

KING EDWARD HOTEL
117-131 East 5th Street; 455 South Los Angeles Street
CHC-2020-288-HCM
ENV-2020-289-CE

Agenda packet includes:

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

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

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2020-288-HCM
ENV-2020-289-CE**

HEARING DATE: May 7, 2020
TIME: 10:00 AM
PLACE: Teleconference (see agenda for login information)

Location: 117-131 East 5th Street;
455 South Los Angeles Street
Council District: 14 – Huizar
Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Legal Description: Rivara and Vignolo Tract, Block C, Lots 10 and 11 and the NW 40-feet of Lots 8 and 9

EXPIRATION DATE: The original expiration date of June 20, 2020 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders*

PROJECT: Historic-Cultural Monument Application for the KING EDWARD HOTEL

REQUEST: Declare the property a Historic-Cultural Monument

OWNERS/APPLICANTS: Liza Bereton
c/o AIDS Healthcare Foundation
6225 Sunset Boulevard, 21st Floor
Los Angeles, CA 90028

AOF Bristol 423, LLC et al.
c/o Capital Foresight/Accounting Department
2980 Beverly Glen Circle, Suite 300
Bel Air, CA 90077

PREPARERS: Kate Eggert and Krisy Gosney
GEHPC
6444 Kraft Avenue
North Hollywood, CA 91606

RECOMMENDATION **That the Cultural Heritage Commission:**

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

CHC-2020-288-HCM
117-131 East 5th Street; 455 South Los Angeles Street
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Melissa Jones, City Planning Associate
Office of Historic Resources

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

FINDINGS

- The King Edward Hotel “exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community” for its association with the early 20th century development of hotels in Downtown Los Angeles, and as the home of the King Eddy Saloon, a business important to the commercial identity of Downtown Los Angeles that has continuously operated at the property since the 1930s.
- The King Edward Hotel “embodies the distinctive characteristics of a style, type, period, or method of construction” and “represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as an excellent example of a commercial building in the Beaux Arts architectural style, and as a significant work of master architect John Parkinson.

CRITERIA

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

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

SUMMARY

The King Edward Hotel is a six-story commercial building located at the northwest corner of South Los Angeles Street and East Fifth Street in Downtown Los Angeles. Constructed in 1905, the subject property was designed in the Beaux Arts architectural style by Los Angeles master architects John Parkinson (1861-1935) and Edwin Bergstrom. The subject property was one of the earliest hotels constructed in what would become the hotel district in Downtown Los Angeles in the early 20th century. It is also the longtime location of the King Eddy Saloon, a neighborhood bar that has been in continuous operation at the site, under different variations of the name, since 1933.

After 1895, downtown Los Angeles hotel construction was inspired by two passenger rail depots that served transcontinental routes. During this time, the migration west to California was mainly for seasonal jobs and employment in the soon-to-be burgeoning automobile manufacturing industry and film industry. After 1895, in response to the increasing number of rail travelers, the downtown hotel became larger and taller and took on a luxuriousness that either catered to businessmen or served as a respectable family hostelry. New construction technology allowed for taller buildings with the use of steel and concrete or terra cotta and hollow tile framing instead of wood framing. After the construction of the King Edward and Alexandria Hotels, several more hotels joined the area, including the Baltimore, Rosslyn, and Cecil. These hotels played a

fundamental role in the way tourists envisioned and experienced Los Angeles in the early 20th century.

L-shaped in plan, the subject property is of steel frame and brick construction with a flat roof. The building features a tripartite façade with the base, shaft, and cap separated by dentilled and egg-and-dart stringcourses and a projecting dentilled cornice corbeled out on dentil and egg-and-dart moldings. The primary, south-facing elevation fronts East Fifth Street and is eight bays wide with double-height storefronts on the ground floor. The lobby entrance is located in the third westernmost bay and consists of metal double doors with a metal canopy. The east-facing elevation fronts South Los Angeles Street and is four bays wide. Fenestration consists of mostly double-hung wood windows, double-hung vinyl windows, multi-lite storefronts, and multi-lite transom windows with a center hopper window. The interior of the hotel features a double-height lobby with a mosaic tile floor and marble columns, crown molding, marble wainscoting, and one of the original wooden elevators with brass doors. There is a large room under 129-131 East Fifth Street that contains remnants of a stage, kitchen, and murals on the ceiling and walls.

Born in Scorton, England in 1861, John Parkinson apprenticed in construction while studying engineering and drafting at night school. He immigrated to the United States in 1891 and relocated to Los Angeles by 1894. In 1905, Parkinson started an architectural firm with Edwin Bergstrom. By 1906, Parkinson alone had already designed over a hundred office buildings, hotels, banks, residences, and club houses in Los Angeles. In 1915, after ten years of partnership, Parkinson and Bergstrom went their separate ways. In 1920, he partnered with his son Donald Parkinson to form Parkinson & Parkinson. Some of Parkinson's well-known works in the Los Angeles area include Grand Central Market (1898, HCM #1183), the Los Angeles Memorial Coliseum (1921), Los Angeles City Hall (1928, HCM #150), and Union Station (1939, HCM #101). Parkinson died in Los Angeles in 1935.

The subject property has undergone several alterations over the years that include the addition of an iron and stained glass marquee in 1914; the replacement of plate glass windows with metal gates at 131 East Fifth Street in 1923; the addition of a mezzanine in the lobby in 1925; the cutting of the cornice for a fire escape ladder in 1955; the infill of some storefront windows in 1959; installation of a new storefront in 1960; the replacement of some ground floor masonry elements with metal decking in 1972; the installation of two projecting signs for the King Eddy in 2013; and the replacement of some windows and alterations to storefront windows and entrances at unknown dates.

The subject property was determined eligible for listing in the National Register of Historic Places in 2009 and was listed on the California Register of Historical Resources as a Contributor to the Fifth Street-Main Street Commercial Historic District. In addition, SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as an excellent example of Beaux Arts commercial architecture in Downtown Los Angeles, as a work of noted Los Angeles architects Parkinson and Bergstrom, as an excellent example of an early 20th century hotel in Downtown Los Angeles, and as the long-term location of the King Eddy Saloon, a business important to the commercial identity and prohibition history of Downtown Los Angeles.

DISCUSSION

The King Edward Hotel meets two of the Historic-Cultural Monument criteria: it "exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community" for its association with the early 20th century development of hotels in Downtown

Los Angeles, and as the home of the King Eddy Saloon, a business important to the commercial identity of Downtown Los Angeles that has continuously operated at the property since the 1930s; and it “embodies the distinctive characteristics of a style, type, period, or method of construction” and “represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age” as an excellent example of a commercial building in the Beaux Arts architectural style, and a significant work of master architect John Parkinson.

The presence of transcontinental rail depots, high demand for seasonal labor, and growing migration and tourism prompted the construction of numerous hotels in the eastern portion of Downtown Los Angeles in the early 20th century. Unlike earlier lodging types, these hotels were typically larger and more luxurious, utilizing new construction techniques and amenities like electricity, elevators, and steam heating. The King Edward Hotel was built as part of this hotel boom; located near 6th Street and Main Street, where the Pacific Electric Railway had established a new terminal and headquarters in 1905, it marked the expansion of the city’s central business district into what had previously been an industrial area. During the 1920s and 30s, affluent travelers increasingly looked to newer hotels located elsewhere in the city, and the many hotels in the eastern portion of Downtown, including the King Edward, were largely converted to single-room occupancy housing.

The King Eddy Saloon, located on the ground floor of the King Edward Hotel, has been in operation under various names since 1933. The space originally housed a bar, which closed in 1918 as California moved to restrict sale and consumption of alcohol. In 1921, after the beginning of Prohibition at the federal level, former saloon operators Ernest Vierke and A.M. Miller opened what was ostensibly a soda fountain in the space. However, the infilled windows and decorated cellar with a stage suggest that it was a front for a speakeasy. The business received an alcohol license in 1933, when Prohibition was repealed. Since then, the King Eddy Saloon has been an important fixture in the social life of Downtown and Skid Row, attracting a regular clientele that has included authors John Fante and Charles Bukowski, as well as many residents of the surrounding area.

The King Edward Hotel reflects the dominance of Beaux Arts architecture in Downtown Los Angeles in the late 19th and early 20th centuries, when it served as a marker of the growing city’s prosperity. The property’s symmetrical composition, tripartite form, prominent cornice with dentils and molding, and interior columns all reflect the style as applied to a multistory commercial building. While the property has experienced some alterations, particularly on the interior, it maintains a high degree of integrity overall.

John Parkinson (1861-1935) was a prolific master architect who was instrumental in shaping the built environment of Downtown Los Angeles in the early 20th century and created some of the city’s most iconic commercial, civic, and institutional buildings. Within Parkinson’s body of work, the King Edward Hotel is significant as being among his initial experiments in developing economical, fireproof construction methods. Instead of framing the entire building with iron and steel as he employed in previous projects such as Grand Central Market, in designing the King Edward Hotel, he utilized hollow, semi-porous tile partitions to form the supports for the floors and walls above the first floor. In addition, the King Edward Hotel is unique in that it was designed by Parkinson as a business venture for himself; it remained in his family’s name until 1962.

Despite interior and exterior alterations, the subject property is largely intact and retains a high level of integrity of location, design, setting, materials, workmanship, feeling, and association to convey its significance.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

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

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

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

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

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

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

Categorical Exemption ENV-2020-289-CE was prepared on February 14, 2020.

BACKGROUND

On January 14, 2020, the Director of Planning determined that the application for the proposed designation of the subject property as Historic-Cultural Monument was complete. On February 6, 2020, the Cultural Heritage Commission voted to take the property under consideration. On February 13, 2020, a subcommittee of the Commission consisting of Commissioners Barron and Milofsky visited the property, accompanied by staff from the Office of Historic Resources. In

accordance with Los Angeles Administrative Code Section 22.171.10, on March 17, 2020, the owner requested up to a 60-day extension to the time for the Commission to act. The original expiration date of June 20, 2020 is tolled, and a revised date will be determined pursuant to *the Mayor's March 21, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling of Deadlines Prescribed in the Municipal Code and April 17, 2020 Public Order Under City of Los Angeles Emergency Authority re: Tolling HCIDLA Deadlines and Revising Expiration of Emergency Orders.*





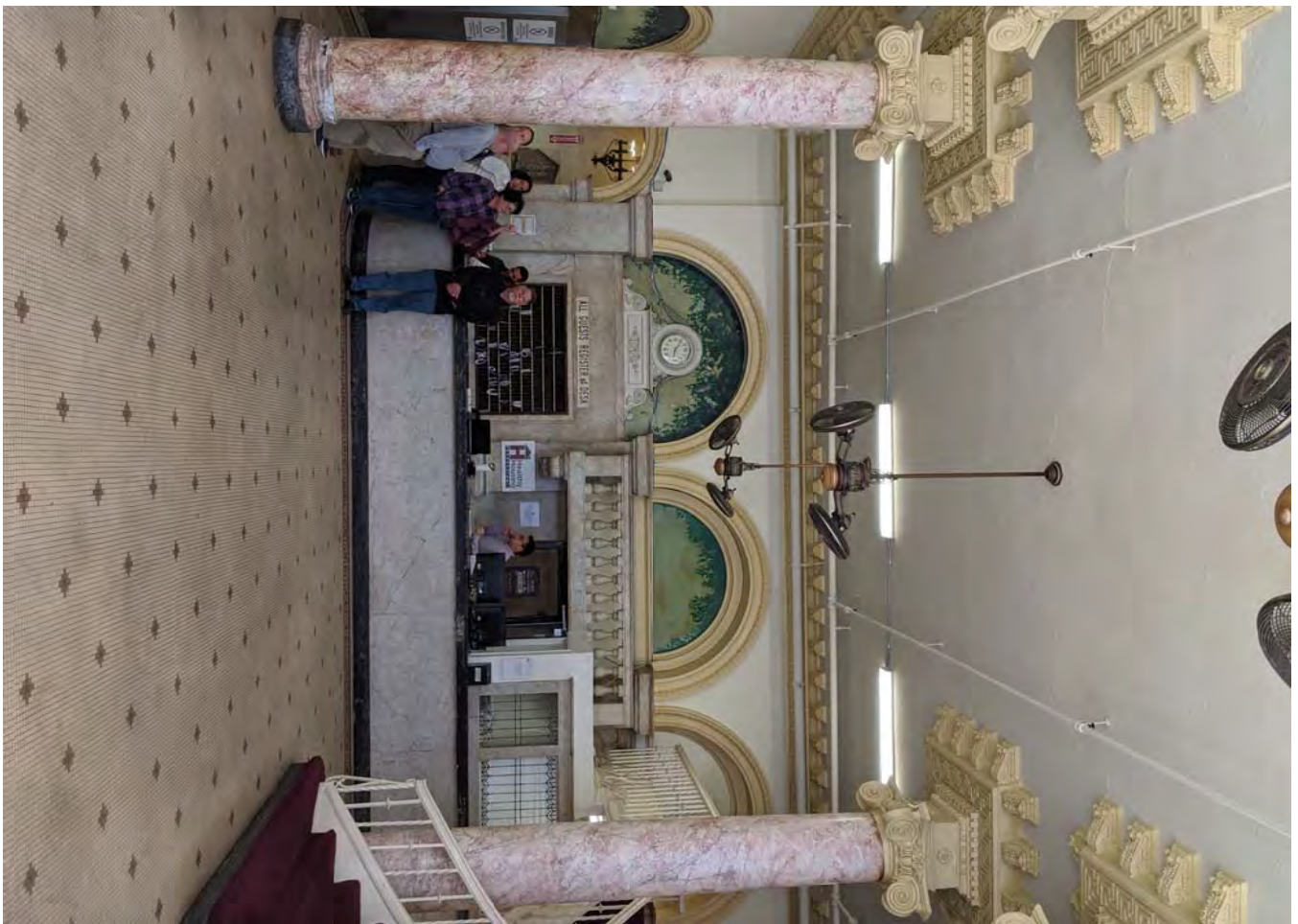
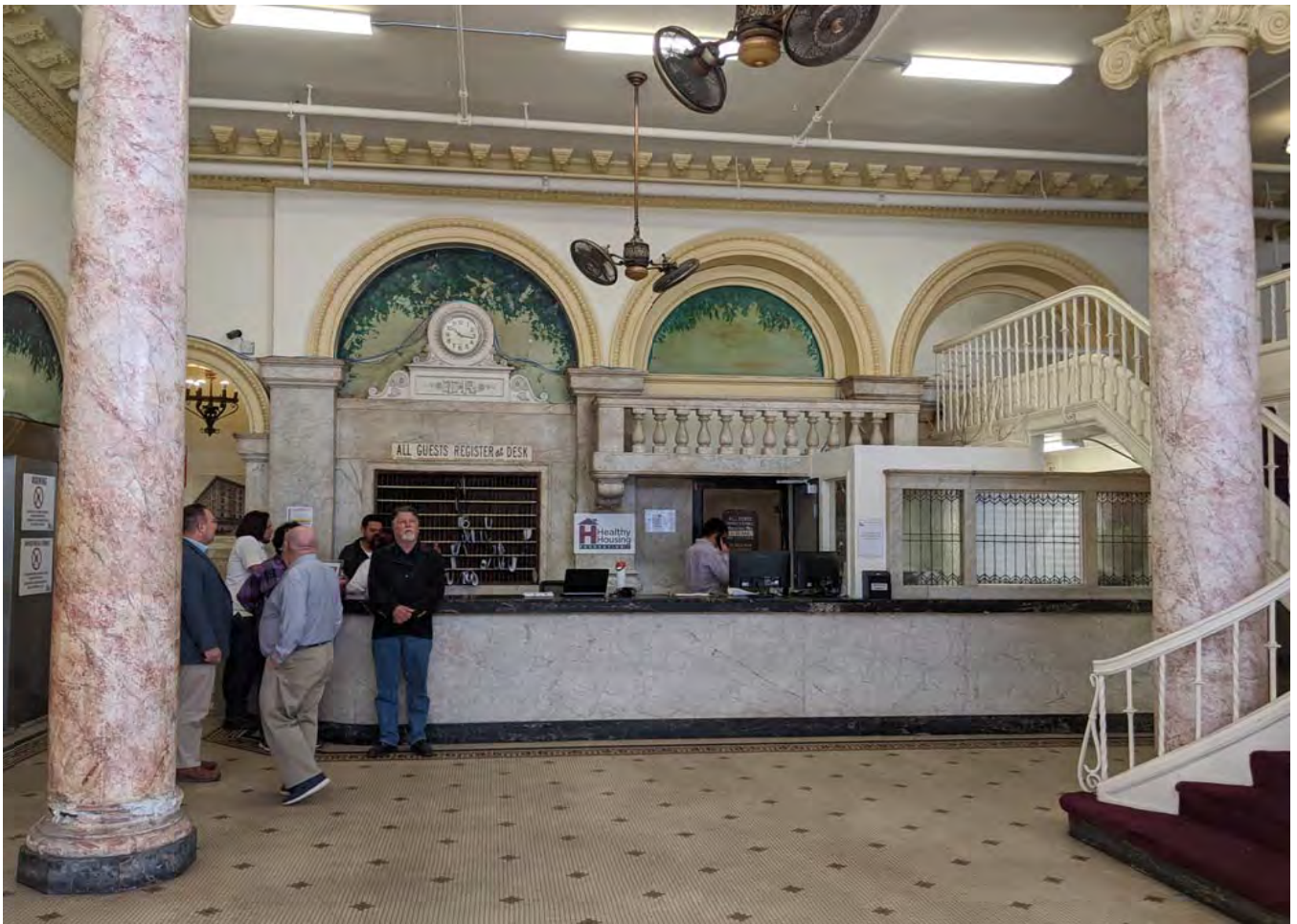










