box / 6 EA

Exsiting Street Trees in the Public ROW to be Removed: 11
 Exsiting Palm Trees on the Property to be Removed: 2
 New Trees on Ground Floor(on the property): 4

- KEYNOTES:**
- ① 12" W. Red Granite Edge Band per Downtown Design Guide 9.E
 - ② 30" H. Fiberglass Planter
 - ③ Concrete Sidewalk
 - ④ Detectable Tile
 - ⑤ 3 Colors Concrete Tiles
 - ⑥ Landscaped Parkway with Street Trees
 - ⑦ Tree Well
 - ⑧ Dining Table
 - ⑨ Bench at Bus Stop
 - ⑩ Pot
 - ⑪ Wood Bench



KEY PLAN

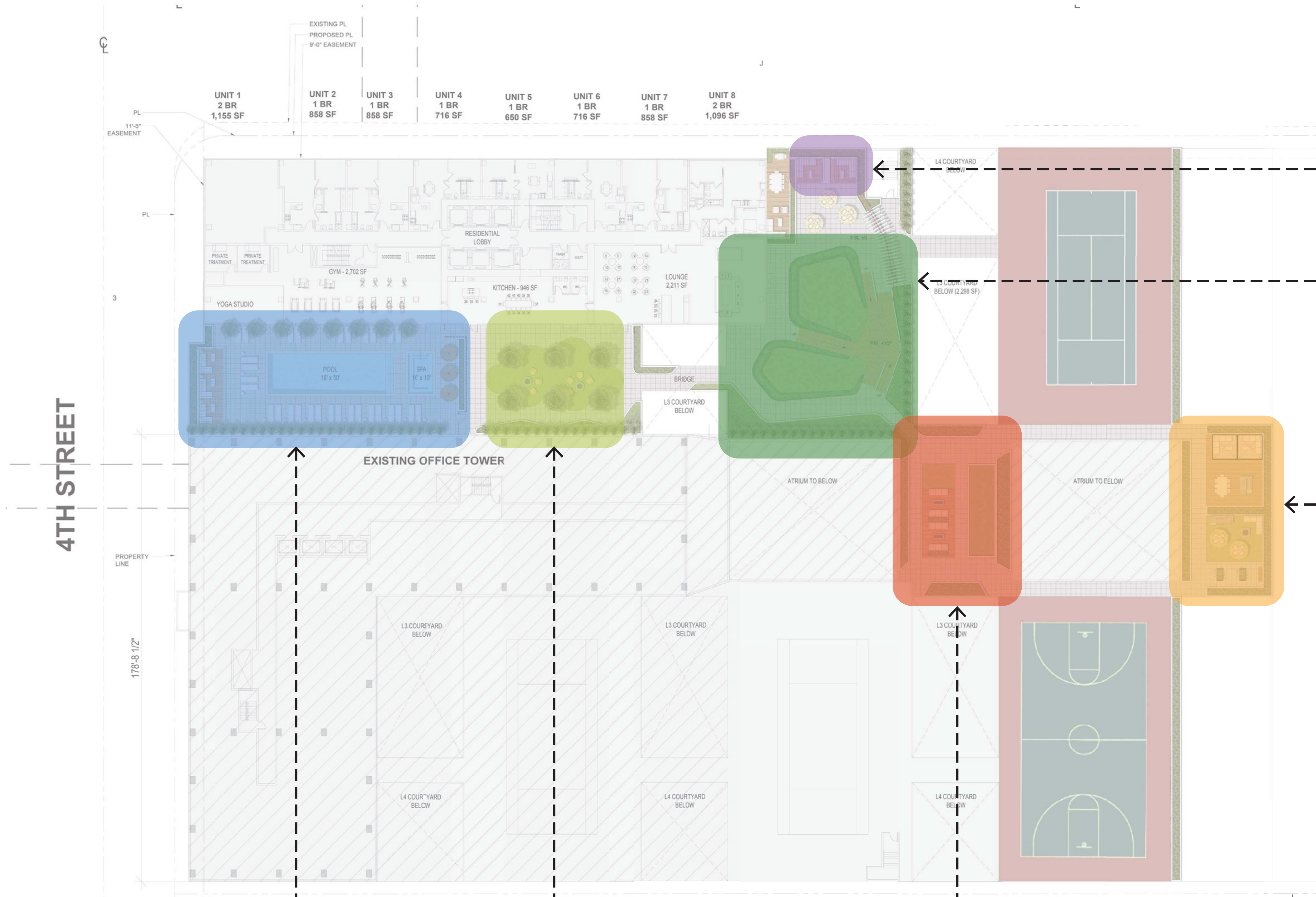
Revisions	
△ 04-20-2018	△
△	△
△	△
△	△

SOLA INC
 Landscape Architects
 380 N. PALM ST. SUITE B T. 562-905-0800 (Main)
 BREA, CA. 92821 F. 562-905-0880
 www.solainc.com T. 213-383-1788 (Studio)