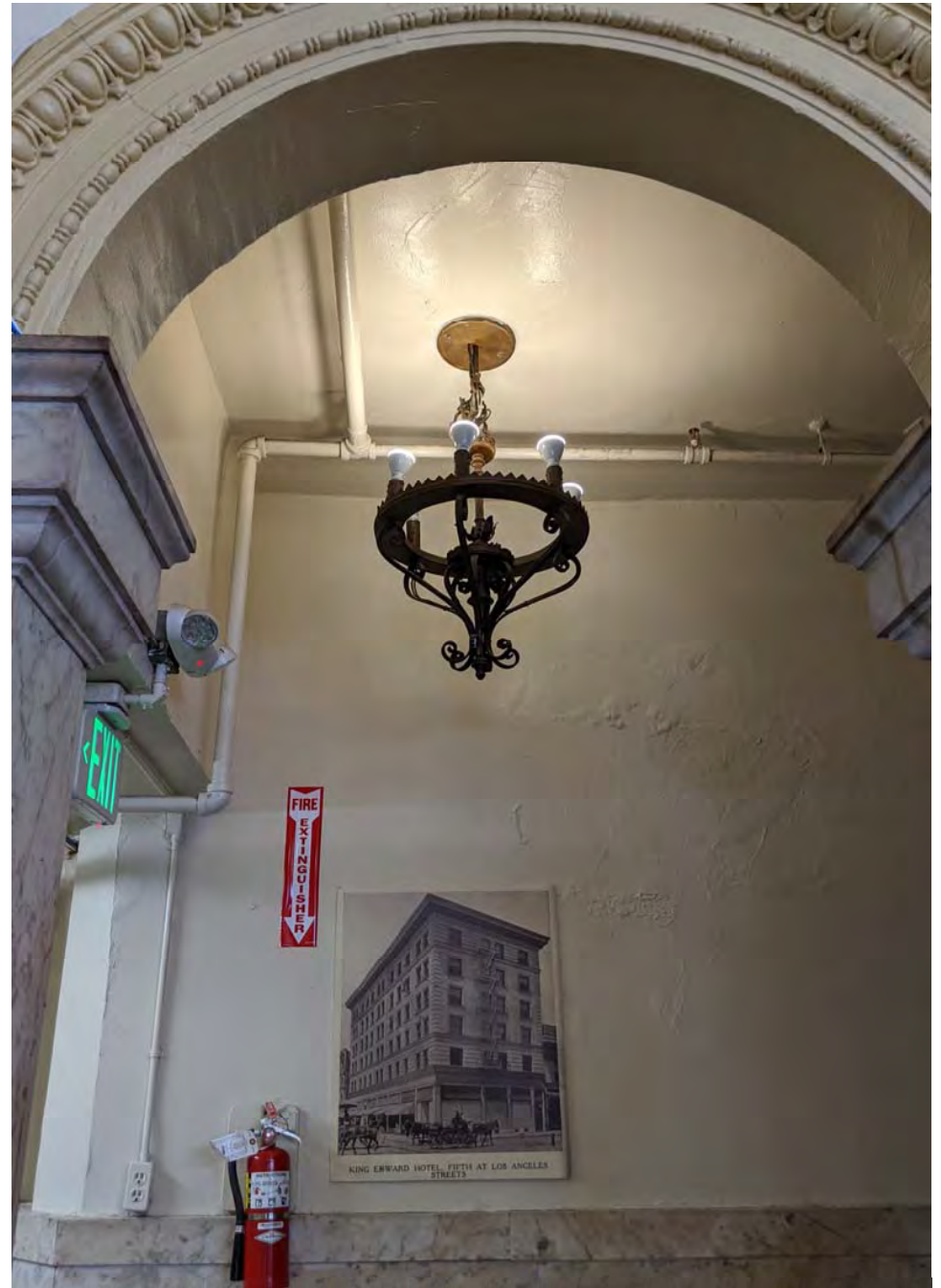




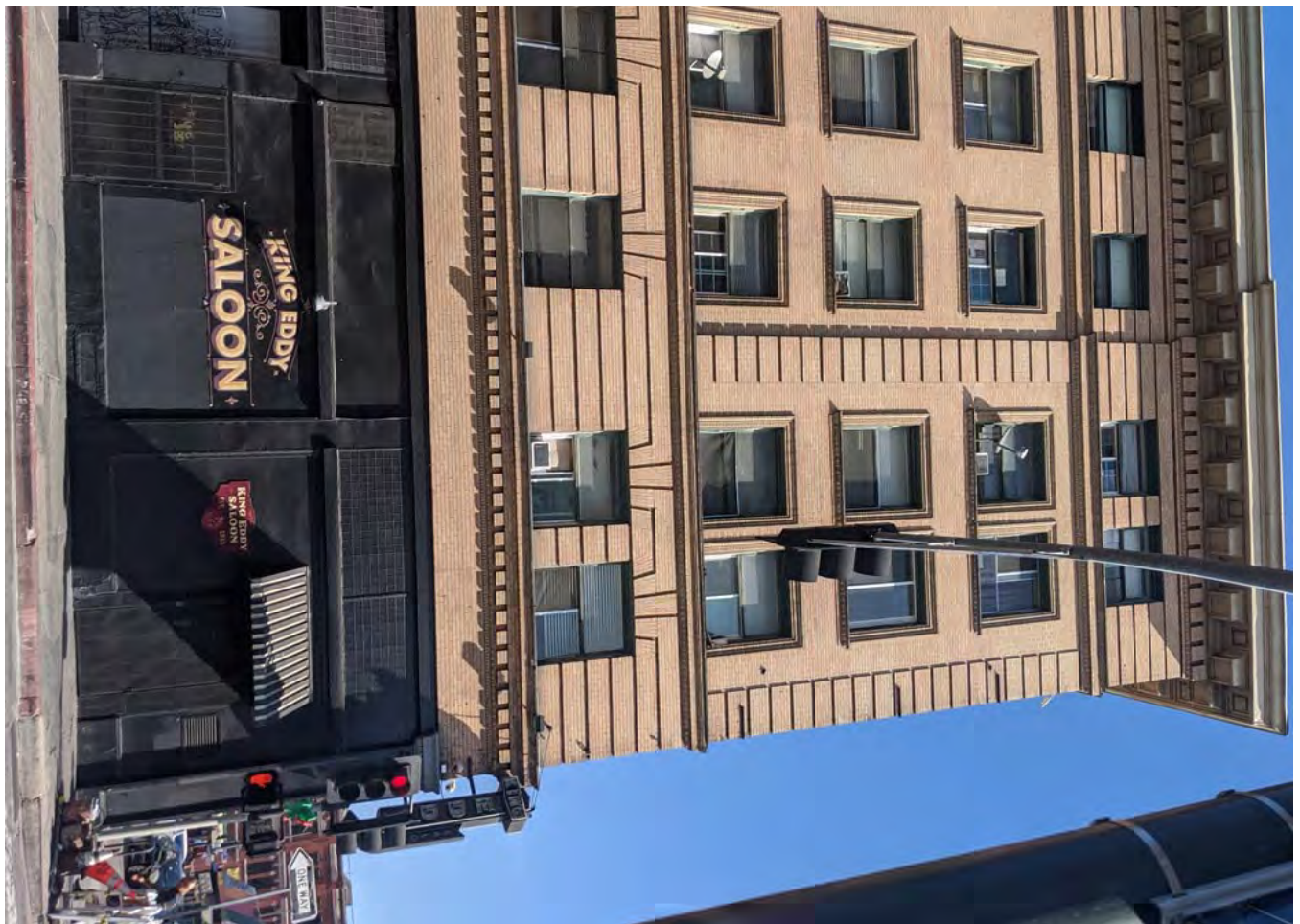


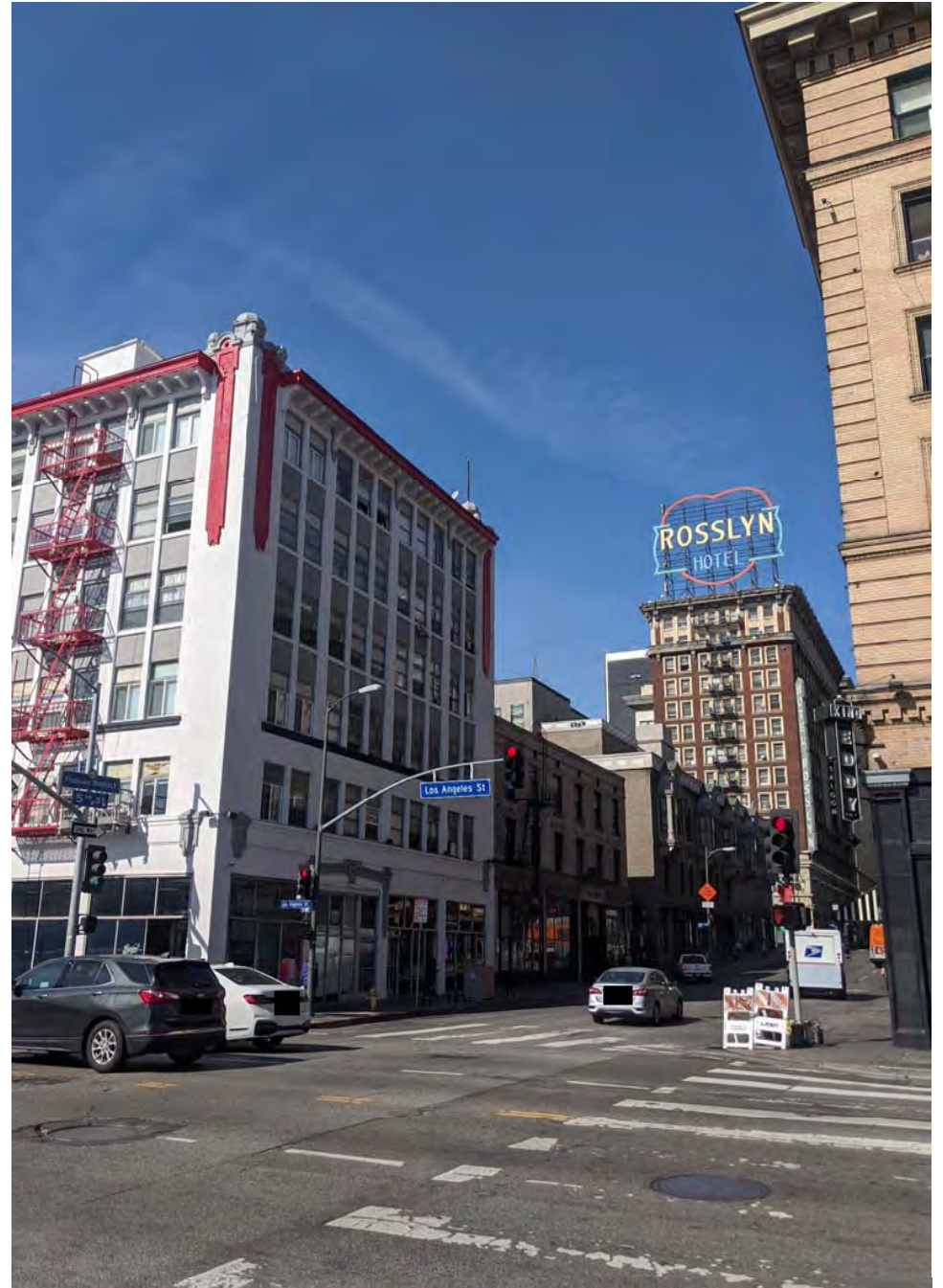
















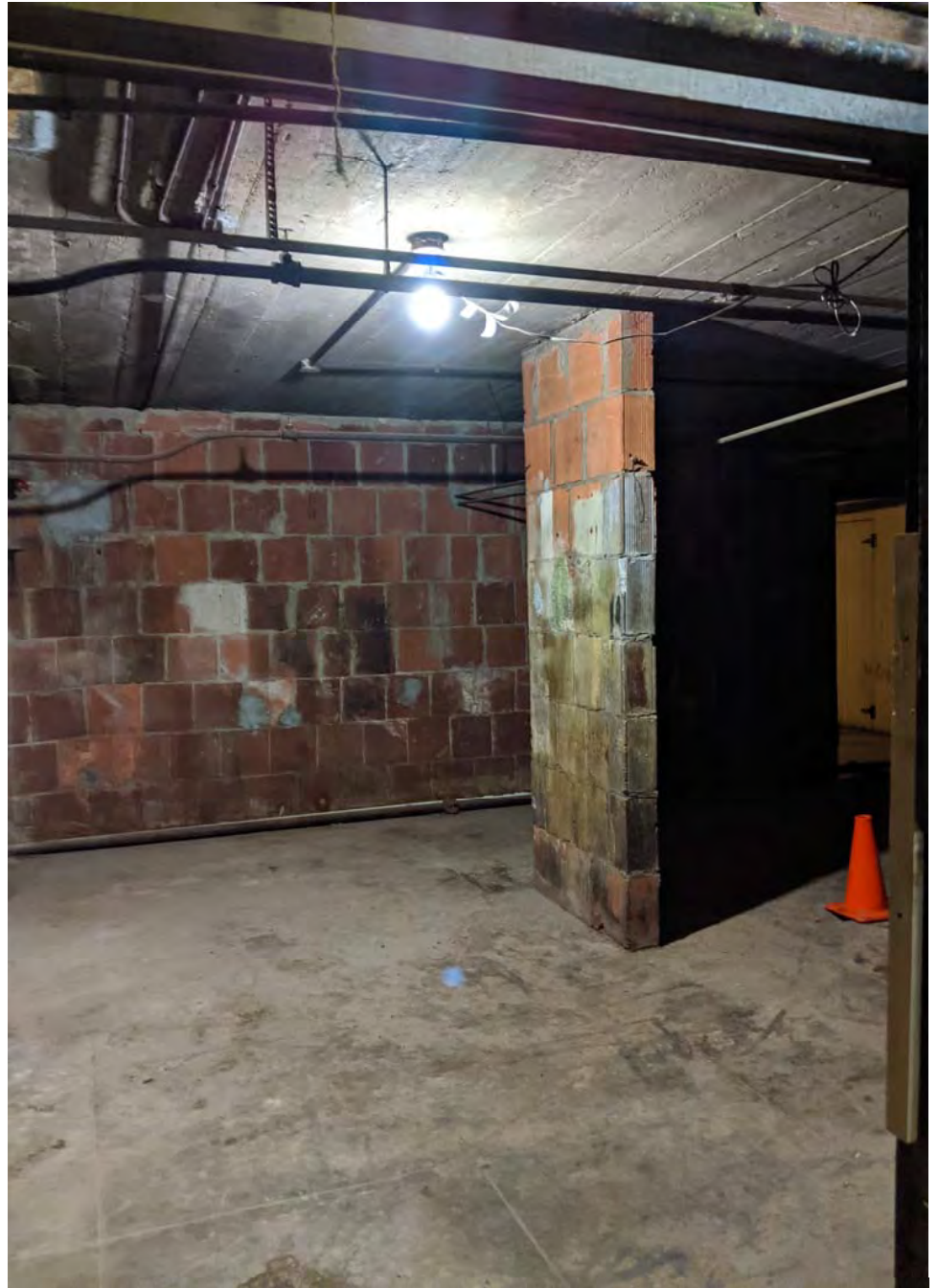




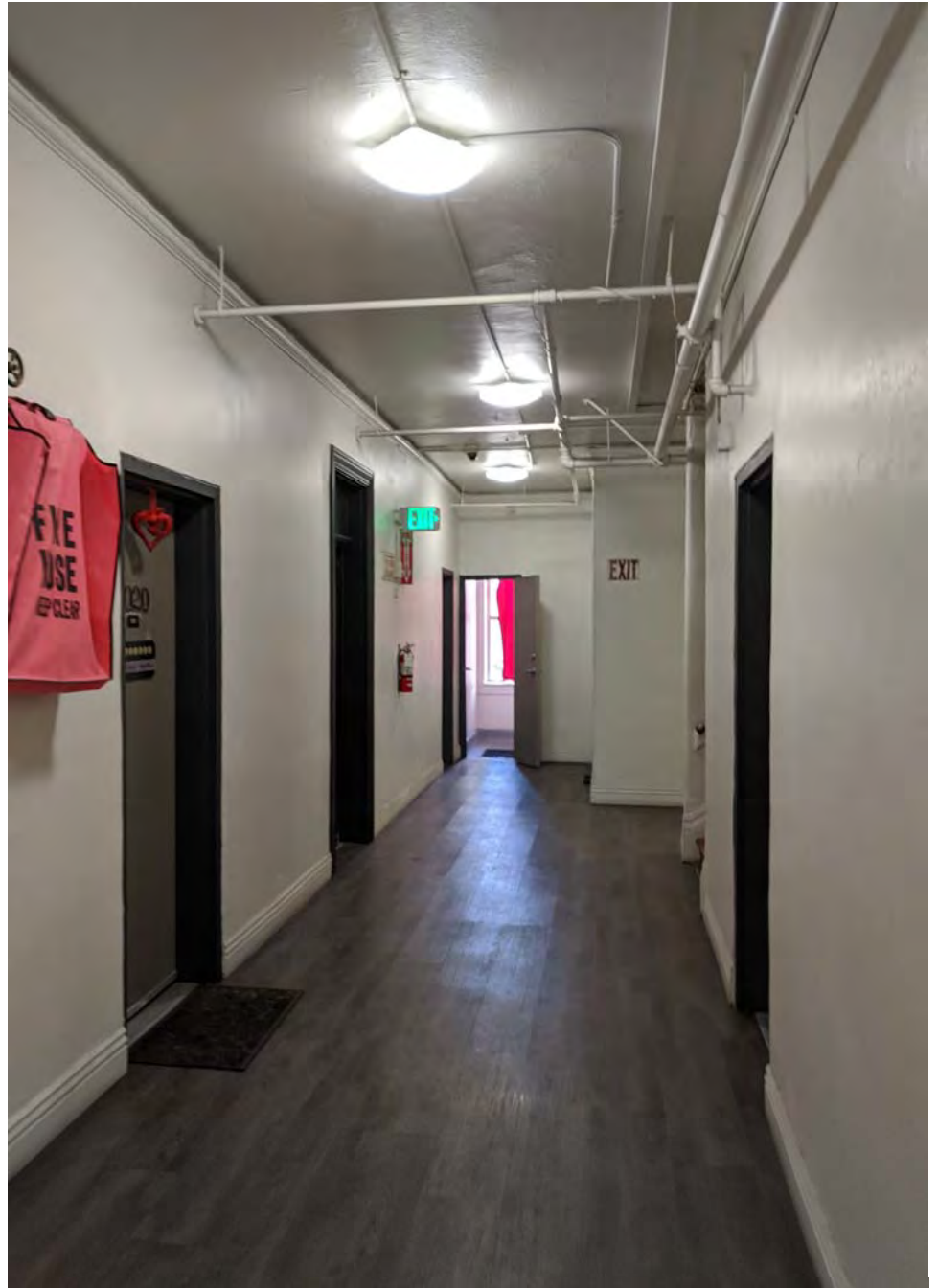


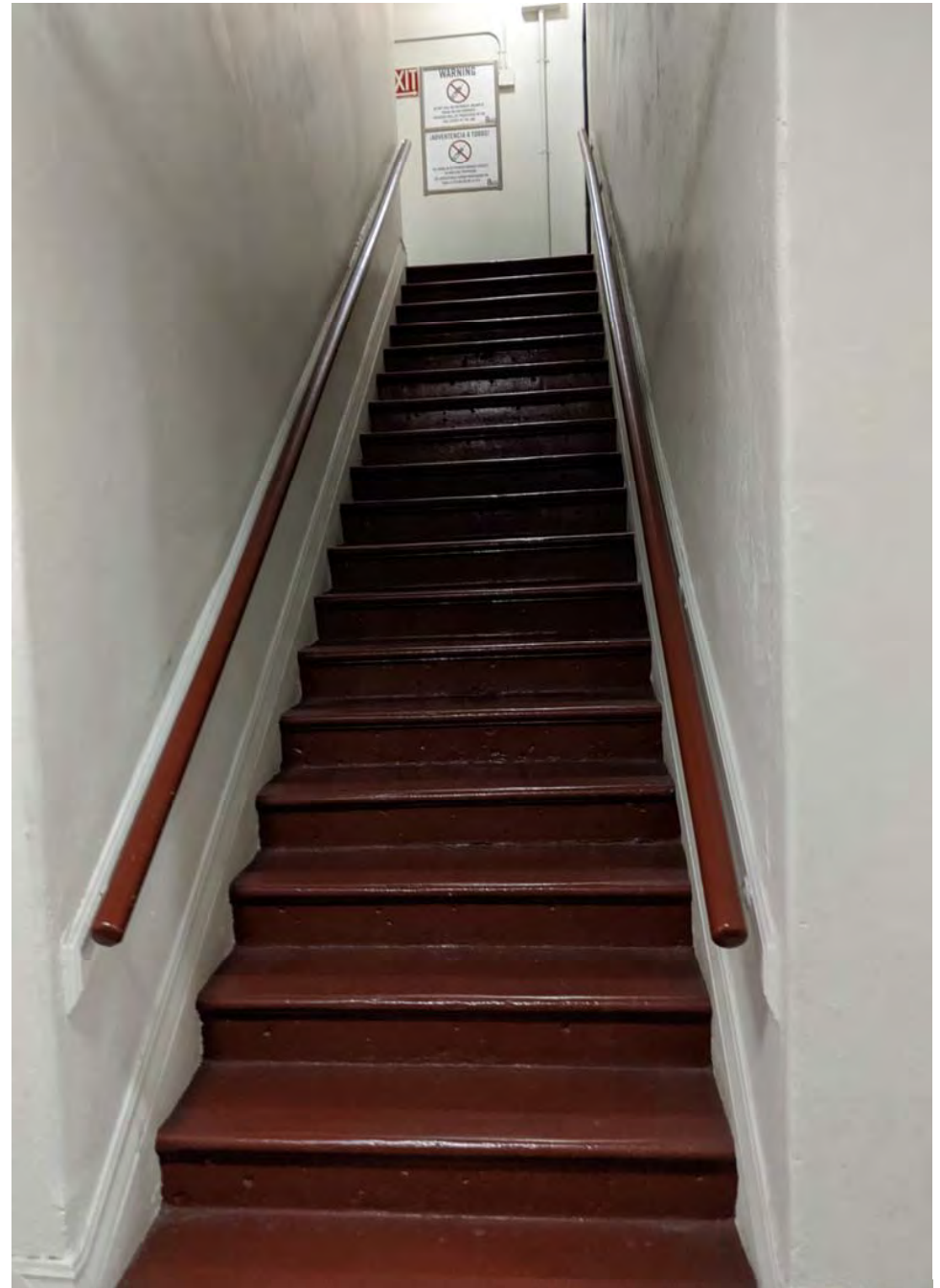


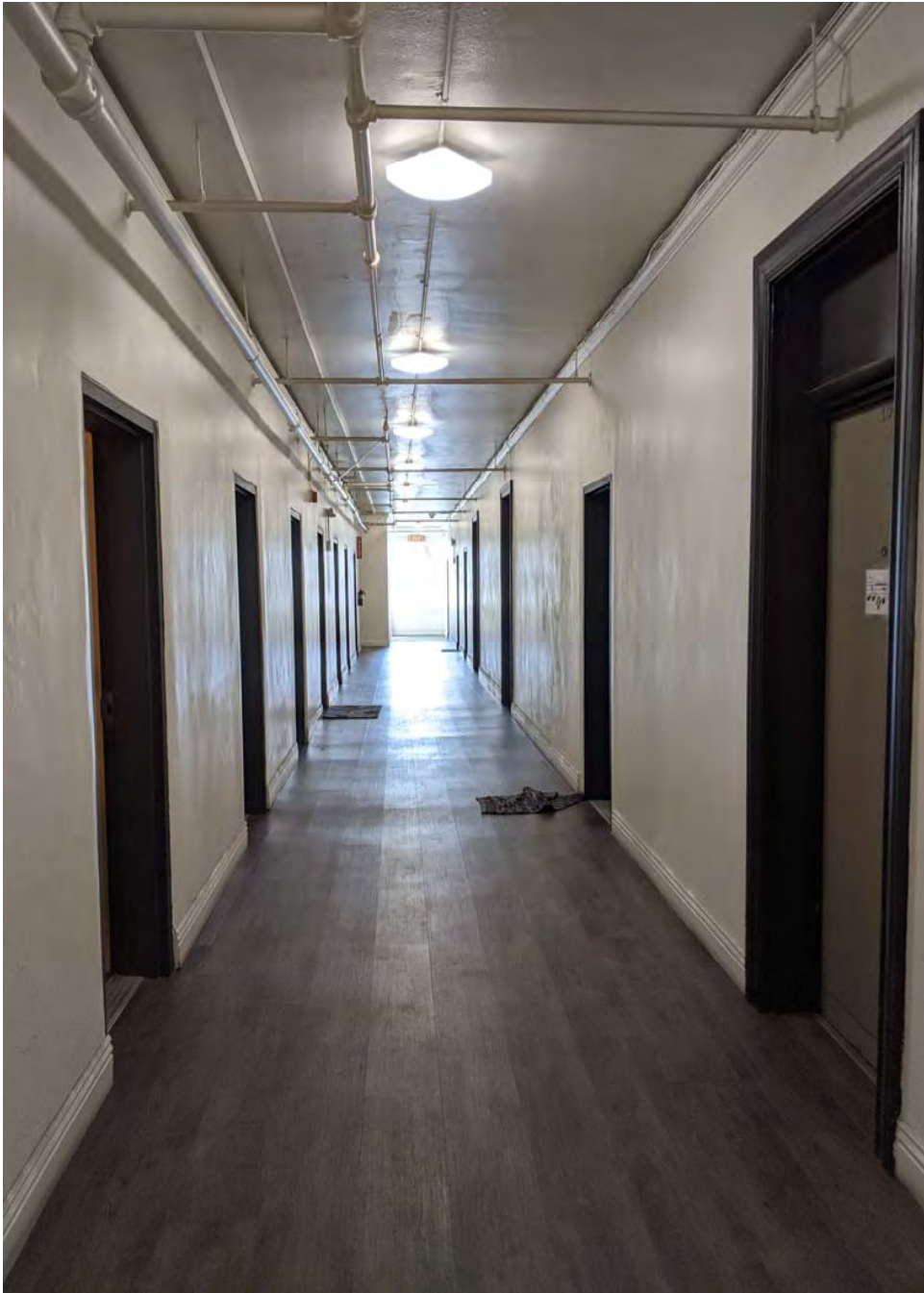


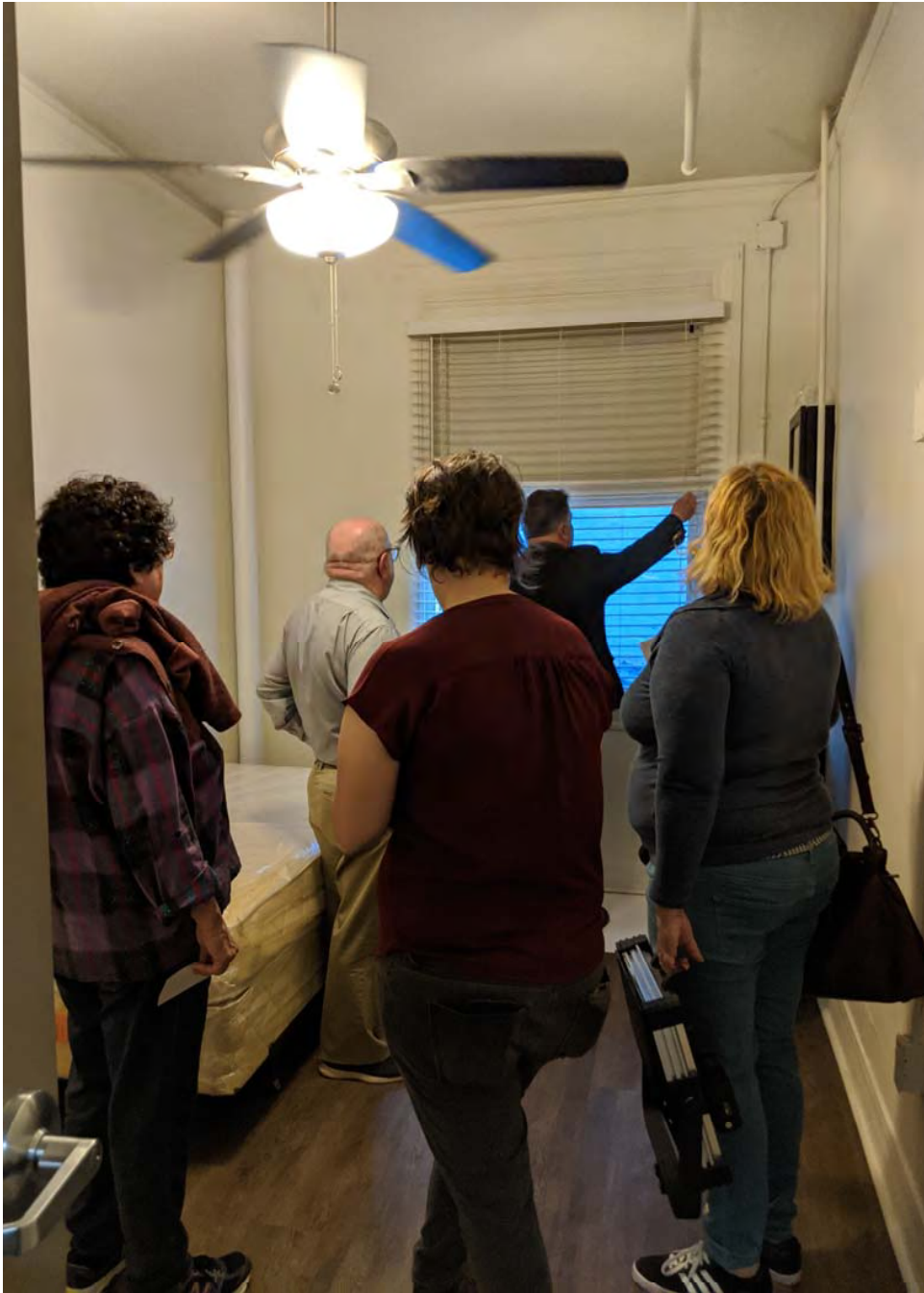




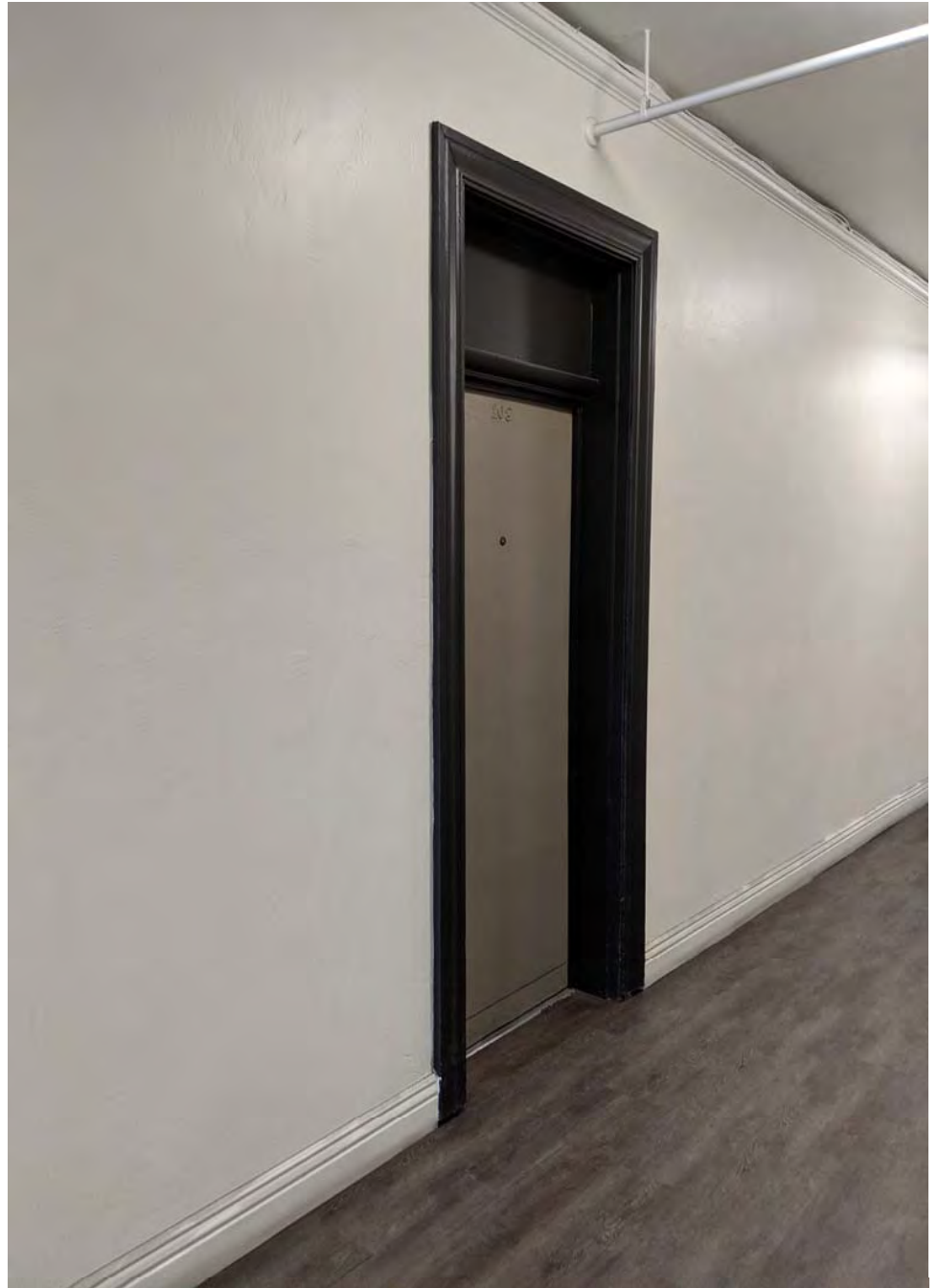


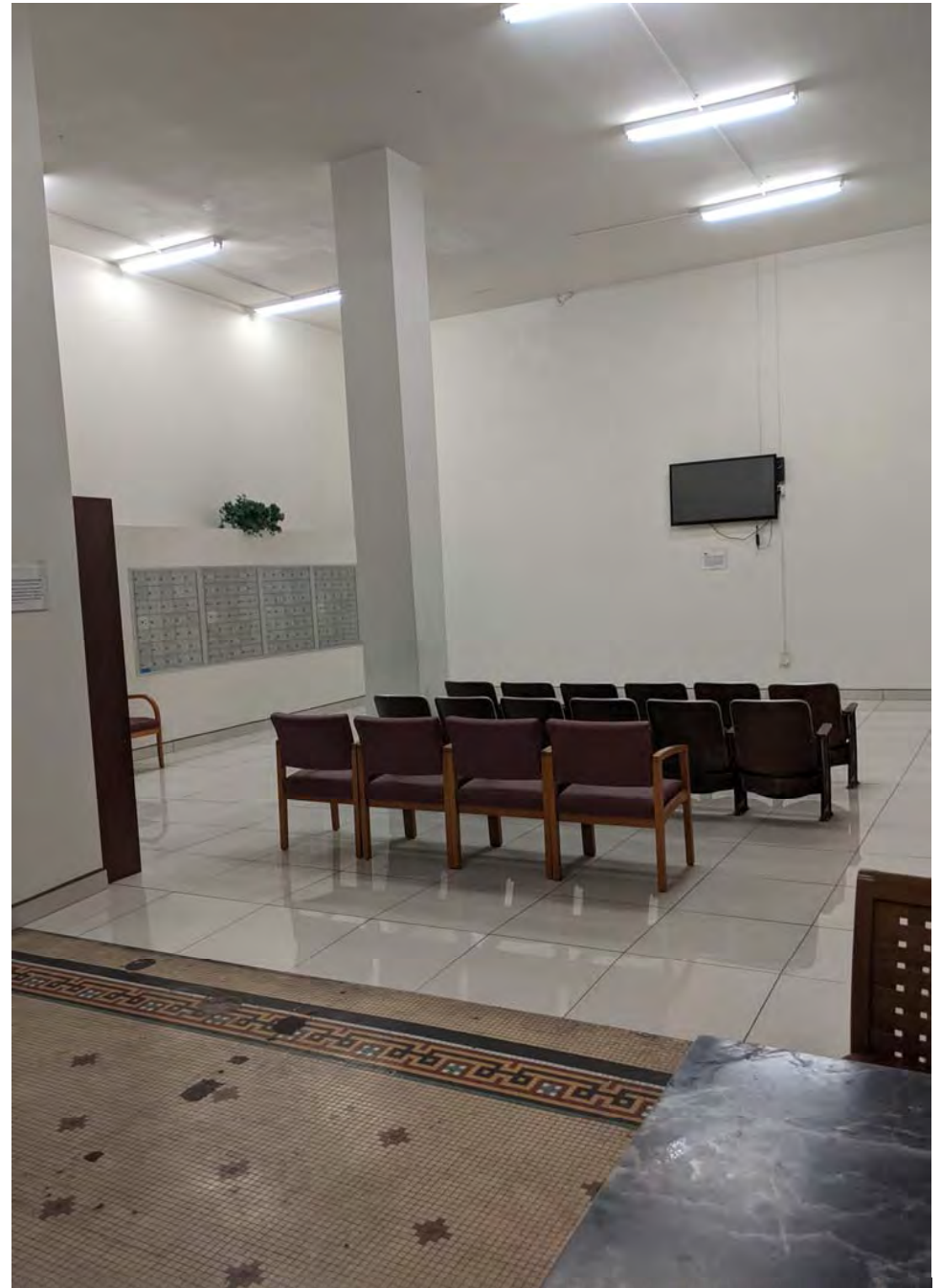


























COUNTY CLERK'S USE

CITY OF LOS ANGELES

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

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

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS

CHC-2020-288-HCM

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2020-289-CE

PROJECT TITLE

King Edward Hotel

COUNCIL DISTRICT

14

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

117-131 East 5th Street; 455 South Los Angeles Street, Los Angeles, CA 90013

Map attached.

PROJECT DESCRIPTION:

Designation of the King Edward Hotel as an Historic-Cultural Monument.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

N/A

CONTACT PERSON (If different from Applicant/Owner above)

Melissa Jones

(AREA CODE) TELEPHONE NUMBER

213-847-3679

EXT.

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

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **8 and 31**

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

JUSTIFICATION FOR PROJECT EXEMPTION:

Additional page(s) attached

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

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.

If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE

Melissa Jones

[SIGNED COPY IN FILE]

STAFF TITLE

City Planning Associate

ENTITLEMENTS APPROVED

N/A

FEE:

N/A

RECEIPT NO.

N/A

REC'D. BY (DCP DSC STAFF NAME)

N/A

DISTRIBUTION: County Clerk, Agency Record

Rev. 3-27-2019

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

CASE NO.: CHC-2020-288-HCM
ENV-2020-289-CE

HEARING DATE: February 6, 2020
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA 90012

Location: 117-131 East 5th Street;
455 South Los Angeles Street
Council District: 14 – Huizar
Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Legal Description: Rivara and Vignolo Tract, Block C,
Lots 10 and 11 and the NW 40-feet
of Lots 8 and 9

PROJECT: Historic-Cultural Monument Application for the
KING EDWARD HOTEL

REQUEST: Declare the property an Historic-Cultural Monument

OWNERS/APPLICANTS: Liza Brereton AOF Bristol 423, LLC Et al.
c/o AIDS Healthcare Foundation c/o Capital Foresight/ Accounting Dept.
6225 Sunset Blvd., 21st Floor 2980 Beverly Glen Circle, Suite 300
Los Angeles, CA 90028 Bel Air, CA 90077

PREPARERS: Kate Eggert and Krisy Gosney
GEHPC
6444 Kraft Avenue
North Hollywood, CA 91606

RECOMMENDATION That the Cultural Heritage Commission:

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

VINCENT P. BERTONI, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Melissa Jones, City Planning Associate
Office of Historic Resources

Attachment: Historic-Cultural Monument Application

SUMMARY

The King Edward Hotel is a six-story commercial building located at the northwest corner of South Los Angeles Street and East Fifth Street in Downtown Los Angeles. Constructed in 1905, the subject property was designed in the Beaux Arts architectural style by Los Angeles master architects John Parkinson (1861-1935) and Edwin Bergstrom. The subject property was one of the earliest hotels constructed in what would become the hotel district in Downtown Los Angeles in the early 20th century. It is also the longtime location of the King Eddy Saloon, a neighborhood bar that has been in continuous operation at the site, under different variations of the name, since 1933.

After 1895, downtown Los Angeles hotel construction was inspired by two passenger rail depots that served transcontinental routes. During this time, the migration west to California was mainly for seasonal jobs and employment in the soon-to-be burgeoning automobile manufacturing industry and film industry. After 1895, in response to the increasing amount of rail travelers, the downtown hotel became larger and taller and took on a luxuriousness that either catered to businessmen or served as a respectable family hostelry. New construction technology allowed for taller buildings with the use of steel and concrete or terra cotta and hollow tile framing instead of wood framing. After the construction of the King Edward and Alexandria Hotels, several more hotels joined the area, including the Baltimore, Rosslyn, and Cecil. These hotels played a fundamental role in the way tourists envisioned and experienced Los Angeles in the early 20th century.

L-shaped in plan, the subject property is of steel frame and brick construction with a flat roof. The building features a tripartite façade with the base, shaft, and cap separated by dentilled and egg-and-dart stringcourses and a projecting dentilled cornice corbeled out on dentil and egg-and-dart moldings. The primary, south-facing elevation fronts East Fifth Street and is eight bays wide with double-height storefronts on the ground floor. The lobby entrance is located in the third westernmost bay and consists of metal double doors with a metal canopy. The east-facing elevation fronts South Los Angeles Street and is four bays wide. Fenestration consists of mostly double-hung wood windows, double-hung vinyl windows, multi-lite storefronts, and multi-lite transom windows with a center hopper window. The interior of the hotel features a double-height lobby with a mosaic tile floor and marble columns, crown molding, marble wainscoting, and one of the original wooden elevators with brass doors. There is a large room under 129-131 East Fifth Street that contains remnants of a stage, kitchen, and murals on the ceiling and walls.

Born in Scorton, England in 1861, John Parkinson apprenticed in construction while studying engineering and drafting at night school. He immigrated to the United States in 1891 and relocated to Los Angeles by 1894. In 1905, Parkinson started an architectural firm with Edwin Bergstrom. By 1906, Parkinson alone had already designed over a hundred office buildings, hotels, banks, residences, and club houses in Los Angeles. In 1915, after ten years of partnership, Parkinson and Bergstrom went their separate ways. In 1920, he partnered with his son Donald Parkinson to form Parkinson & Parkinson. Some of Parkinson's well-known works in the Los Angeles area include Grand Central Market (1898, HCM #1183), the Los Angeles Memorial Coliseum (1921), Los Angeles City Hall (1928, HCM #150), and Union Station (1939, HCM #101). Parkinson died in Los Angeles in 1935.

The subject property has undergone several alterations over the years that include the addition of iron and stained glass marquee in 1914; the replacement of plate glass windows with metal gates at 131 East Fifth Street in 1923; the addition of a mezzanine in the lobby in 1925; the cutting of the cornice for a fire escape ladder in 1955; the infill of some storefront windows in 1959; installation of a new storefront in 1960; the replacement of some ground floor masonry

elements with metal decking in 1972; the installation of two projecting signs for the King Eddy in 2013; and the replacement of some windows and alterations to storefront windows and entrances at unknown dates.

The subject property was determined eligible for listing in the National Register of Historic Places and is listed on the California Register of Historical Resources as a Contributor to the Fifth Street-Main Street Commercial Historic District. In addition, SurveyLA, the citywide historic resources survey, identified the subject property as individually eligible for listing under the national, state, and local designation programs as an excellent example of Beaux Arts commercial architecture in Downtown Los Angeles, as a work of noted Los Angeles architects Parkinson and Bergstrom, as an excellent example of an early 20th century hotel in Downtown Los Angeles, and as the long-term location of the King Eddy Saloon, a business important to the commercial identity and prohibition history of Downtown Los Angeles.