350 S FIGUEROA ST
 LOS ANGELES, CA 90071

drawing title
OASIS 350 GROUND FLOOR PLAN

designed	project number
drawn	21822
checked	scale
revised	AS SHOWN
date	drawing number
4-20-2018	LC-1



4TH STREET

- UNIT 1
2 BR
1,155 SF
- UNIT 2
1 BR
858 SF
- UNIT 3
1 BR
858 SF
- UNIT 4
1 BR
716 SF
- UNIT 5
1 BR
650 SF
- UNIT 6
1 BR
716 SF
- UNIT 7
1 BR
858 SF
- UNIT 8
2 BR
1,096 SF

SMALL GROUP LOUNGE SEATING

- Fireplace and TV

CENTRAL GREEN

- Community Event
- Movies
- Group Parties
- BBQ / Dining

SMALL GROUP ENTERTAINMENT

- BBQ / Dining
- Firepit / Lounge Seating
- Foosball

POOL LOUNGE

- Unwind
- Chill out

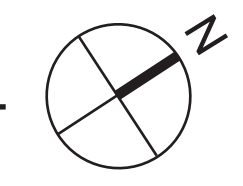
OLIVE GROVE LIVING ROOM

- Screening From Office Buildings
- Socializing & Great Entertainment

ACTIVE ENTERTAINMENT

- Bocce Ball
- Firepit Social Interaction

1 **PODIUM DECK PROGRAMS**
SCALE: NTS



Revisions	
△ 04-20-2018	△
△	△
△	△
△	△

SOLA INC
Landscape Architects
380 N. PALM ST. SUITE B T. 562-905-0800 (Main)
BRE, CA. 92821 F. 562-905-0880
www.sola-inc.com www.sola-inc.com T. 213-383-1788 (Studio)

350 S FIGUEROA ST
LOS ANGELES, CA 90071

drawing title
OASIS 350 PODIUM DECK PROGRAMS

	designed	project number
	drawn	scale
	checked	AS SHOWN
	revised	drawing number
date	4-20-2018	LC-2