CRITERIA

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

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

FINDINGS

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

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission
**HISTORIC-CULTURAL MONUMENT
NOMINATION FORM**



1. PROPERTY IDENTIFICATION

Proposed Monument Name: King Edward Hotel		Current name of property	
Other Associated Names: The Parkinson building, The Rivington Hotel, The Eldorado Hotel			
Street Address: 121 East 5th Street		Zip: 91606	Council District: 14
Range of Addresses on Property: 117-131 E 5th St, 455 S. Los Angeles St		Community Name: Central City	
Assessor Parcel Number: 5148009008	Tract: Rivara and Vignolo	Block: C	Lot: 11
Identification cont'd: NW 40 ft of 8,9 and all of lots 10 and 11			
Proposed Monument Property Type:	<input checked="" type="radio"/> Building	<input type="radio"/> Structure	<input type="radio"/> Object
		<input type="radio"/> Site/Open Space	<input type="radio"/> Natural Feature
Describe any additional resources located on the property to be included in the nomination, here: Sidewalk embedded brass letters - JOHN PARKINSON PROPERTY; mural in basement; graffiti room in basement			

2. CONSTRUCTION HISTORY & CURRENT STATUS

Year built: 1905	<input checked="" type="radio"/> Factual	<input type="radio"/> Estimated	Threatened? None
Architect/Designer: John Parkinson, Parkinson & Bergstrom		Contractor: Carl Leonhardt	
Original Use: Hotel and retail/restaurant		Present Use: Residential hotel and retail/restaurant	
Is the Proposed Monument on its Original Site?	<input checked="" type="radio"/> Yes	<input type="radio"/> No (explain in section 7)	<input type="radio"/> Unknown (explain in section 7)

3. STYLE & MATERIALS

Architectural Style: Beaux Arts Classicism		Stories: 6	Plan Shape: L-shaped
FEATURE	PRIMARY	SECONDARY	
CONSTRUCTION	Type: Concrete poured/precast	Type: Steel	
CLADDING	Material: Brick	Material: Terra cotta	
ROOF	Type: Flat	Type: Select	
	Material: Rolled asphalt	Material: Select	
WINDOWS	Type: Double-hung	Type: Fixed	
	Material: Wood	Material: Steel	
ENTRY	Style: Off-center	Style: Recessed	
DOOR	Type: Paneled, unglazed	Type: Select	

RECEIVED 5-13-2019 *MJ*
(Date)

Los Angeles Department of City Planning
Office of Historic Resources



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

4. ALTERATION HISTORY

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

2/1914	Iron and stained glass marquise added
5/1923	Remove plate glass windows and replace with wall at 131
9/1925	Mezzanine added in lobby
1/1933	Addition of stairs and toilet at 133, toilets for every store
Unknown	Alterations to storefronts windows and entrance
1955	Cut cornice for fire escape ladder
1/1972	Masonry on bottom part of facade possibly removed, replaced with metal
2012-2017	Restoration work of storefronts to original look and feel (except for 131)

5. EXISTING HISTORIC RESOURCE IDENTIFICATION (if known)

<input type="checkbox"/> Listed in the National Register of Historic Places	
<input checked="" type="checkbox"/> Listed in the California Register of Historical Resources	
<input type="checkbox"/> Formally determined eligible for the National and/or California Registers	
<input type="checkbox"/> Located in an Historic Preservation Overlay Zone (HPOZ)	<input type="checkbox"/> Contributing feature <input type="checkbox"/> Non-contributing feature
<input checked="" type="checkbox"/> Determined eligible for national, state, or local landmark status by an historic resources survey(s)	Survey Name(s): DPR by Smith & Sitton, 1976; SurveyLA, 2016
Other historical or cultural resource designations:	

6. APPLICABLE HISTORIC-CULTURAL MONUMENT CRITERIA

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

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



HISTORIC-CULTURAL MONUMENT NOMINATION FORM

7. WRITTEN STATEMENTS

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

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

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

8. CONTACT INFORMATION

Written communication to go to -
Liza Brereton c/o AHF, ~~St 21~~
6255 Sunset Blvd., 21st floor
liza.brereton@aidshealth.org

Applicant

Name:		Company: AIDS Healthcare Foundation	
Street Address: 6255 Sunset Blvd, 21st Floor		City: Los Angeles	State: CA
Zip: 90028	Phone Number: 323-855-0764	Email:	

Property Owner

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

Name:		Company: AIDS Healthcare Foundation	
Street Address: 6255 Sunset Blvd, 21st Floor		City: Los Angeles	State: CA
Zip: 90028	Phone Number: 323-855-0764	Email:	

Nomination Preparer/Applicant's Representative

Name: Kate Eggert, Krisy Gosney		Company: GEHPC	
Street Address:		City: North Hollywood	State: CA
Zip: 91606	Phone Number:	Email: kate@gehpc.com	

CITY OF LOS ANGELES
Office of Historic Resources/Cultural Heritage Commission

HISTORIC-CULTURAL MONUMENT NOMINATION FORM



9. SUBMITTAL

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

APPLICATION CHECKLIST

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

10. RELEASE

Please read each statement and check the corresponding boxes to indicate that you agree with the statement, then sign below in the provided space. Either the applicant or preparer may sign.

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | I acknowledge that all documents submitted will become public records under the California Public Records Act, and understand that the documents will be made available upon request to members of the public for inspection and copying. |
| <input checked="" type="checkbox"/> | I acknowledge that all photographs and images submitted as part of this application will become the property of the City of Los Angeles, and understand that permission is granted for use of the photographs and images by the City without any expectation of compensation. |
| <input checked="" type="checkbox"/> | I acknowledge that I have the right to submit or have obtained the appropriate permission to submit all information contained in this application. |

Kate Eggert
Name:

Krisy Gosney 5-10-19
Date:

[Signature]
Signature:

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

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

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

7A. Written Statement – Proposed Monument Description

Located at the northwest corner of S. Los Angeles Street and E. Fifth Street in downtown Los Angeles, the King Edward Hotel is a Beaux Arts style commercial building constructed in 1905. It is located within the southern boundary of the Fifth Street-Main Street Commercial Historic District, of which it is a contributor. The district is determined eligible for the National Register of Historic Places and is currently listed on the California Register of Historic Places. The building's alley-facing (west) elevation is on the historically significant Werdin Place, also known as Indian Alley. This L-shaped building has a steel beam and structural clay tile construction and is clad in tan-colored, unglazed brick. The building is six stories in height, plus basement, with a heavy projected cornice with oversized, block dentil brackets and a frieze of protruding brick dentil, and egg-and-dart stone molding. The roof is low sloped, containing several ventilation turrets, an elevator, and stair bulkhead. All materials were said to be sourced in Los Angeles.¹

South Elevation

There are two street-facing elevations. The E. Fifth Street (south) elevation is five bays wide. The bays are arranged in an alternating two window, three window sequence with a vertical, protruding, brick pattern between each bay creating the impression of pilasters. Most of the original, wooden, double-hung, one-over-one windows remain. Historically, the ground floor – hotel lobby, restaurant, and dining room – occupied the first three westernmost bays; the other two bays were occupied by three small retail shops. Between 1921 and 1923, the hotel restaurant and dining room were sectioned off and turned into two small retail spaces.

The lobby entrance is located in the middle of the second westernmost bay. The 1914 iron and stained-glass canopy hangs over the recessed entrance; above it is an ornate crosshead with corbels. Both entrance doors are glass over one panel, metal clad, oversized double doors; there is a large, single-pane transom window. The retail storefronts have been altered over the years. The hotel lobby retains its original plate glass windows and prismatic glass tile transoms. The easternmost two storefronts retain their original prismatic glass tile transoms. Most of the remaining prismatic glass tile transoms have a small horizontal pivot window.

In 1972, the ground floor exterior brick masonry was covered with a metal skin, likely cast iron, with ornamental elements, including spandrel beam, rope molding, and recessed panel piers and bulkheads. On the bottom of the pier of the westernmost bay, there is a cornerstone reading – JOHN PARKINSON ARCHITECT. The small neighborhood bar called the “King Eddy Saloon” occupies part of the fourth and all of the fifth bays; its main entrance is recessed with a metal awning and there is an entrance to a very small bottle shop with a commercial glass door and a security door with a heavy galvanized metal screen.

On the second, third, and sixth floors, there is a stringcourse of brick molding. Recessed brick lines create the impression of radiating flat arches over the windows of the second story. On the second and sixth stories, some horizontal brick layers are recessed creating the impression of

¹ Los Angeles Times, “The King Edward Hotel,” V24.

large lighter-colored bands cut by thinner dark ones. On the mezzanine level, (roughly in the middle of the elevation) KING EDWARD HOTEL is spelled out in large raised letters.

East Elevation

The S. Los Angeles Street (east) elevation is three bays wide. The bays are arranged in an alternating one window, two window sequence with a vertical, protruding, brick pattern at each end creating the impression of rectangular quoins. Most of the original, wooden, double-hung, one-over-one windows remain. On the ground floor, the King Eddy Saloon occupies almost all of the three bays. Part of the northernmost bay contains a recessed service entrance with a six-panel door and a security door with a heavy galvanized metal screen; its transom is covered with plywood. The southernmost bay is occupied by a small, vertical, neon sign reading – KING EDDY SALOON – and a service entrance with a six-panel door and a security door with a heavy galvanized metal screen. In 1923, all the plate glass was removed and the openings walled in. The original prismatic glass tile transoms with small horizontal pivot windows remain; they are painted black. The ground floor exterior brick masonry is covered with metal skin, likely cast iron, with ornamental elements, including spandrel beam, rope molding, and recessed panel piers and bulkheads. Near the recessed service entrance reads – JOHN PARKINSON PROPERTY – in brass letters embedded in the sidewalk.

On the second, third, and sixth floors, the stringcourse of brick molding carries over from the E. Fifth Street elevation. Recessed brick lines create the impression of radiating flat arches over the windows of the second story. On the second and sixth stories, some horizontal brick layers are recessed, creating the impression of large lighter-colored bands cut by thinner dark ones. The second bay retains the original metal fire escape; in 1955 the cornice was cut so the fire escape could extend directly to the roof.

North Elevation

The north elevation faces a two-story building. Since the hotel was designed to have only outside rooms, the floors above the mezzanine are set back with evenly-spaced single windows; most of the original, wooden, double-hung, one-over-one windows remain. The structural clay tile is glazed and exposed. At the northeast corner of the L projection is a large red brick chimney with the red brick continuing to cover the entire northern side of the projection. A painted ghost sign at the roofline reads – KING EDWARD HOTEL ABSOLUTELY FIREPROOF.

The west elevation faces Werdin Place, also known as Indian Alley. The ground floor contains three unevenly-spaced arched window openings and two large openings that have mostly been filled-in with red brick; one opening contains a large window, the other contains a metal roll-up fire door and a small window. The three windows appear to be vinyl.

The west elevation is arranged in six bays. The bay's irregular arrangement is due to the functional aspect of the hotel. From the north, the first bay is one window wide, the second bay is three windows wide, the third bay is one window wide, the fourth bay is two windows wide, the fifth bay is one window wide, and the sixth bay is one window wide. The window sizes are also irregular. Most of the original, wooden, double-hung, one-over-one windows remain. The

window openings on floors one through four are arched; the sixth floor's openings are not arched. The first quarter of the elevation is rusticated brick; the rest is clad in tan-colored, unglazed brick. All of the ornamentation that adorns the E. Fifth Street (south) elevation can be seen on the north elevation, with the exception of the protruding brick pilasters and the recessed brick line radiating arches.

Interior

The hotel has 150 guest rooms, some with private baths. The guest room floors were renovated in 2018-2019. The double-height lobby retains most of its historic fabric. The lobby retains its multi-colored mosaic tile floor, Scagliola marble columns reaching floor to ceiling with large capitals, crown molding with corbels, marble wainscoting, dark Egyptian marble counter, arched wall niches framed in marble and topped with molding, a large molded-plaster mantel clock, Juliet balcony, marble mythical fish wall fountain, the original hotel safe, the wooden key/message wall cabinet, marble and metal console table, and one of the original wooden elevators with brass doors. Over both elevator doors are original stained glass arched transoms behind plywood. The original garden-themed murals in the arched wall niches have been painted over. Parkinson's hometown flower, the Red Rose of Lancaster, can be found throughout the lobby.

The mezzanine woman's balcony was added in 1925. The banister and newels are cast iron; the handrails are made of wood and the risers and treads are carpeted. The small wood-and-glass partitioned space behind the mezzanine stairs was likely added at the same time; the space was likely used for women traveling alone to discretely check-in to the hotel.

Interior – King Eddy Saloon

The King Eddy Saloon at 129-131 E. Fifth Street is at the northwest corner of E. Fifth and S. Los Angeles Streets. The storefront at 131 has been continuously associated with the sale of drink and food since 1921. The interior has been remodeled through the years. In 1923, 131's large plate glass windows were removed and the openings closed. A building permit from 1933 shows the current concrete stairs, which provided direct basement access from the rear of the bar. In approximately 1960, the wall between 131 and 129 was removed, combining the two storefronts. The King Eddy Saloon's defining feature is its large, circa 1960, horseshoe-shaped bar.

Interior – Basement

About two-thirds of the basement was dedicated to the running of the hotel; it is currently used as storage. Some remnants of that period remain- wooden shelves labeled "towels," "face clothes," and "bed sheets," painted wall signage, wooden doors, marble wainscoting, freight elevators, and boilers.

The easternmost one-third of the basement still functions as storage; rooms roughly matching the footprints of the storefronts above are separated by walls of structural clay tile. A small room at the northernmost side under 127 E. Fifth Street appears to have been a men's restroom. Graffiti from 1905 to the 1930s is written in lead and grease pencil on the walls; the messages and responses are mostly sexual, both heterosexual and homosexual, and the language reflects the

period. The drawings depict women in period dress and hairstyles. There are four distinct drawings which depict people from the early 1900s period, including a Chinese man with a queue hairstyle. In addition, a man named “Willie Garing,” wrote his initials on the wall multiple times throughout the period. Off this small room is a stairway that appears to lead to 127 E. Fifth Street; it has been sealed at both openings. Missing structural clay tiles reveal period artifacts and debris from 1932. The small room’s graffiti and stairway are recent discoveries and need further study.

The large room under 129-131 E. Fifth Street contains a small room and a restroom on the northernmost wall. The remnants of a kitchen (likely installed in the early 1920s) are along the easternmost wall, along with a large steel stove hood, food preparation spaces, a cold room, and a freight elevator. There appears to have once been a, roughly, ten-foot wooden stage at the southeast corner; the depth of the stage has been modified over the years. Found under the stage were sewing needles, bobbin, thread, thread puller, and thimbles that appear to be of the time.

Most of the walls, structural posts, and ceiling appear to have once been completely covered with a painted mural; water has damaged much of the mural and some of it has been painted over. The mural is painted in the German Expressionist style. Each element in the mural has heavy black outline; the mural uses the colors green, brown, yellow, red, and blue. The murals on the southernmost and northernmost walls, structural posts, and ceiling contain pastoral scenes of trees, bushes, hills, houses, and clear skies; the houses are reminiscent of multistoried Bavarian houses and the landscape is suggestive of Dr. Seuss illustrations.

The westernmost wall and the kitchen wooden partition wall contains the best-preserved part of the mural; it is a ratskeller motif with a pattern of wooden-barrel beer kegs housed in cracking, plaster-covered, arched niches with foamy mugs of beer sitting on wooden stools under each tap. The paint colors, the flat look, and the German Expressionist style strongly suggest that the mural was likely painted in the 1920s, and the artist was likely a theater/film scenic artist or art designer.

Historical Analysis

In 2016, SurveyLA found the King Edward Hotel eligible for local, state, and national register as an individual resource under Criteria A and C. Under Criteria A, SurveyLA found the building to be an excellent example of Beaux Arts commercial architecture in Downtown Los Angeles, and a work of noted Los Angeles architects Parkinson and Bergstrom. Under Criteria A and C, SurveyLA found the building to be an excellent example of an early 20th century hotel in Downtown Los Angeles, exhibiting essential characteristics of the property type, and reflecting early patterns of commercial development in Los Angeles’ central business district. Under Criteria A, SurveyLA found the building to be significant as the long-term location of the King Eddy Saloon, a business important to the commercial identity and prohibition history of Downtown Los Angeles; the bar has been continuously run since 1933 under different names at this location.²

² City of Los Angeles, “Central City Individual Resources – 09/02/16,” 10-11.

In 2007, the Fifth Street-Main Street Commercial Historic District was evaluated in 2007 as part of the Section 106 review process. The district was found to be eligible for National Register under Criteria A and C. The King Edward Hotel is listed as a contributor to the district and listed on the California Register of Historic Places.³

In 1976, the Los Angeles Natural History Museum prepared a DPR for the King Edward Hotel. The DPR found it eligible for National Register and stated that it remains a distinctive and well-preserved edifice.⁴

7B. Statements of Significance

Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic, or social history of the nation, state, city, or community.

The King Edward Hotel is an excellent example of an early 20th century hotel in Downtown Los Angeles, exhibiting essential characteristics of the property type, and reflecting early patterns of commercial development in Los Angeles' central business district. The King Eddy Saloon is significant as the long-term location of the King Eddy Saloon, a business important to the commercial identity and prohibition history of Downtown Los Angeles; the bar has been continuously run since 1933 under different names at this location.

Commercial Development: Hotels

The King Edward Hotel is located at the eastern edge of downtown and the western edge of Central City East. The downtown area where the building is located is generally associated with the Historic Core and the Fifth Street-Main Street Commercial Historic District. Central City East includes the Fifth Street Single-Room Occupancy Hotel Historic District, the Skid Row Single-Room Occupancy Hotel Historic District, and the Wholesale and Toy District. The King Edward Hotel, being on the edge of two very distinct areas, has been heavily influenced by each place's history and evolving cultural fabric.

After 1895, downtown Los Angeles hotel construction was inspired by two passenger rail depots that served transcontinental routes. A third transcontinental depot was added in 1900 that served the San Pedro, Los Angeles, and Salt Lake Railroad, which would eventually become part of the Union Pacific system.⁵

During this time, the migration west to California was mainly for jobs in seasonal labor, and the soon-to-be burgeoning work in the automobile manufacturing industry and film industry. California was also a destination for salesmen, businessmen, and tourists. Anyone coming into Los Angeles via train, almost always had to arrive first at the Arcade Depot at Alameda Street and E. Fifth Street in Central City East. Central City East was a unique "base of operations" for

³ City of Los Angeles, "Central City: Historic Districts, Planning Districts and Multi-Property Resources – 09/02/16," 6.

⁴ Sitton and Smith, "King Edward Hotel DPR."

⁵ Prosser, "Context: Commercial Development, 1859-1980; Theme: Hotels, 1870-1980," 9.

workers and tourists because it had a diverse range of housing, social services, and transit options.⁶

Real estate developers and newspaper men painted a “moral and racial purity” image of Los Angeles.⁷ Los Angeles was advertised as having magical outdoors with flowering and fruit-filled trees, a perfect temperature, plentiful and good-paying jobs, and most of all – opportunity. This manufactured image ultimately led to a significant population growth every year.

The pre-1895 lodging houses were known less for their quality and more for the owner’s and operator’s décor and personality. After 1895, in response to the increasing amount of rail travelers, the downtown hotel became larger and taller and took on a luxuriousness that either catered to businessmen or served as a respectable family hostelry.⁸ New construction technology allowed for taller buildings with the use of steel and concrete or terra cotta and hollow tile framing instead of wood framing.⁹ The Beaux Arts style, which was associated with large commercial buildings on the East Coast, was the favored style with these new hotels.¹⁰ The new hotels also incorporated advances in the technologies of comfort and convenience, such as electricity, telephones, steam heat, proper ventilation, and perhaps the biggest convenience in tall buildings – the elevator.

The new hotels evolved into a business type by using marketing to boast of these new advancements. They played a prominent role in local commerce as many of the hotels used part of their first floor as a lobby and part leased to commercial business for the pedestrian public.¹¹ The new hotel also offered spaces for social activities. They had private dining rooms and ball rooms to hold events, once only held in homes, churches, or social clubs.¹²

The oldest example of this new commercial hotel is the Van Nuys Hotel (now Barclay Hotel) on Fourth and Main Streets; it was designed by Morgan & Walls in 1896. Its Beaux Arts style accentuated the vertical nature of the building. Its density allowed for a spacious lobby and stairway, a dining room, and a bar that was accessible to the public. The Van Nuys Hotel was also the first to feature electricity and telephones in every room.¹³

In the early 1900s, the Los Angeles Times contained a semi-regular column titled “Fifth and Los Angeles Street.” The column charted new development in the area of E. Fifth and Los Angeles Streets. In 1902, wealthy banker and real estate investor, Victor Ponet, and architect John Parkinson each bought parcels of land to redevelop on the east and west sides, respectively, of E. Fifth and Los Angeles Streets.¹⁴ The King Edward Hotel was the first to redevelop the area of E.

⁶ Spivack, “Community Redevelopment Agency (CRA),” accessed February 22, 2019, <https://www.scribd.com/document/59101874/History-of-Skid-Row>.

⁷ Buntin, *L.A. Noir*, 12.

⁸ Prosser, 9.

⁹ *Ibid.*, 10.

¹⁰ Wallach et al, *Images of America: Historic Hotels of Los Angeles and Hollywood*, 9; Prosser, 9.

¹¹ Prosser, 42.

¹² *Ibid.*, 12.

¹³ *Ibid.*, 32-33.

¹⁴ Los Angeles Times, “Among Real Estate Owners and Dealers,” A1.

Fifth Street and Los Angeles Street. At the time, Los Angeles Street was still unpaved. Ponet and Parkinson petitioned the City Council to have it paved.¹⁵

The Pacific Electric Railway sparked a new construction boom when it planned and built its main headquarters and terminal for the Pacific Electric Red Car Lines at Sixth and Main Streets in 1905. These lines serviced downtown and provided connections east and south of downtown, most notably to the Glendale Line. It effectively forced the city's business district, mostly centered at Second and Spring Streets, to move its center to Sixth and Main Streets.¹⁶ Several hotels, including the King Edward Hotel, offered horse-drawn carriage, and later autobus, transit to and from stations.¹⁷

The streetcar and interurban systems helped individual districts to form naturally – office structures catering mainly to banking and finance developed on S. Spring Street, department stores and theatres formed on S. Broadway Street, and, due to its proximity to the depots, S. Main Street, Los Angeles Street, and Fifth Street became the hotel district.¹⁸

By 1905, construction on the King Edward Hotel and Alexandria Hotel was well under way. With the construction and success of this new brand of luxurious hotel, only two blocks apart, the surrounding area steadily flourished with new and repurposed commercial and hotel buildings. In 1910, across from the King Edward Hotel to the south, the six-story, 215-room, Arthur Rolland Kelly-designed Baltimore Hotel was built.¹⁹ The two hotels were joined by the Rosslyn Hotel in 1914, just one block away. The Rosslyn Hotel was considerably taller and bigger at 12 stories and 750 rooms. Development slowed during World War I; however, by 1923 the Rosslyn Hotel Annex was built across from the original hotel. Both Rosslyn Hotels accounted for 1100 rooms and 800 baths.²⁰ The Cecil Hotel was built a year later in 1924 at Seventh and Main Streets. Four out of six of these new hotels were designed by John Parkinson and/or Parkinson & Bergstrom and/or Parkinson & Parkinson, the Baltimore Hotel and the Cecil Hotel being the exceptions. These hotels played a fundamental role in the way tourists envisioned and experienced Los Angeles. Potential hotel guests came to downtown Los Angeles from the east; the new hotel business signs all faced east.²¹ The City of Los Angeles even used the existence and the attributes of these hotels in their promotional tourist brochures.²²

In 1919, the Union Stage Depot opened at the northeast side of Fifth and Los Angeles Streets, diagonally across the street from the King Edward Hotel. The depot had six lines running plus

¹⁵ Los Angeles Herald, "Ask for Paving on South Los Angeles," Vol 34, No 54.

¹⁶ ERHA, "Pacific Electric: Main Street Station," accessed March 28, 2019, <http://www.erha.org/pelines/penmss.htm>; Los Angeles Times, "New Attorney For Santa Fe: Terminal Needed," A1.

¹⁷ The Huntington Library, Southern California Edison Photographs and Negatives, "The King Edward Hotel automobile bus," accessed March 23, 2019, <https://hdl.huntington.org/digital/collection/p16003coll2/id/12226/>.

¹⁸ Prosser, 10.

¹⁹ Los Angeles Times, "The New Baltimore: Six-story Hotel at Fifth and Los Angeles to Cost Nearly Two Hundred Thousand," *Los Angeles Times* (June 6 1909): V24.

²⁰ Prosser, 33.

²¹ Spivack, 5.

²² Kendrick, Megan, "Stay in L.A.: Hotels and the Representation of Urban Public Spaces in Los Angeles, 1880s-1950s," accessed April 3, 2019, <http://digitallibrary.usc.edu/cdm/compoundobject/collection/p15799coll127/id/156635/rec/1>.

touring buses that went to the Mexican border, Imperial Valley, Arizona, San Francisco, and the San Bernardino “mountain camps.”²³

During this time, there was also a working-class hotel construction boom. The railroads had helped increase downtown’s transient agricultural laborer, railroad, and construction population. This new population of primarily single men doing seasonal work needed hotel lodgings.²⁴ These new class of hotels were located close to the King Edward Hotel; Los Angeles Street became a dividing line between the burgeoning central business district to the west, and the seasonal labor/working-class area to the east. These new accommodations were generally affordable to build because of their wood frame construction. They had little to no common areas and less bathrooms for each patron. They did not have elevators, but they did have retail space on the first floor. These hotels are commonly referred to as Single Room Occupancy (SRO) Hotels.²⁵ These hotels were built for those with a modest income and no intention to settle in Los Angeles permanently. They were more likely to offer rooms by the week or by the month. Although all hotels would offer their rooms by the week and month as well as by the day, by the 1920s the introduction of the apartment house would cause hotel living to become more associated with these working-class establishments.²⁶

The early 1920s brought a series of problems for the once new and luxurious downtown hotel district. Firstly, even though the streetcar lines connecting the stations were still heavily patronized, the introduction of the automobile made the hotel patron less reliant on needing to be close to stations. Secondly, because the downtown hotel did not have private bathrooms in every room, these hotels were now considered obsolete. The King Edward Hotel did try to make up for the lack of private bathrooms by installing bathtubs in some rooms and more shower-rooms on every floor but it was still not enough to change the new belief that regardless of how ornate the shared shower or toilet rooms were, they were now considered “second-class.” Even the opulent and celebrated Alexandria Hotel fell into that category, as it only had 200 bathrooms for its 360 guest rooms.²⁷ Thirdly, competition from newer hotels like the 1923 Biltmore Hotel on Fifth and Grand Streets, to the west of the King Edward Hotel, proved to be insurmountable. When it opened, the Biltmore Hotel had 1500 guest rooms, each with a private bathroom, and 70,000 square feet of meeting and banquet space.²⁸ As money was being raised to build the Biltmore Hotel, Los Angeles was chided as being “far behind” other cities in hotel development.²⁹

To the west of the Biltmore Hotel came the Milner Hotel in 1923, and then, in 1927, the Mayflower Hotel opened.³⁰ It was the Biltmore Hotel though that introduced Los Angeles to the metropolitan culmination in convention travel – food, housing, and meeting rooms all in one place.³¹

²³ Los Angeles Herald, “New Stage Depot Now Open,” Vol 44, No. 279.

²⁴ Spivack, 2.

²⁵ Prosser, 44.

²⁶ Ibid, 14.

²⁷ Ibid, 12-13.

²⁸ Los Angeles Times, “Thousand See New Hostelery: Vast Throngs of Visitors at Biltmore,” 14.

²⁹ Los Angeles Times, “Built the Biltmore,” 114.

³⁰ Prosser, 38.

³¹ Kendrick, 224.

Trains and trolleys by now had vastly expanded people's ability to travel out from downtown. The Pacific Electric tracks alone tied Los Angeles to cities and pleasure resorts in an area of more than sixty miles. The trains stimulated the spread of suburbs and energized new developments.³² In 1920, Los Angeles had surpassed San Francisco as the largest city in California. By 1922, the city's population grew to 600,000. Despite this population boom, the downtown central business district still experienced a decline of tourists, residents, and, eventually, shopkeepers.

With the addition of these new hotels to the west, the once convenient and respectable hotel district became increasingly obsolete, and the line between them and the purpose-built, working-class hotel became increasingly blurred. Ironically, it was the Parkinson & Parkinson-designed Union Station in the mid to late 1930s which consolidated all passenger service and effectively cut-off E. Fifth Street from its original position as being a convenient area for rail travelers. The hotels on Fifth Street, Main Street, and Los Angeles Street were hit hard.³³

Although the King Edward Hotel and area hotels were hit by the loss of tourism, the traveling worker and the businessmen needed affordable and flexible hotels. Many downtown hotels turned into residential hotels. In the 1920s, when hotels in the area competed with the rise of apartments, the hotels essentially became a kind of apartment that could be rented out for weeks or months. What the area gained was a culture and identity which still flourishes.

Hotels like the King Edward Hotel were slowly shifting over to being affiliated with SROs. In the 1930s, Central City East became an "ideal resting place" during the Great Depression because of the well-established housing, social services, and transit options.³⁴ During World War II, many military personnel came through the area on their way out to the Pacific. The United Service Organization (USO), which provided entertainment and social facilities, was located in what is now called Skid Row; the widely accepted boundary of Skid Row is Third Street and Seventh Street to the north and south, and Alameda Street and Main Street to the east and west. When soldiers came back from the war, some settled in Skid Row. The SROs catered to the lowest levels of income, the elderly, people with medical conditions, and long-term substance abusers.³⁵

In the 1950s and 1960s, more than half of the SRO rooms in the area were determined "seismically deficient." Most were demolished; an action which displaced many people to the streets of Skid Row. The city went from 15,000 units in the mid-1960s to 7,500 units by the early 1970s. This was coupled with the total demolition of Bunker Hill, which had also been serving a similar purpose providing low-income housing. As a result, those people ended up in Skid Row, on the street, or displaced throughout the city.³⁶

Around this time, the image of the commercial hotel centered around the automobile. In the 1950s, the underground parking garage under the hotel was realized. As the decades passed, new

³² Lillard, Richard G, "Turning Points," *Los Angeles 1781-1981* (August 31, 1980): 56.

³³ Prosser, 20; Los Angeles Times, "New Union Station Sketched," A3.

³⁴ Spivack 3.

³⁵ *Ibid*, 5.

³⁶ *Ibid*, 5-6

commercial hotels were built east of the Biltmore Hotel, closer to the 110 freeway. Some hotel new-builds took advantage of the newly razed and level ground of Bunker Hill. The new hotel became a one-stop shop for everything – lodging, convention-like accommodations, dining, entertainment, and shopping – creating a “sense of security” for the hotel guest.³⁷

Instead of demolishing all of Skid Row, which many cities were doing at the time, in 1975, the City of Los Angeles created the Redevelopment Plan. Its first goal was to create mechanisms to stabilize the housing in the area. It included a model of acquiring existing SROs, rehabilitating them, and then selling them to non-profit organizations. The Ross Hotel and the Panama Hotel were among the first SROs to be acquired and rehabilitated. The issue which persisted though was getting private owners of SRO hotels to follow this model in order to maintain and operate a quality building. The Community Redevelopment Agency (CRA) created the Single Room Occupancy Housing Corporation to do just this. To manage social services, the city took the most dangerous and notorious SROs in Los Angeles and converted them into the Weingart Center, starting with the old El Rey Hotel at San Pedro and Sixth Streets. The Weingart Center is now one of the most important centers for health and human services.³⁸

Downtown Los Angeles and the business district has experienced a major revitalization in the late 20th century and into the 21st century. There is an issue now of how to sustain that revitalization to the west while also continuing to build up the quality-of-life for the low-income population of Skid Row.³⁹ Non-profit organizations have continued to adopt the original 1975 model to rehabilitate the area’s historic buildings, and run quality housing under effective management. Many of the once-commercial-hotels on Fifth Street are now low-income apartments and SROs. In 2018, AIDS Healthcare Foundation (AHF) purchased three residential hotels in the Skid Row area, including the King Edward Hotel, the Baltimore Hotel, and the nearby Madison Hotel on Seventh Street under the foundation’s new housing arm called, the Healthy Housing Foundation.⁴⁰ Other low-income units and SROs for transitioning homeless people exist at the Rosslyn Annex and the Alexandria Hotel. These hotels have played a crucial role in the development of Los Angeles and they continue to play an active and vital role in Downtown Los Angeles.

Commercial Development: King Eddy Saloon

The King Eddy Saloon is located on the northwest corner of E. Fifth and Los Angeles Streets, as part of the King Edward Hotel’s ground level storefronts at 129-131 E. Fifth Street. The King Eddy Saloon, under different variations of its name, has been in continuous operation at that site since 1933, and likely earlier as a semi-secret bar shortly after the Volstead Act took effect in 1920. It is significant as a long-serving neighborhood bar and as a social and commercial establishment that has long held a central, and sometimes critical, role in the changing and evolving cultural fabric and history of the area. The King Eddy Saloon is a long-term cultural and social landmark of the Downtown and Central City East areas of Los Angeles, and its name

³⁷ Prosser, 77.

³⁸ Spivack, 8.

³⁹ Spivack, 11.

⁴⁰ Smith, Doug, “Historic King Edward Hotel to Get Makeover as Single-Room Occupancy for Homeless People,” *Los Angeles Times Online*.

and legend are far-reaching and serve as a tourist destination and icon of Los Angeles culture. Its legend as a prohibition bar is pervasive and far reaching as it has become a tourist destination and an icon of Los Angeles' authentic character.

Since at least 1888, there has been a hotel and storefronts on the site where the King Edward Hotel/King Eddy Salon is today. There has been a saloon with a liquor license there as early as 1889.⁴¹

When the King Edward Hotel opened in 1906, the storefront at 127 E. Fifth Street was immediately leased by well-known saloon owner and wholesale liquor salesman, D.B. Jerrue and his partner W.H. Hevren. They called their saloon the "King Edward Bar." Its motto was – "The Whiskies we sell are all very good, and our Anheuser Busch is right from the wood."⁴²

Jerrue was President of the lobbyist group, the Liquor Dealers' Protective Association, Vice President and General Manager of the Mathie Brewing Co, owned saloons in Los Angeles and Catalina Island, and was a liquor wholesaler and retailer. He also dabbled in grape growing for brandy and wine. He was what the newspapers and prohibitionists called – a "liquor man."⁴³ Jerrue owned saloons in Los Angeles since at least 1890 near El Pueblo de Los Angeles. It appears he ran "respectable" saloons, and obeyed the various and increasingly stringent liquor laws through the years. Jerrue left Los Angeles and the King Edward Bar in 1914 for the Anaheim Brewing Company in Anaheim.

Hevren and his partner, Clarence D. Richardson, took over the King Edward Bar from Jerrue. Hevren appears to be more associated with knowing how to run less-respectable establishments. Hevren's bar in Avalon, Catalina would lose \$10,000 worth of liquor stock in a fire,⁴⁴ and during prohibition, Hevren would be arrested for running a gambling den in Avalon.

The management of the King Edward Hotel and the owners of the King Edward Bar had prior business relationships. Richardson, along with Jerrue, and soon-to-be King Edward Hotel manager, Edward Dunham, incorporated the Avalon Hotel Association.⁴⁵ In 1909, Dunham and Walter E. Smith bought the lease for the King Edward Hotel. Dunham was associated with the Los Angeles hotel business "since the days of the old Pico House" and had opened the Hotel Nadeau. Dunham and Smith held the hotel's lease until a large interest was bought by hotel man and future politician Thomas L. Dodge in 1920.⁴⁶

In the early 1900s and into the 1920s, the intersection of E. Fifth and Los Angeles Streets was crowded with foot traffic from the Arcade Depot and its rail line which ran up Fifth Street, along with the Pacific Electric Depot at Sixth and Main Streets. This and new development brought an eclectic mix of people, including tourists, businessmen, wholesalers, seasonal workers, and street performers.

⁴¹ Los Angeles Herald, "News," Vol 33, No 55.

⁴² California State Federation of Labor, "Advertisement," 62.

⁴³ Los Angeles Times, "Liquor Men Organize," 14.

⁴⁴ San Pedro News Pilot, "Will Avalon be Rebuilt? Is Question," Vol 3, No 51.

⁴⁵ Los Angeles Herald, "Incorporations," Vol 32, Number 244.

⁴⁶ Los Angeles Times, "King Edward Hotel," V4.

The empty lots and wide sidewalks were a magnet for “barking peddlers of phony jewelry and jejune junk,” gamblers playing “cane-and-ring” and rack games, socialists, snake shows, vaudeville performances, and medicine peddlers like the “Great Fer-Don.”⁴⁷ Prohibitionists and preachers pulled their “Gospel Wagon” into the empty lot across from the King Edward Hotel and would rail against the “accursed dispenser of misery, enemy of health and robber of pockets, the iniquitous saloon.”⁴⁸ The patrons at the King Edward Bar were known to spill out onto the street and heckle when this occurred.

A manufactured image of plentifulness and opportunity ultimately caused Los Angeles’ population to grow considerably each year. A new population attracted by the “agricultural Garden of Eden,”⁴⁹ came to find out that the cost of living was high, and that most of the jobs were seasonal. The new transient population, predominantly made up of single men, attracted new services that catered to lodging, entertainment in the form of saloons, restaurants, taxi halls, brothels, and social clubs, and utilitarian needs like small shops for dry goods and laundry.⁵⁰ These people and these places created a neighborhood.

Prohibitionists slowly chipped away at Los Angeles’ saloons – in 1890, an ordinance outlawed the sale of liquor on Sundays;⁵¹ the early/mid 1900s brought “saloon zones,” which limited the number of saloons and segregated an area solely for drinking; the early 1900s and into prohibition brought heavy taxes placed on saloons and wholesale liquor dealers in the form of monthly license fees, and the introduction of different classes of licenses and subsequent fees for the liquor industry.⁵² Prohibitionists also attacked the secrecy aspect of most saloons. The Los Angeles Times reported on various saloon violations, including patrons using private rooms, boxes, booths, and cellars to hide the act of drinking and entertainment. It was also reported that patrons were using side and rear saloon entrances, and special knocks to gain entry. These behaviors would all become hallmarks of prohibition.⁵³

1917 marked the beginning of prohibition when California voted to go partially dry. As a result, Hevren and Richardson were forced to close the King Edward Bar in 1918. It is likely that they were storing liquor in the basement under the bar, but it is unclear if they continued to sell liquor from that location. The stairs that lead from the bar to the basement were most likely closed-up when prohibition ended; a newspaper dated from 1932 was found among the period debris in the stairwell. After the bar closed in 1918, 127 E. Fifth Street became a barbershop, and a cigar manufacturer and retailer; barbershops and cigar retailers were associated with the selling of illegal liquor during prohibition. The Volstead Act was implemented in 1920.

During the early days of prohibition, it was argued that “if the saloon had been altogether evil, there would be no need for a substitute.” Op-eds in the newspapers yearned for the “normalness” which the saloon provided – any class of man could get the same drink, have a cheap but good

⁴⁷ Los Angeles Herald, “Claims Men Are Fakery: Five Arrested in Conducting Games,” 3.

⁴⁸ Los Angeles Times, “No Disorder: At Los Angeles Street Prohibition Stump Meeting, but Crowd was Next to Adam,” II 1.

⁴⁹ Rose, “‘Dry’ Los Angeles and Its Liquor Problems in 1924,” 52.

⁵⁰ Spivack, 2.

⁵¹ Los Angeles Times, “The Police Commission: Steps Taken to Enforce Sunday Closing,” 8.

⁵² Los Angeles Herald, “Liquor Dealers Will Rejoice Over Victory,” Vol 28, No 348; Los Angeles Herald, “Enforce License Act: Mayor Orders Arrest of Liquor Dealers,” Vol 30, No 226.

⁵³ Los Angeles Times, “Some were Open: Saloons that Dispensed Liquid Refreshments Yesterday,” 8.

meal, feel the comradery and even-class of its patrons, and take part in the spirit of democracy from social clubs and strangers. In the saloon, “the workingman could ‘shake out his heart.’”⁵⁴

In 1921, Ernest Vierke, a former saloon and liquor man, and his partner, A.M. Miller, opened a soda parlor in the storefront at 131 E. Fifth Street; this was the first food and drink establishment in that location. Vierke was a German-born immigrant who came to Los Angeles in the 1900s by way of Massachusetts. He was very proud of his German heritage, involving himself in German-American singing and social clubs.⁵⁵ Vierke stated his occupation as a barber on the U.S. Census; however, the city directories stated that he owned soda parlors.

While soda parlors had become a regular treat before or after a show on Broadway (and popular with women), some also became a front for selling bootleg liquor. Many soda parlors in the vicinity of the King Edward Hotel were raided and people were arrested for buying bootleg liquor at the intersection of E. Fifth and Los Angeles Streets. There is no known record of Vierke’s soda parlor being raided.⁵⁶

Vierke owned saloons in Los Angeles dating back to the 1890s. Before prohibition, he and A.H. Tepper owned the Schlitz Buffet and Saloon one block from the King Edward Hotel at E. Fifth and Main Streets. They heavily advertised their saloon through newspapers and postcards, and gave away ceramic beer steins with the image of Vierke and Tepper proudly posing with their beer barrels.⁵⁷

Interestingly, there are no known advertisements for the soda parlor at 131 E. Fifth Street. And, suspiciously, in 1923 Vierke pulled a building permit to remove all the large plate glass windows and fill in the openings with wood and plaster, leaving the soda parlor storefront on a busy downtown corner with no windows.