FIGUEROA ST

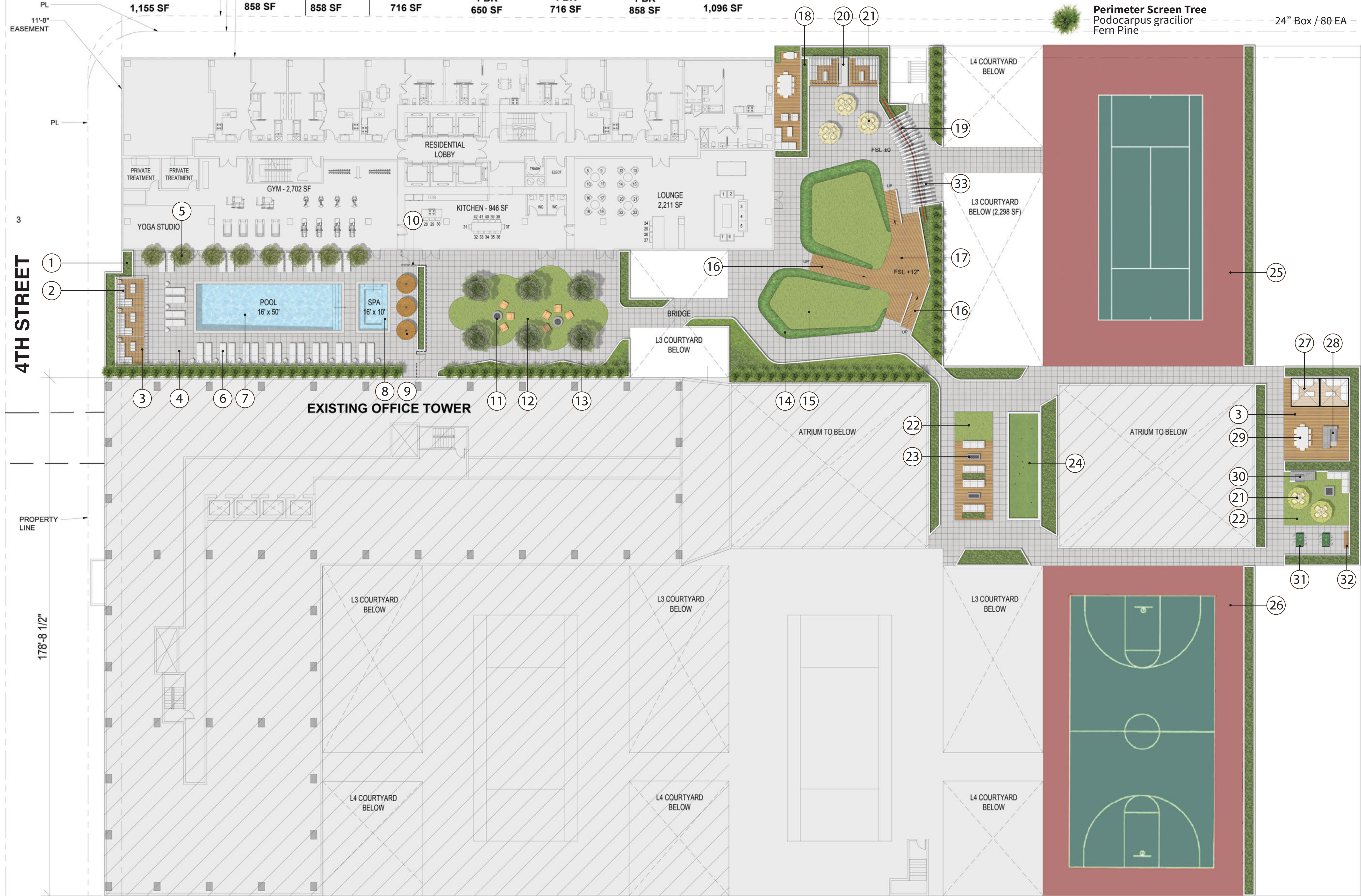
- UNIT 1
2 BR
1,155 SF
- UNIT 2
1 BR
858 SF
- UNIT 3
1 BR
858 SF
- UNIT 4
1 BR
716 SF
- UNIT 5
1 BR
650 SF
- UNIT 6
1 BR
716 SF
- UNIT 7
1 BR
858 SF
- UNIT 8
2 BR
1,096 SF

TREE LEGEND:

- Olive Garden**
Olea europaea 'majestic beauty'
Olive Tree 36" Box / 6 EA
- Pool Deck Tree**
Plumeria
Frangipani 24" Box / 8 EA
- Perimeter Screen Tree**
Podocarpus gracilior
Fern Pine 24" Box / 80 EA

KEYNOTES:

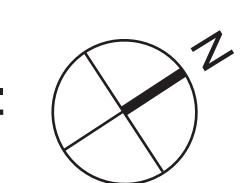
- 1 42" H. Built-in Planter
- 2 Lounge Seating Under Trellis
- 3 Wood Deck
- 4 2' x 2' Concrete Pavers on Pedestal System
- 5 Pots W/ Specimen Trees
- 6 Chaise Lounge
- 7 Pool
- 8 Spa
- 9 Nest Daybed
- 10 5' H. Glass Pool Fence
- 11 Fire Pit W/ Seating
- 12 Lawn Area
- 13 Customed Tree Pot W/ Seating
- 14 StrataWed Mound
- 15 Sloping Lawn
- 16 Ramp
- 17 Wood Deck
- 18 30" H. Planter
- 19 ADA BBQ Counter
- 20 Fireplace W/ TV on Both Sides
- 21 Dining Table W/ Chairs
- 22 Synthetic Grass
- 23 Fire Pit W/ Seating
- 24 Bocce Ball Court
- 25 Existing Tennis Court to Remain
- 26 New Basketball Court
- 27 Cabana
- 28 Portable BBQ
- 29 Dining Table
- 30 BBQ
- 31 Foosball Table
- 32 Bench
- 33 Trellis



4TH STREET

178'-8 1/2"

1 PRELIMINARY LANDSCAPE PLAN - 6TH FL.
SCALE: 1/16" = 1'-0"



Revisions	
△ 04-20-2018	△
△	△
△	△
△	△

SOLA INC
Landscape Architects
380 N. PALM ST. SUITE B T. 562-905-0800 (Main)
BRE, CA. 92821 F. 562-905-0880
www.sola-inc.com T. 213-383-1788 (Studio)

350 S FIGUEROA ST
LOS ANGELES, CA 90071

drawing title
OASIS 350 PODIUM DECK PLAN

designed	project number
drawn	21822
checked	scale
revised	AS SHOWN
date	drawing number
4-20-2018	LC-2A