In the basement under 129-131 E. Fifth Street are the remnants of a commercial kitchen with a cold room and freight elevator. There is also a portion of a stage. A German-inspired, colorful mural once completely covered the walls, structural posts, and ceiling. The mural is German ratskeller themed – Bavarian-style houses, wood barrel beer kegs, foamy mugs of beers, and arches with cracking stucco and brick underneath. It seems likely that Vierke created this basement restaurant and entertainment space since the mural appears to date to the 1920s and is German-themed. The mural, dated by a graffiti expert, animation historian and backdrop/set designer, needs more study.

The only known, first-hand knowledge of the King Edward Hotel speakeasy is by American author, John Fante. While living in Depression-era Los Angeles, he wrote about his experience in the “King Edward Cellar” in his novel, *Ask the Dust*.

So down to Main Street and to Fifth Street, to the long dark bars, to the King Edward Cellar, and there a girl with yellow hair and sickness in her smile.... So your name is

⁵⁴ Los Angeles Times, “After the Saloon—What?” III22.

⁵⁵ Los Angeles Herald, “Forty Clubs to Sing at L.A. Saengerfest,” Vol 41, No 219.

⁵⁶ Los Angeles Times, “Seven Operators of ‘Soft Drink’ Parlors Jailed,” 14.

⁵⁷ SkyscraperPage Forum, “The Schlitz Buffet,” accessed April 12, 2019, <https://forum.skyscraperpage.com/showthread.php?t=170279&page=2133>.

Jean,' I said. 'Well, well, well, a pretty name.' We'll dance.... One drink, two drinks, three drinks. What's that you're drinking, Jean? I tasted it, that brownish stuff, looked like whiskey, must have been whiskey, such a face she made, her sweet face so contorted. But it wasn't whiskey, -it was tea, plain tea, forty cents' a slug. Jean, a little liar, trying to fool a great author.⁵⁸

Unfortunately, Fante does not give any other description of the place except that it was one of the “long dark bars” off Fifth and Main Streets. Fante does refer to the bar as the “King Edward Cellar,” which likely means the bar was in the basement. His experience refers to prostitution, which, along with gambling, was widely seen as good for business as long as it was done discreetly.⁵⁹ It is known during the time of the King Edward Hotel speakeasy, that the main lease holder, Thomas L. Dodge, made an average of \$50,000 profit every year off the “hotel and building lease.”⁶⁰

During prohibition, the country was familiar with how to hide both the consumption and the manufacturing of liquor. The Los Angeles Police Department (LAPD) and city officials were complicit in the liquor trade and the running of speakeasies. An LAPD statement from 1931 boasted, “Booze Barons of other climes are just bootleggers in Los Angeles.”⁶¹ Liquor came from the northern Canadian border and the Southern Mexican border. The *Los Angeles Examiner* estimated that \$50,000,000 worth of liquor was smuggled into the California from Canada in 1924.⁶² The speakeasies that were raided were either unwanted competition, having trouble controlling their patrons, or selling “rot gut” and making people sick.⁶³ Compared to other states, California was the “wettest” and only had a fifteen percent enforcement rate. Most who were arrested were let go on “insufficient evidence.”⁶⁴

During the years of prohibition, Downtown Los Angeles was “a circus.” The motley performers that once crammed the intersection of Fifth Street between Los Angeles and Main Streets booked performances at the theaters lining on and off Broadway. Silent films packed the movie palaces.⁶⁵ The area around the King Edward Hotel was changing to suit the transient population that now occupied area lodging houses, and hotels like the King Edward Hotel were turning into residential hotels. In the 1930s, the area became an “ideal resting place” during the Great Depression because of the well-established housing, social services, and transit options.⁶⁶ Soldiers brought through the area during the World Wars now settled in the area because of entertainment and social services.

When prohibition was repealed in 1933, the “King Edward Grill” was granted a license to sell “3.2 percent beer and wine.” California was still waiting for the 1917 California Gandler ordinance to be repealed.⁶⁷ The license was revoked a month later because “the restaurant had

⁵⁸ Fante, *Ask the Dust*, 86-87

⁵⁹ Buntin, 26.

⁶⁰ The Hotel World, “Thomas L. Dodge,” 14

⁶¹ Buntin, 59.

⁶² Rose 56.

⁶³ Michael Fratantoni, interview by Kate Eggert, April 11, 2019.

⁶⁴ Rose 56, 61.

⁶⁵ Buntin, 17.

⁶⁶ Spivack, 3.

⁶⁷ Los Angeles Times, “Forty-one Beer Permits Issued,” A1.

not been operated at that location as long as the commission was first informed.”⁶⁸ Through the years, the name and address changed; the address was either 129 or 131 E. Fifth Street, or 455 S. Los Angeles Street. The formal name was the “King Edward Cellar Cafe” as can be gleaned from an entrance canopy building permit in May of 1933. The “King Edward Cafe” name was associated with having its dance permit revoked for operating after business hours.⁶⁹ The Guardian (a Los Angeles Police Department publication) advertised the “King Edward Cellar” at 131 E. Fifth Street as having the “hottest shows in town” and where patrons could “dine, drink, and dance.”⁷⁰ Few saloons marketed to the LAPD at this time, so it is likely that the LAPD was complicit in the existence of the King Edward Hotel speakeasy during prohibition.

What came to be known as the “King Eddy Saloon” served cheap food, beer, and liquor. The “new” stairs to the basement, added in 1933, offered the patron access to dancing, shows, and likely prostitution.

It is unclear when the bar name officially changed to the “King Eddy Saloon,” but it was likely in the 1960s when new owners expanded the bar to include the storefront at 129 E. Fifth Street to make a “new bar room” and new façade. Prior to 2012, the King Eddy Saloon was owned by the same family since the 1960s. Babe Croik bought the bar with money he earned and saved running downtown parking lots.⁷¹

As times changed in Downtown Los Angeles and Skid Row, the King Eddy Saloon was there – it opened at 6am and closed at 2am, seven days a week – providing affordable meals and drink, a home away from home, a place to gather, and to offer fraternity and community. Famous authors like Charles Bukowski and John Fante have drunk at The King Eddy Saloon adding to its allure, but it is the regular patrons who have kept the place alive. It is the downtown regulars who have given the place its character and authenticity, who assure that at any time an acquaintance will be there to engage in conversation, to listen, and who will make the newcomer feel welcome.⁷²

Like the neighborhood and the people who have populated it, the King Eddy Saloon is a survivor. It persisted when the Pacific Electric Depot stopped its rail lines in the 1940s,⁷³ when the LAPD was busting “b-girl row” bars on E. Fifth Street,⁷⁴ and when Bunker Hill was demolished displacing 11,000 residents. It was respite from the peep-shows, strip clubs, the neon and flashing bulbs of the 1950s through 1970s. It survived the crack epidemic that was responsible for closing more than a dozen bars in Skid Row,⁷⁵ and it survived the planned gentrification re-vamp in 2013. The King Eddy Saloon has offered stability and continuity to a population that often has too little of both.

⁶⁸ Los Angeles Times, “Beer Demands Show Decline,” A3.

⁶⁹ Los Angeles Times, “Dance Halls Lose Permits,” 27.

⁷⁰ Los Angeles Police Department, “King Edward Cellar,” 37.

⁷¹ Gelt, “The Last Call for a Skid Row Era at King Eddy Saloon,” *Los Angeles Times Online*.

⁷² Oldenburg, *The Great Good Place*, 20-42.

⁷³ ERHA, “Pacific Electric: Main Street Station,” accessed March 28, 2019, <http://www.erha.org/pelines/penmss.htm>.

⁷⁴ Los Angeles Times, “New Revocations hit B-girl Bars,” 4.

⁷⁵ Ryder, Caroline. “King Eddy Saloon – Still Serving in the Morning,” Accessed April 20, 2019. <https://www.laweekly.com/news/king-eddy-saloon-still-serving-in-the-morning-2148889>.

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.

The King Edward Hotel is significant in the context of architecture as an early example of a Beaux Arts commercial building, and as a remarkable work of master architect, John Parkinson.⁷⁶

Beaux Arts style

The Beaux Arts architectural style flourished from about 1877 to 1930 and is characterized by an eclectic combination of elements from the Greek, Roman, Renaissance, and Baroque periods. Mostly seen as a grandiose style of architecture, it was widely applied to American public buildings, such as courthouses, libraries, museums, schools, hotels, and railroad terminals.⁷⁷

The Beaux Arts style is named after the École des Beaux-Arts school of architecture in Paris. The École des Beaux-Arts stressed in their architectural education the design principles based on orderliness and symmetry, and a deep understanding of European and Mediterranean architecture from ancient Greece and Rome through the Renaissance, as well as a faithful recreation of these architectural forms and features.⁷⁸

The first American to enter the École was Richard Morris Hunt (New York Metropolitan Museum of Art) in 1846. Thereafter, many architects and landscape architects attended the school as it was considered the most prestigious school of architecture in the world. The alumni would go on to influence city planning, infrastructure, parks, and architecture across the United States, and be the impetus for the “City Beautiful” movement. Newly formed architecture schools in the United States, which adopted the Beaux Arts practices and often were staffed by École alumni, churned out young architects who would take the Beaux Arts style and apply it to designs across the United States. Architects such as J. Galen Howard (University of California, Berkeley Master Plan), Carrère and Hastings of New York (New York Public Library), Daniel H. Burnham (Chicago Master Plan), and Frederick Law Olmsted (New York City Central Park) are some names associated with the École des Beaux-Arts.

The 1893 World’s Columbian Exposition in Chicago exposed Americans to a collection of Beaux Arts buildings and is credited with popularizing the style that soon became ubiquitous in cities like New York, Chicago, Washington D.C., San Francisco, and eventually Los Angeles.⁷⁹ Adopting the Beaux Arts style in Los Angeles demonstrated the shedding of a what had been perceived as a “Wild West” town, or an agricultural town, to be more aligned with a national and sophisticated style.

The Beaux Arts style came to California through architects trained in Paris and coming to California by way of the East Coast. Albert Pissis is credited as the first Californian admitted to

⁷⁶ City of Los Angeles, “Central City Individual Resources – 09/02/16,” 10.

⁷⁷ Harris, *American Architecture: An Illustrated Encyclopedia*, 28.

⁷⁸ Grimes, Lyons, and Rinaldi, “Context: Architecture and Engineering; Theme: Beaux Art Classicism, Neoclassical, and Italian Renaissance Revival Architecture, 1895-1940” 4.

⁷⁹ *Ibid*, 16.

the École des Beaux-Arts. The Los Angeles building booms of the 1890s to the start of World War I, and the 1920s to the start of the Great Depression, coincided with the rise and popularity of the Beaux Arts style.⁸⁰ Los Angeles developers and real estate speculators who had already seized upon the potential of the transcontinental rail connection in 1876, pushed to establish Los Angeles' legitimacy by crafting a new image for the town of an idealized, European-American city.⁸¹ The railroad brought in new workers and a fierce competition in goods, making Los Angeles a part of the global economy.⁸²

As a result, Downtown Los Angeles has the largest concentration of Beaux Arts style buildings in the Los Angeles area. The buildings are predominantly centered around the "Historic Core," which includes the Broadway Theater and Commercial National Register District, and the Spring Street Financial National Register District. The majority of the buildings range from low- to mid-rise and were built either before World War I or in the 1920s. Predominant architects and firms associated with the Beaux Arts style in downtown Los Angeles are John Parkinson, Parkinson & Bergstrom, Morgan & Walls, and Curlett & Beelman.

The typical Beaux Arts primary façades are like the three parts of a classical column – the ground level as the base, the middle stories as the shaft and the uppermost section, usually with an overhanging cornice, as the capital. Some of the general character-defining elements of the Beaux Arts style include – symmetrical articulation, ornamental sculpture, advancing and receding wall planes, elaborate cornices, tripartite form, lavish and intensive surface decoration, coupled columns or pilasters, and cast concrete, stone, or light-colored brick sheathing.⁸³

These Beaux Arts elements also embody the principles of the great Roman architectural theorist, Vitruvius. Every work of art should exhibit firmitas, utilitas, venustas – solid, useful, and beautiful.⁸⁴

John Parkinson

The King Edward Hotel was designed and built in 1905 by John Parkinson. Although credit for the design was eventually given to the new firm of Parkinson & Bergstrom, there is enough evidence to safely state that Parkinson himself designed the hotel. Parkinson purchased the land in 1902. The building reflects Parkinson's personal history.

Parkinson was born in 1861 in the small village of Scorton, in Lancashire, England. He grew up working-class in a mill town near the town of Bolton. Bolton is a short distance to Rivington township. The Rivington landscape is part isolated pastoral and part rugged hills and valleys. It is situated on the steep slopes of Rivington Moor on the western edge of the West Pennine Moors.

Parkinson's father was an engineer in a weaving and cotton mill; his mother was a loving housewife. Parkinson's ancestors were engineers, ministers in the Church of England,

⁸⁰ Ibid, 12.

⁸¹ Ibid, 11.

⁸² Masters, "Photos: L.A.'s First Railroads Connected the Region to the Global Economy," accessed February 25, 2019, <https://www.kcet.org/shows/lost-la/photos-las-first-railroads-connected-the-region-to-the-global-economy>.

⁸³ Grimes, Lyons, and Rinaldi, 21.

⁸⁴ Penn State University, "The Vitruvian Virtues of Architecture: Utilitas, Firmitas, Venustas," accessed April 14, 2019, <http://art3idea.psu.edu/locus/vitruvius2.pdf>.

horticulturists, his great grandfather laid out of the grounds of Mount Vernon for George Washington.⁸⁵ At age fifteen, Parkinson became an apprentice under a local contractor and builder which eventually gave him enough practical experience and confidence to enroll in the Mechanics Institute in Bolton. After six years at the Mechanics Institute, Parkinson said he “knew the construction of buildings from the foundation to the top of the highest finial, was a draftsman, too, and artist born, with confidence unlimited and trained to endure.”⁸⁶ The Parkinson family motto was “Volens et Valens,” meaning the “willing and powerful.”

Soon after, Parkinson and a friend ventured to Canada and then Minneapolis where they worked in various sawmills; Parkinson specifically learned how to build stairs and handrailing. Upon returning to his English hometown, he found he would have to start at the bottom of his craft despite the considerable skill and experience he gathered in North America. Parkinson had worked up to supervising other craftsmen in America so he decided to return to the States. This time he was set on California, a place where he had only heard about the weather and that “one had to be very civil to avoid being shot or stabbed.”⁸⁷

After successfully making a name for himself in Napa, California and Seattle, Washington as a draftsman and architect, Parkinson announced his move to Los Angeles in May of 1894. Los Angeles’ established architectural firms were stiff competition for Parkinson and the architectural credentials he had garnered in Seattle. As with all his new starts in cities, Parkinson used his connections from previous jobs to get his foot in the door. He teamed up with contractor Weymouth Crowell, who he had met in Seattle, to design and build an addition to the La Casa Grande Hotel in Pasadena.⁸⁸

Parkinson’s breakthrough came when he designed the Homer Laughlin building (now Grand Central Market) located at 317 South Broadway in 1898. It was the first, Class A steel-frame structure in Los Angeles and widely regarded as the first fireproof building in Southern California.⁸⁹ He soon built Los Angeles’ first skyscraper, the Beaux Arts style Braly building (now Continental), completed in 1904. It was one of the first office buildings in the Spring Street Financial District.⁹⁰ The Braly building forever changed the skyline of Los Angeles; it was called “one of the most modern office buildings west of New York City.”⁹¹ Historian, Stephen Gee, asserted that “no single structure did more to enhance John Parkinson’s reputation than the Braly Block.”⁹²

Parkinson began purchasing the lots that the King Edward Hotel would be built on at the end of 1902. He initially started with a parcel of 50 x 100 feet, with a “small frame building of nominal value” on the land. The property location was noted to be well-located, and “in the trend of business development in the wholesale district.”⁹³ Parkinson likely saw the advantage of the

⁸⁵ Parkinson, John. California Index File. Local History collection, Los Angeles Public Library.

⁸⁶ Gee, *Iconic Vision*, 19-20.

⁸⁷ *Ibid*, 24-26.

⁸⁸ *Ibid*, 57.

⁸⁹ GPA Consulting, “Grand Central Market HCM,” accessed April 16, 2019, <http://planning.lacity.org/StaffRpt/InitialRpts/Item%2005%20CHC-2019-248.pdf>.

⁹⁰ Gilmore Associates, “Continental Building HCM,” accessed February 22, 2019, <http://clkrep.lacity.org/online/docs/2002/02-2277.PDF>.

⁹¹ The Successful American, “John Parkinson: Architect of Many of the Principal Business Structures of Los Angeles,” 18.

⁹² Gee, 77.

⁹³ Los Angeles Times, “Among Real Estate Owners and Dealers,” A1.

Fifth Street rail line and the beginning planning stages of the Pacific Electric Depot that would be located just one block away. Lodging in the area was generally buildings of two to three stories in height and was left over from the days when Los Angeles Street was seen as unseemly. Parkinson was clearly speculating the area and he saw the advantages of building a hotel in an area relatively devoid of “respectable” hotels.

In May of 1905, a building permit was issued to John Parkinson to build a three story and basement, L-shaped, brick building at the northwest corner of Los Angeles and Fifth Streets; Carl Leonhardt, a well-known contractor at the time, was on the permit as the builder. Two months later, Parkinson personally took out another building permit, which added three more stories to the building for a total of 150 guest rooms, nearly half with their own bathrooms.

Before the King Edward Hotel was formally opened on March 15th 1906, it was introduced to the public through articles in the Los Angeles Times and the Los Angeles Herald. It was touted as a fireproof, Class A concrete building. All 150 guest rooms were outside rooms, every room had a telephone (great for traveling businessmen and tourists), all rooms had steam heat, hot and cold running water, and connected to the hotel’s lobby was “the business men’s dining room,” which took up two store fronts off E. Fifth Street. A statement of pride, and likely to keep costs down, it was said that all building materials going into the structure were made in Los Angeles. The hotel was called attractive, handsome, and it would have elegant finishings.⁹⁴

Parkinson and The King Edward Hotel were written up extensively in Fireproof Magazine. The hotel’s original name was “The Rivington Hotel.” Parkinson wrote how he employed new techniques in the construction of the hotel to make it more fireproof than any building he had constructed to date. He wrote that by eliminating much of the iron and steel work above the first story he could instead use hollow, semi-porous, tile partitions that would form the supports for the floors.⁹⁵ The walls employed similar tile ranging from six to twelve inches, the exterior walls having the most thickness with the addition of glazed tiles. A note in the published plans explained that the bearing walls be built in “selected hard burned tile” and that the tile must be “thoroughly” soaked in water before being built into the work. Parkinson wrote that his hotel would be “the forerunner” of how to build an economical, fireproof building.⁹⁶

Parkinson would change the hotel’s name from “The Rivington Hotel to “The King Edward Hotel” when it was suggested to him by the developer of the Alexandria Hotel, Robert A. Rowen. Rowen was a wealthy landowner and developer. Apparently, Rowan felt the Alexandria, being called “the epitome of Angeleno elegance,” had to have her King.⁹⁷ King Edward VII, the new King of Great Britain, had ascended to the throne a few years before and Alexandra was his queen. Parkinson describes King Edward several times in his book, calling him “a dashing, laughing...carefree, happy, lucky chap.”⁹⁸ The name was also to convey a style and architectural design relationship between the two hotels. And, of course, Parkinson had designed both hotels. The furnishings were said to “suggest solid comfort” and along the same lines as the Alexandria

⁹⁴ Los Angeles Times, “The King Edward Hotel: A New Hotel, Magnificently Planned, on the Corner of Los Angeles and Fifth Streets,” V24.

⁹⁵ Parkinson, “The Rivington Hotel, Los Angeles, Cal,” 23.

⁹⁶ Ibid, 24-25.

⁹⁷ Los Angeles Herald, “Hotel King Edward Opens Doors to Guests,” Vol 33, No 169.

⁹⁸ Parkinson, *Incidents by the way*, 280.

Hotel. The King Edward Hotel was built and furnished for \$340,000; the lobby's "English vein Cascara" and black and gold Egyptian marble alone cost more than \$6000.⁹⁹

Parkinson's original intention to name his hotel after his childhood home can be found in the lobby's molded-plaster mantel clock base – the prominent initials "T R" stand for "The Rivington." The moors of the Rivington area near Bolton was a place Parkinson frequently visited.¹⁰⁰ In his book, *Incidents by the way*, Parkinson wrote about the scenery that inspired him.

...my father would take me for a walk extending for miles into the country along the beautiful English lanes and by field paths; a great oak tree at a curve in the road, a view down some hawthorn bordered side lane, the lark singing joyfully almost out of sight high up in the sky, the cattle quietly browsing in the fields; on the higher places more distant views of fields extending to the heather covered moors dimly outlined against the sky; often gray clouds, sometimes white with vivid blue patches here and there....¹⁰¹

Even though the name of the hotel changed from "The Rivington," Parkinson continued with his plans to pay homage to the place of his childhood and inspiration. Most examples can be found in the hotel lobby, including pastoral murals painted in the lobby's recessed niches that can be seen in 1906 photos (currently painted over), the flower design in the elevator transom's stained glass, and the flower motif that is the Red Rose of Lancaster which adorn the lobby's clock, columns, corbels, staircase, and floor.

Near the hotel's main entrance of E. Fifth Street is a cornerstone reading JOHN PARKINSON ARCHITECT; set into the sidewalk on the building's Los Angeles Street elevation are the embossed brass letters reading JOHN PARKINSON PROPERTY. Adding to the hotel's significance in the Parkinson's family, the Los Angeles County Assessor records show that the Parkinson family held onto the property until 1962, when it was sold to the Babcock family.¹⁰²

In 1905, Parkinson started an architectural firm with Edwin Bergstrom; Bergstrom was described as being a "practical architect of wide experience."¹⁰³ He was a graduate of Boston Institute of Technology and Sheffield Scientific School at Yale. Their offices were in the newly built Braly Building. By 1906, Parkinson alone had already designed over a hundred office buildings, hotels, banks, residences, and club houses in Los Angeles, including the Alexandria Hotel, the Trust Building, the Johnson Building, the California Club, the Angelus Hotel, the Currier Building, and the Edison Company Power House.¹⁰⁴

In just five years, the firm of Parkinson & Bergstrom was said to have designed more Class A buildings than any other architect in the west. The firm continued their preference for steel frame with brick walls and terra cotta ornamentation over reinforced concrete.¹⁰⁵ In 1910, their drafting office employed over two dozen draftsmen and the buildings under construction by the firm accounted for more than six million dollars in expenditures. The buildings included the Hotel

⁹⁹ Los Angeles Herald, "Hotel King Edward Opens Doors to Guests," Vol 33, No 169.

¹⁰⁰ Parkinson, *Incidents by the way*, 26

¹⁰¹ Ibid, 16-17.

¹⁰² Los Angeles County Assessor books, 1959-1963.

¹⁰³ The American Architect and Building News, "Personal Mention: Los Angeles, Cal.," vi.

¹⁰⁴ The Successful American, "John Parkinson: Architect of Many of the Principal Business Structures of Los Angeles," 19.

¹⁰⁵ The Architect and Engineer of California, "The Work of John Parkinson and Edwin Bergstrom," 38.

Utah and Kearns building in Utah, an addition to the Alexandria Hotel, and the Los Angeles Athletic Club. Their success was said to come from the “frank expression of their buildings,” the “practical” arrangement in plans, and their “sound” business acumen.¹⁰⁶ In 1915, after ten years of partnership, Parkinson and Bergstrom went their separate ways. By this time, it was reported that their firm was responsible for eighty percent of the modern office buildings in Los Angeles.¹⁰⁷ Other notable buildings designed by the firm included Bullocks Department Store (downtown), the Bartlett Building (Union Oil Company), the Rosslyn Hotel, and Blackstone’s Department Store.

Parkinson continued to design buildings under his name. In 1916, he turned in permits for the city’s biggest building permit ever issued at the time – the Los Angeles Wholesale Terminal buildings. It consisted of four buildings spread out over five acres.¹⁰⁸ His son, Donald Berthold Parkinson, joined his father’s firm after his studies at Massachusetts Institute of Technology School of Architecture and his service in World War I. Architect John C. Austen wrote they made a “splendid team, one with ripe experience, and the other with the enthusiasm of youth.”¹⁰⁹ The firm was aptly named Parkinson & Parkinson. Their firm is responsible for designing the city’s most important civic buildings, including the Los Angeles Memorial Coliseum, Los Angeles City Hall, Los Angeles Hall of Justice (with the Allied Architects Association), and the Los Angeles Union Passenger Terminal (Union Station). Other notable buildings the firm designed included the Miramar Hotel, the Rosslyn Hotel Annex, Bullocks Wilshire, various USC buildings, the Pacific Coast Stock Exchange Building (in collaboration with Samuel Lunden), and the Manual Arts High School.

John Parkinson died on December 9, 1935. An article entitled “John Parkinson” placed him among the architects of the Parthenon and the Taj Mahal. It said the City of Los Angeles owes Parkinson for his vision and artistry and how he applied the “principles of beauty and truth in architecture” to a city creating its identity.¹¹⁰ The bulk of Parkinson’s buildings are located in Downtown Los Angeles. Parkinson designed buildings in California, Nevada, Utah, and Washington state. Many are in historic districts, and are Historic Cultural Monuments and/or on the National Register of Historic Places.

¹⁰⁶ Ibid, 40.

¹⁰⁷ Gee, 94.

¹⁰⁸ Los Angeles Times, “Asks Permits for City’s Biggest Building Job,” H12.

¹⁰⁹ Gee, 109.

¹¹⁰ Los Angeles Times, “John Parkinson,” A4.

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SOME WERE OPEN.

VALOONS THAT DISPENSED LIQUID REFRESHMENTS YESTERDAY.

Here and There Throughout the City Onses Were Discovered—A Dry Sunday with the Exception of a Score of Open Saloons.

Yesterday was Sunday. The one hundred and seventy odd saloons that are headquarters for "wet goods" on ordinary days, are supposed, in obedience to an ordinance demanding such action, to be closed on Sunday. A goodly number of saloon men took a day off yesterday, but enough remained to make a very fair showing when a Times reporter made a little trip of investigation, to discover just who of the saloon men were attending strictly to business. The suspicion that several of the men who pay a yearly tax of \$600 for the privilege of selling liquor to thirsty citizens, are in the habit of doing a fair day's business on Sunday, despite the ordinance by which liquor is forbidden to be sold on that day, was fully borne out yesterday by the investigation that was made.

There is a cosy little saloon on South Broadway, between First and Second, known by the sign over its entrance as the "Office" saloon. Yesterday the curtain before the glass doors was drawn back, giving the passer-by, who so desired, an opportunity to witness the interior, and the actions occurring there. A Times reporter chanced to be just that kind of a citizen, and stepping to the door, which was not locked, he applied his eye to the aperture made by the pulling back of the curtain and watched the proprietor of the saloon pour from a wine bottle a glass of liquor, which a portly man, who nonchalantly leaned against the bar, swallowed with every manifestation of satisfaction.

Passing from this interesting exhibition, the reporter made his way to the bar of the Hollenbeck Hotel. The bar-room is connected by swinging doors with another room, containing a small number of tables, where persons who desire to drink their liquor while sitting down can do so. A knot of men were grouped about the bar, and behind the counter stood an attendant, who was, in turn, assisted by two Chinamen. The reporter called for a glass of sherry at the bar, and was told to seat himself at a table, and the Chinaman would serve him with the wine. As the reporter possessed scruples in the matter of being waited upon by a Chinaman, he left, without drinking the sherry, satisfied with the information that wine was, or would be, served from the bar of the Hollenbeck on Sunday.

The door of Ed Maxwell's saloon, on West Second street, swung to and fro all day yesterday, although no drinks were served while the reporter had his optic glued upon the scene.

The saloon of C. Bauer at No. 243 South Spring street served drinks yesterday without limit. The fact that Mr. Bauer has a restaurant license in connection with his saloon gives him no warrant for selling drinks over the bar on Sunday, which he did yesterday and is said to do every Sunday.

The Turn Verein saloon, on South Main street, ran in full blast yesterday. Throngs of thirsty men filed down the steps of the place, consumed all the liquor they wished and then filed out, wiping their lips with evident satisfaction. Not the slightest attempt at concealment was made in this saloon in the matter of selling drinks over the bar. While the reporter sat at a table, in the short space of ten minutes, over twenty drinks of various kinds, ranging from whiskey to beer were dispensed. If a man disliked to drink at the bar, a little room was ready for him where the strictest privacy was given him while he looked upon the flowing bowl and incidentally swallowed its contents.

The saloon kept by Mr. Salter, at No. 314 South Main, was open throughout the day, and is open every Sunday. No drinks are served over the bar here, but there are small rooms in abundance, where liquor is served and drunk by the customers of the place. The saloon at the northwest corner of First and Los Angeles was filled with men throughout the day and the festive "click" of the cash register which could be distinctly heard from the outside, was indicative of the rushing business being carried on in the interior. The "Presidio" saloon, on Sixth and Spring street, was not open to the amateur would-be drinker, but that the saloon was inhabited was evident from the conversation and laughter which proceeded from within.

At the Oak Bar saloon on the west side of New High street, a short distance south of Temple, the front door, the side door and the rear door were all shut and bolted as tightly as if no one ever thought of opening them. Close to the rear door were two or three men who said they had tried to get in and obtain needed refreshment, but had been unable to do so. One would have thought the Sunday-closing law was being observed with puritanic severity had it not been for certain unseemly noises of clinking glasses within. A knock at the door failed to get any response, but after a minute or so there appeared at a nearby window a vision of the face of a man with a white coat such as is usually worn by a barkeeper.

Possibly in honor of the day he was attired in the white garment with a view to being prepared for his final ascension, should occasion demand, but, to the worldly vision, it looked as if he were ready to mix cocktails.

Finding the front doors unlocked at the Eintracht saloon on North Spring street, the reporter thought he surely must have found an open and notorious violation of the Sunday-closing law. Within it was seen there was a big sign over the bar saying it was closed. The thirsty soul was able to find refreshment at this place only by sitting at a table and permitting a tid bit of some eatable to be placed beside his beer or other beverage.

The saloon at the northwest corner of Main and Temple streets was closed; that is, the front door was closed and curtains closely drawn made it appear there was no one within. At the rear entrance the situation was different. A locked screen door kept the inquisitive without, but the door proper was well ajar and a knock brought out a man who was in his shirt sleeves. No clinking of glasses was heard within, but it seemed strange that a saloon-keeper should choose to remain at a saloon on Sunday instead of going out for recreation.

In the shades of the National Hotel, formerly known as the Pico House, unseemly conversation was heard. The front entrance was closed, as was also the one leading to the hotel. By a devious course through the restaurant a room was entered where a number of men were sitting as if ready to drink. The reporter kept on through this room and was just entering the bar-room when a man who, excepting an apron, was in the garb of a bartender, with a certain degree of violence shoved him out.

There was no other person in the bar-room, and the reason why he should manifest so much anxiety to keep anyone from going in was something he failed to explain.

The saloon at the northeast corner of Ord and Upper Main streets was open, but the bar was out of sight. The reason for this peculiar phenomenon was that the aforesaid bar was covered with a big cloth. A number of men were sitting in an adjoining room, and although they were not drinking, it looked as if the cloth were not an im-

passable barrier between a thirsty man and a drink.

A similar state of affairs, minus the big cloth, was to be witnessed in the saloon at the northeast corner of Alameda and Aliso streets.

A winding path led to the bar of the Strasbourg Hotel on Alameda street. Two men, who had come in advance of the reporter, ordered something just as the latter entered. They were standing at the bar at the time, and two glasses of a fluid which looked like beer, and which had the regulation foam, were promptly put upon the bar and as promptly emptied down two parched throats. Meantime, the money was paid, and the men walked out and away.

As has been before published, the power to compel observance of the Sunday-closing law lies largely in the hands of the Police Commission. A saloon-keeper will not sell liquor on Sunday to a policeman in uniform, nor in his presence. The policemen are so well known to the saloon men that most of the latter would recognize nearly all of the officers without uniforms and would not sell to one of them nor in his presence. It is, therefore, very difficult and usually impossible for the police department to obtain conviction of Sunday-liquor selling in the courts.

The Police Commission has arbitrary power to revoke any saloon license at pleasure, and may therefore do so on evidence which, although satisfactory, would not be recognized in the courts.

SUNDAY TIPPLING IN LOCAL SALOONS.

*Violations of License Regulations
Witnessed by Times Reporters---No
Pretense of "Lunch" in Some Places.*

IF YOU are dry in Los Angeles on Sunday you need not perish for a cocktail. The Sunday-closing ordinance is about as well observed as is that providing a penalty for spitting on the sidewalk. Drink, alcoholic and non-alcoholic, can be obtained for the asking in at least twenty places in this city on the Sabbath, and the locating of twenty others would be only a matter of time.

The devices, blinds and schemes which are practiced by the dispensers of alcoholic beverages on Sunday are almost as many in number as are the dispensers. Many places are free of approach by way of the front door, while others are only accessible through side or rear entrances. Some sell whisky from the bar, and others sell it from the storage-room. You can secure it in cups, tumblers, glasses,

seeker after booze has merely to go into the back room and knock on a door. Like a jack-in-the-box the door flies open and a man appears to take your order. If there is any lunch in sight you don't see it. You get what you order and pay for it and that ends the transaction. When you give your order the barkeeper enters his room, closes the door behind him and after a caucus with the bottles and kegs on the inside, reappears with your drinks.

HOW TO GET IN.

The Eureka at No. 244 South Main is locked on Sunday, as all good saloons should be, but if you are looking for a drink, go into the lodging-house hallway at No. 242½, walk back thirty feet and enter a door on the right. You walk into a large room in which there are pool and billiard tables and several small tables, where lunch can be served. If you are still thirsty walk

sell it from the storage-room. You can secure it in cups, tumblers, glasses, bottles, or in fact, from most any sort of receptacle.

In many of the saloons lunch is served with the drinks. That is, it is placed on conveniently-located tables in various parts of the bar-room, but the drinker is free to partake of the repast or refuse it. The lunches are of various descriptions, and consist of almost anything in the edible line from a hunk of frayed bread, which has doubtless graced a Sabbath table for months, to a full course dinner fresh from the kitchen range. Some saloons make no pretense of serving a lunch.

Does it pay to keep the saloons open on Sunday? Well, you would think so if you visited a few of them. Some are crowded with men. Women, too, visit these saloons, and like the men, all they require to secure liquor is the price of it.

Two reporters for The Times bought liquor in at least fifteen places yesterday, and in five others saw other persons secure it with the greatest of ease. Time only prevented a prolongation of the expedition, else the register of violators might be longer.

BEER COSTS MORE.

The front door of the saloon known as the Olympic Hall, on East First street, between Spring and Main streets, is open all day Sunday. Inside this resort yesterday there was a crowd of men and boys engaged in various sorts of amusement. There was bowling and billiard and pool playing, and the waiters were kept on the jump serving whisky and beer to the thirsty customers. Some of the latter bought meals with which they supplemented their drinks, but many of them bought only drinks. Whisky was served in small coffee cups, and beer was served in tall glasses, commonly called "schooners." It was served on tables, on window sills, to the hands of the bowlers or billiardists, and all from the rear end of the long bar, which alone of that very prominent part of a saloon's furniture was the only part not inclosed by a screen. The screen like

several small tables, where lunch can be served. If you are still thirsty walk to the right to a small counter, where two beer slingers will give you anything you want if you have the price. You may sit and drink in a long alcove on the north side of the main room, where a number of people, including one woman, were drinking yesterday.

Hoppe's cafe at Sixth and Spring streets is a quiet place, but you don't have to eat a leather-bound sandwich if you want a Sunday drink. You don't have to ask for it even, for all days look alike to Hoppe apparently, and drinks are served without fear. The lunch on one table there yesterday consisted of half a cup of half-dried mustard. Two women and a man were guzzling beer with great enjoyment, and if they had any lunch it was out of sight.

The Reception, at No. 213 North Main street, is a pretentious place, but you can get common Sunday drinks there. Each table has on it a cold "lunch," consisting of several second-hand oranges and a few crackers, and the Supreme Court itself could hardly exist for any length of time on such a "bona fide" meal. A home-made sign above one of the tables states that the place is "open every Sunday with lunch."

"IF YOU ARE WISE."

The Richieu, in the basement under the Bryson Block, also sells hard Sunday drinks. If you sit in the "café" part of the basement you have to eat with your drinks; but if you stay in the front part of the basement the drinks come alone and the proposition is very easy if you are wise.

In the back room of the Hollenbeck bar there are several tables on which is a "bona fide" meal of small crackers and cold roast beef. This "lunch" is not served with the drinks, for it is a fixture on the tables before you arrive, and you can order any drink you want.

FROM A FLASK.

The Natick House bar looks good to a Sunday drinker, and the cold "lunch"

bowlers or billiardists, and all from the rear end of the long bar, which alone of that very prominent part of a saloon's furniture was the only part not inclosed by a screen. The screen, like the small coffee cup, was only a blind. The only difference between the method of securing the drink yesterday and that on any other day was an additional 5 cents to pay for beer. "Beer on Sundays," a waiter explained "costs 10 cents." Twenty-four hours earlier, or this morning, you can get it there for 5 cents.

Just half a block from the "Olympic Hall" on the southeast corner of Main and First streets is the Mineral saloon. This resort is noted for a few things. Its proprietors pay a heavy rent—perhaps they must keep open Sunday to make expenses—and it is called the "hang-out of Eighth Ward politicians." Drinks are easy at the Mineral. The front and side doors were open, and eight or ten men were seated at the tables in the rear room, drinking. All kinds of drinks are served, and no questions asked. After the stimulants are brought a young colored man brings to each table a small plate, on which are several disreputable-looking sandwiches. The slices of rye bread which form the outside cover are curved like a Peoria "blackbird," and could be sprung from a trap at a shotgun tournament. The pinch of meat that makes the filling has seen better days, and from appearances this "lunch" has probably served its time.

At the Orpheum Annex no pretense is made of serving lunch with the drinks which are purchased there on Sunday. The bar was screened, but the bar-room was set with almost bare tables. They did support a few empty bottles and other fixtures similar to those found in the Mineral saloon, which, by the way, is only two or three doors away. Beer and whisky were also on sale at that place for the asking, but instead of being served from the bar, it was brought forth from a small room in the rear of the bar-room.

At No. 317½ South Main street there

and you can order any drink you want.

FROM A FLASK.

The Natick House bar looks good to a Sunday drinker, and the cold "lunch" that awaits your coming comprises "slaw," cold boiled beans and crackers. The place is known as the "Pawnee," with an entrance on First street and all drinks can be had, whisky being served from a pint pocket flask.

Down at the Belmont at Fifth and Main streets there was nothing on the table yesterday in the way of lunch except a salt cellar, two bills of fare and a tablecloth, the "bona fide" meal evidently being in the kitchen.

FROM THE BAR.

The Hoffman bar, operated by M. L. Polaski on South Spring street, was closed yesterday. At least so said a sign on the rear door, leading to a large back room from which numerous boxes were not long since removed. In this room were located several tables and around the tables were men; on the tables were drinks and small plates of bread and beans. Access to the room is secured by way of a side door far back in the hallway, which is next door north of the saloon entrance, which was locked. Despite the sign on the back door, Mr. Polaski yesterday served drinks in the back room from his bar in the front room.

THE EMPTY BOTTLE DODGE.

At "Billy" Guenther's, the old Turner Hall, No. 235½ South Spring street, the blind is an empty bottle. The waiter brings it to you with your foaming glass of lager, and sets it beside the glass. Of course, you are not supposed to meddle with the bottle. Bottles are scarce, and "Billy" may require the same one to keep company with a glass of beer sold to some other customer after you are gone. But, then, the bottle has its use. Suppose while you were cooling your inner self with the cold beer, "de cops should arrive and pinch de house," you are immune, for didn't you just pour your beer

Café." Down this alley a few feet is the rear door to the bar-room, and on the inside of that door drinks were yesterday freely dispensed. Not with lunch, but without it. At least, that is the way the reporters got theirs. They sat at a table on which there was a partly empty bottle and a cup of mustard.

WHAT THE CHIEF SAYS.

Chief of Police Elton was asked last night if he had heard of any recent violations of the Sunday closing ordinance. He replied that he had not heard of any. When informed that The Times knew of twenty places where drinks were sold yesterday and no bona fide meals served, he stated that the courts here and also the Supreme Court had knocked him out in the first round on the question of what a bona fide meal is, the higher court having declared that a sandwich as large as a silver dollar is "a bona fide meal." He added in effect that he "couldn't help it" if long meals were not served by the saloons on Sunday. The Chief declared that about every two weeks he sends out two policemen in citizen's clothes to visit the saloons and see if the laws are being obeyed. An inspection was made two weeks ago and his officers reported that "everything was all right" and that they were served with sandwiches in every place they bought drinks. He thought if any saloons sold drinks yesterday, those particular saloons must have restaurant liquor licenses.

TERMS OF THE ORDINANCE.

The ordinance concerning this farcical "restaurant liquor license" is numbered

place for the asking, but instead of being served from the bar, it was brought forth from a small room in the rear of the bar-room.

At No. 317½ South Main street there is the entrance to a saloon under Turner Hall. Beer is dispensed here at the rate of 10 cents per glass. The glasses are large, too, and there is a sufficient number of tables in the room to accommodate at least forty thirst quenchers. Nearly that number was present yesterday when the reporters made their bow to the man who conveyed the liquid refreshments to customers, from a back room.

ARE YOU A GLASS EATER?

There is at the northwest corner of Spring and Fifth streets a saloon which holds its own with the Sunday violators. A restaurant is alleged to be operated in connection with this place, but the majority of the Sunday boarders board on thinner material than is usually masticated. Can you get a drink there? Well of course you can. That is why the front door is open. A glass eater could secure a lunch there if he desired to get away with his beer glass, but glass eaters are scarce, and so was the lunch yesterday. The name of Sam Sullivan appears on the door of this resort, and it is known as "Sam Sullivan's place." The gentleman who waits on the Sunday customers there smiles as he serves drinks from a side-board in the back room.

The Vendome Restaurant at No. 364 East First street, next door to Joseph Engert's saloon, is another place in which violations of the ordinance have worked to decrease the value of the license. Lunches were served there yesterday on all the tables, and the waiters refused to sell beer and whisky, except by the bottle.

The United States Hotel saloon on North Main street was wide open. Lunch was to be had for the asking, but drinks were served separately on tables which carried no edibles. The front door of this place was open, as was also a side door into the office of the hotel.

the bottle has its use. Suppose while you were cooling your inner self with the cold beer, "de cops should arrive and pinch de house," you are immune, for didn't you just pour your beer from the "original package?" The reporters drank beer at Billy Guenther's, as did many others yesterday. Some had lunch with their beer, but there were at least a dozen with nothing before them to eat, unless it may have been the table cloth, or a pepper shaker.

ONE DRINK TO THE BOTTLE.

At "The Imperial," on South Spring street, also on South Broadway, and, in fact, extending from one of these thoroughfares to the other, the bar was closed. That is, the front bar was closed. But to a real thirsty man, a "closed bar" is not in the least discouraging. Don't stop at the Imperial bar if you enter that place from Spring street, but go on through to the dining-room. Of course, this is a restaurant, and the waiter, as soon as you are seated at a table, will hand you a bill of fare and march off to procure water, bread, pickles, etc. When he comes back, tell him you don't want to eat, but just want to drink. Then tell him what you want to drink. If it is beer, he will bring it to you either in a bottle or a stein, and if it is whisky, he will bring you a small bottle, oh, very small—holding about one good drink.

George Joerlman is the name that adorns the front doors of a saloon at No. 302 South Main street. Those front doors were locked yesterday, but the back door was not. This place is not on the corner of Third street, but at the rear end of the drug store on that corner, and next door north of the saloon is a narrow alley, at the entrance of which is the sign, "Bar and

restaurant liquor licenses.

TERMS OF THE ORDINANCE.

The ordinance concerning this farcical "restaurant liquor license" is numbered 5682 and was approved by the Council March 29, 1899. It starts out by saying that "It shall be unlawful to sell or give away any spirituous, malt or vinous liquors in any saloon, sampling room, grocery, bar-room or drug store between the hours of 1 a.m. Sunday and 5 a.m. the following Monday, provided that the foregoing provisions shall not apply to restaurants in the sale of the same kinds of liquors in the original sealed packages containing not less than one pint, to be served with bona fide meals at the places where such meals are eaten."

Section 681 of the ordinance states that the owner or manager shall securely close all entrances and exits, except to the owner and employes, between the hours above stated. This section also contains the provision that all bars shall be fenced off with netting and that the exits and entrances of the same shall be securely closed.

Section 682 says that any violation of the ordinance or of any provision thereof shall constitute a misdemeanor and, on conviction, the guilty party shall be fined a sum not to exceed \$250 or spend not over 150 days in the City Jail, or both such fine and imprisonment may be imposed. Any owner, lessee or manager who permits such violation of the ordinance may suffer the same penalties.

The last section of the ordinance defines a bona fide meal "to be such a quantity and class of food as is ordinarily served for consumption in establishments maintained for the purpose of selling or serving meals."

The United States Hotel saloon on North Main street was wide open. Lunch was to be had for the asking, but drinks were served separately on tables which carried no edibles. The front door of this place was open, as was also a side door into the office of the hotel.

AT THE VIENNA.

The Vienna Buffet bar was closed, but the auditorium was open, and there alcoholic beverages could be secured only by the bottle, the waiter said. Quite a number of men and women sat at the tables there and drank beer and whisky, while they ate sparingly or not at all of the sandwiches served, with the drinks.

No. 12 $\frac{1}{2}$ South Main street is a queer little place, where you get no lunch with your Sunday drinks. The thirsty

Proceeded with a commission of the

corner of Los Angeles and Fifth streets, with small frame buildings of nominal value; consideration named, \$25,000.

George W. Lawrence has sold to John Metcalf, through M. G. McKoon, twenty-nine acres partly on the north and partly on the south side of Pico street, a short distance west of the Nevin tract and the end of the Pico-street car line, unimproved; consideration named, \$21,000.

W. J. Horne buys of J. H. Sutherland 40x100 feet, on Fifth street forty-five feet west of Wall street, without valuable improvements; consideration named, \$6400. He will build a brick business block.

Abe Polson sells to P. J. McCormick and H. Hanson, 60x146 feet on the west side of Grand avenue, midway between Third and Fourth streets, unimproved; consideration named, \$6000. Buyers will improve.

Henry K. Shields buys of Mrs. L. A. McAulay, through Althouse Bros., 61x154 feet, unimproved, on the west side of Green avenue, 250 feet south of Eighth street; consideration named, \$4500. Purchaser will build handsome home on property.

WANTED IN KANSAS.

Alleged Burglar Arrested Here for Crime Said to Have Been Committed by Him There.

Lloyd Harris was arrested last night at his room on West Eleventh street, and locked up as a fugitive from justice. He is said to be wanted in Crawford county, Kan., on no less than half a dozen charges of burglary in the first degree. The nature of the cases against him is not known to the local police, but there seems to have been some difference among the Kansas officers as to whether he should be arrested.

The first information that the police received was from a constable at McCune, Kan., who asked that Harris be captured if possible. On this information he was located and the constable notified, but he replied that Harris was not then wanted and asked that he be not arrested. Later M. J. Vincent, Sheriff of Crawford county, sent a request that the arrest be made, and stated that he had requisition papers already made out. Harris will be held until the Kansas officers are heard from.

EARTH SELLING.

Prospective Business Properties, Well-located Acreage, and Lots for Improvement Transferred to New Owners.

John Parkinson has purchased of James Castruccio, through R. A. Rowan, 50x100 feet, on the northwest

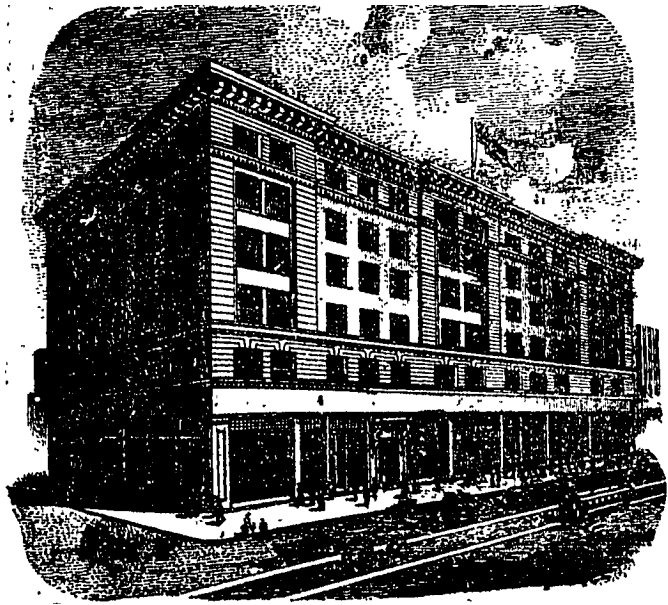
THE KING EDWARD HOTEL.

A New Hotel, Magnificently Planned, on the Corner of Los Angeles and Fifth Streets.

This is an American hotel, although with such a very English name, don't you know. It is being erected for a Los Angeles syndicate by Architects Parkinson & Bergstrom, Mr. Parkinson being largely interested in the venture. The building occupies a ground space of 100x140 feet, and is six stories and basement, affording 150 guest rooms, café, and all similar accessories of the fine hotel. On the ground floor will be three large stores. The building is equipped with two fine passenger elevators, and two freight elevators in the rear. There will be a telephone in every room. The floors throughout the house will be mosaic, and the finish fumed oak. The lobby will be elegantly finished in beautiful marble, and the office counter, also of marble, will be one of rare beauty. The building is absolutely fireproof, there will be no inside rooms, and it will be run on the European plan. The handsome outlines and substantial nature of the building are clearly indicated by the cut on this page of The Times. It is said that the furnishings of this hostelry will cost not less than \$50,000. An interesting detail of this building is that all the materials going into the structure were made in Los Angeles.

Los Angeles, from its large tourist travel now practically covering the

whole year round, is a city which requires unusual hotel accommodations. The hotels in this city at the present time, numerous though they are, are every one filled to their utmost capacity. It is the aim of the builders of the King Edward Hotel to give the city another hostelry which will fully meet all the requirements of fastidious travel. The fireproof construction and beautiful finish and handsome furnishings promise to make this a very attractive hotel. It is not a large one, but is indeed a handsome one. Its situation near to the great passenger depot certainly would seem to be a good one to attract many tourists arriving by every train in the city.



Hotel King Edward.

HOTEL KING EDWARD

OPENS DOORS TO GUESTS

FURNISHINGS THROUGHOUT SUG-
GEST SOLID COMFORT

Its Management and Equipment Are
Such as Promise to Make the
Place Exceedingly Popular With
the Traveling Public

Americans as a rule are rather lax when it comes to extending the "glad hand" to anything savoring of royalty, but Los Angeles has reason to feel proud of the King Edward, the new hotel opened during the last week by the Messrs. **Tausley** at the corner of Fifth and Los Angeles streets.

This hotel, built upon almost the same lines as was the Alexandria, and named the King Edward to convey an idea as to similarity in style and design, is an important addition to this class of establishments in this city. The building is as near fireproof as it is possible to make a hotel and

The building is as near fireproof as it is possible to make a hotel, and its 150 guest rooms, as well as the visiting, reading and lounging rooms, are furnished in a manner to satisfy the demands of those who are looking for solid comfort, together with the luxury that pertains to high priced hotels at popular rates. The lobby of the King Edward is especially beautiful, the English vein Cascara and black and gold Egyptian marbles of which it is built alone costing more than \$6000.

Under Able Management

The new hotel was built and furnished at a cost of \$340,000, and is under long lease by Messrs. R. F. and H. F. **Tousley**, both of whom are well known among the hotel men of the country. H. F. **Tousley** was for years connected with eastern hotels and also was for a long time in charge of the Chicago & Northwestern dining car service. R. F. **Tousley** was con-

ected with two of the leading hotels for a number of years and is recognized as a hotel man of more than ordinary ability. He will assume charge of the King Edward and will be assisted by George W. Boule in charge of the desk and P. E. Holmer as night clerk.

The Hotel King Edward will be operated on first-class lines and, as it possesses all the essentials in the way of up-to-date equipment and is on the route of all depot cars, it promises to gain wide popularity.

The name of the new hotel was suggested by R. A. Rowan, who was interested in the building of the Alexandria, and the proprietors were quick to adopt the name, realizing its value, inasmuch as it is easily remembered and also after taking into consideration the fact that "there is something in a name." The King Edward has almost its full quota of guests, after being opened only three days, which speaks eloquently in favor of its appointments and management.

FAT MEN FIGHT FOR SEAT

When Policeman Takes Them From
Subway Train Six Slim Per-
sons Sit Down .

Special to The Herald

PREVENT JUMPERS' REVIVAL

City Prosecutor Beebe Issues Complaint Against Leader Charging Violation of Fire Ordinance

In order to prevent the "Holy Jumpers" from holding revival meetings on a vacant lot at Fifth and Los Angeles streets, City Prosecutor Beebe issued a complaint against Rev. Mr. Randall, leader of the sect, yesterday, charging him with violating a city ordinance.

The city prosecutor said that erecting a tent within the fire limits was clearly in violation of the city fire ordinance.

The police aver that a revival meeting held by "Holy Jumpers" would result in a small sized riot and a squad of police would be necessary to preserve order.

SUNSET MAGAZINE

VOLUME EIGHTEEN

NOVEMBER 1906 TO APRIL 1907

EDITED BY CHARLES SEDGWICK AIKEN

SAN FRANCISCO, CALIFORNIA
PASSENGER DEPARTMENT, SOUTHERN PACIFIC COMPANY
PUBLISHERS

KING EDWARD HOTEL

Los Angeles, California
Fifth Street, near Main



New, Absolutely Fire-proof, Central location

European plan—\$1.00 per day up

Cafe in connection—Superior cuisine

TOUSLEY COMPANY, Proprietors

HOTEL CHANGES HANDS.

Lease and Furnishings of the King Edward Sold for Fifty Thousand and Dollars.

R. A. Rowan & Co. report the sale of the lease and furnishings of the King Edward Hotel, at Fifth and Los Angeles streets, for R. F. Tousley to Col. Edward Dunham and W. E. Smith, for a consideration of \$50,000. The buyers are well known locally, Col. Dunham having been identified with the hotel business in Los Angeles since the days of the old Pico House. He opened the Hotel Nadeau twenty years ago, and has since been successful in various other locations. Mr. Smith has for fifteen years been with J. R. Newberry, the grocer, but recently went into partnership with Col. Dunham.

The building is a modern fireproof structure, containing 150 rooms, fully furnished. This deal is merely a bonus for the lease, and the sale of the furniture. The rental is said to amount to a considerable figure. The lease extends for a period of eight years. The owner of the structure is John Parkinson.

AFTER THE SALOON--WHAT?

BY REV. CHARLES STELZLE.

They've hung crepe on the door of the saloon—but this doesn't mean that the men who formerly patronized the saloon are dead.

Nor does it mean that the perfectly normal desires and needs of these men have been destroyed or satisfied.

Whatever there may have been about the saloon that was bad, there must have been much that was good. It is inconceivable that millions of men would daily have been attracted to the saloon if everything its opponents said about it and those who ran it was true.

Let's glance at a few of the reasons why the saloon won the average man—no doubt they will help us formulate the features which should be found in the saloon substitute.

The saloon was a normal institution—there was nothing strained about it. Men weren't made too welcome. Few restraints were imposed upon them. Those who conducted it made themselves as inconspicuous as possible. They frankly accepted the perfectly sound business policy that "The customer is always right."

And those who patronized the saloon never had anything special done for them. They paid for what they got. A 5-cent piece placed a man upon an equality with every other man in the place. And with his 5-cent piece the workingman could buy a glass of milk or soda-water, ginger ale or some other soft drink—and he was just as welcome as though he spent his money for booze.

The spirit of democracy was strongly developed. There was an entire absence of patronage or paternalism—things which all healthy-minded men hate. There was no one around to bid a man an embarrassing welcome or to speed him a confusing farewell.

Saloons usually made very reasonable terms with labor unions, singing societies and other social and fraternal organizations for the rental of the small halls they controlled—no matter what may have been the hidden motives. Christening parties, weddings and dances especially among the immigrant population, were commonly held back of saloons—mostly because there was—and is—no other place for them to go.

"Let no hungry man pass my door" reads a sign in front of a Buffalo saloon. It was quite a common thing for a man who was "broke" to go into a saloon—and if he didn't look like a hobo or a bum, he was invited to help himself to the free lunch, without being urged to "go slow."

Saloons were well-lighted and warm in winter, and cool and comfortable in the summer. Thousands of clerks and workmen were able to secure their noonday lunches at a very small charge, which were far superior to the unattractive meals served in the cheap, dirty restaurants in the neighborhood.

The personality of the saloon-keeper was an important factor. He had readily available all sorts of information—political, economic, do-

mestic and social. He frequently loaned money to his customers, without setting up the "work-test" of the charity organization societies, and he often found jobs for those who were out of work.

If the saloon had been altogether evil, there would be no need for a substitute, but it had some most excellent features, which are going to be missed in the average industrial community. In view of this, it is folly to take seriously the statement made by a saloon fighter that "No one wants a substitute for Spanish influenza or for the bubonic plague—no more does the saloon need a substitute."

Workingmen won't write letters to the papers or held mass meetings making demands for saloon substitutes, but if social and religious workers who have helped put the saloon out of business can't see the necessity for furnishing something to take the place of the saloon, then their social outlook is exceedingly narrow.

But what? There's no paucaea—there are no blue prints that outline all the details.

But in general, here are some principles that must be remembered: Whatever is to take the place of the saloon must have in it the elements of democracy, or sociability, of freedom of expression—for in the saloon the workingmen could "shake out his heart." The place must be clean, attractive, sanitary, and like the saloon, cool in summer and warm in winter. To call it a "saloon substitute" would be fatal. As a rule, it should be run by red-blooded, whole-hearted, strong-armed men—women should ordinarily keep out.

And here are some practical suggestions, which must be adapted to local communities—remember that they won't work everywhere. Food may be provided at a little above cost. It might be a good plan to specialize upon and advertise a certain dish—like beef stew, or a good quality of coffee.

Telephonic service and booths should be installed—not only booths for private telephonic conversation, but private booths where a man may talk confidentially with his friends.

The saloon substitute in a workingman's district may run a banking department where the men may cash their pay checks.

It may seem paradoxical to say that men went to the saloon to drink water—yet many of them did. Therefore, public drinking stands or fountains should be provided. Churches and schoolhouses should be opened for labor-union meetings and other gatherings of workingmen and their families. Music is a most appealing feature, even when it is furnished only by a player-piano or a victrola—but why may not concerts at which high-grade music is regularly furnished be provided by the city in the districts in which working people live? Outdoor, directed recreation in public parks during the summer is suggested—for adults as well as children.

It is a fact that 10 per cent. of the workingmen in industrial centers ate their lunches in saloons. Why may not employers of labor furnish cheerful rooms for this purpose—again without too much paternalism?

We have not begun to appreciate the value of the drama for working people. Community masques will be found tremendously useful and inspiring.

Lounging and rest rooms are essential. Shower baths and swimming pools would be greatly enjoyed. Open forums should be conducted. Lecture courses are valuable. Schoolhouses should be more generally used for social purposes—they belong to the people.

The movies are one of the best substitutes for the saloon. Nothing else quite approaches them in this respect. The motion-picture house possesses many of the virtues of the saloon and practically none of its vices. The workingman doesn't need to "dress up" when he goes to the movie—and he can take his family. He may come and go in the dark. The average film is increasingly educational in character and the dramatic story ordinarily has an element of moral and ethical teaching that is valuable.

Reading-rooms may be easily organized. Coffee-houses are helpful, particularly to men who work outdoors, such as taxi-drivers, teamsters, and dock laborers. For these wagons or movable stands will be found useful. Soft drink parlors and billiard-rooms combined—under competent management—may be successfully run. There is a foolish prejudice in some quarters against having billiard and pool tables, simply because they were formerly used in the saloon. There is nothing inherently wrong in these games, any more than there is in cards or dominoes or checkers. "Comfort stations" or public toilets are one of the greatest needs in the average city—facilities formerly furnished only by the saloon.

It would be an ideal thing if the average saloon substitute could be conducted by the municipality or the State, for this would give it a degree of permanence which is not always possible when it is dependent upon private philanthropy for its maintenance—private philanthropy if often spasmodic.

Furthermore, when the city conducts such an enterprise it promptly eliminates the element of patronage, because the average man would look upon such an institution in the same way that he regards the public school which his children attend. He feels that to a degree, at any rate, he is a taxpayer, and that he, himself, is helping to maintain the enterprise in whose benefits he is participating.

It is frankly admitted that the best substitute for the saloon is the home—let this fact be strongly emphasized—but millions of workingmen who formerly patronized the saloon have no decent homes to go to. If, therefore, an attempt is made to shift responsibility for establishing saloon substitutes for any reason whatever, then there is a distinct responsibility for seeing to it that workingmen's homes are made more livable—that they have more sunlight, more space, and that they are given an opportunity to make these homes more attractive.

NEW INDUSTRY HERE.

Frigus Method of Preserving Fish Embodied in Local Plant.

A new plant for the preserving of fish by the Frigus method has been opened at 136 Central avenue under the name of the Southern Pacific Fish Company. The plant was established here under the supervision of Otto C. Erickson, commissioner of the Frigus Company of Norway in the United States and Canada. Under this method, the fish are frozen in brine, reduced to a temperature of zero, which flows over the cases in which the fish are packed as soon as they are taken from the water. The operation is entirely automatic, and through this method a saving of time and labor is effected, it is claimed.

The patents on the method are owned by the Frigus Company, which is establishing plants throughout the world. The first plant to be established here has a capacity of seventy-two tons per day. It is planned by Mr. Erickson to establish additional plants at San Pedro, a plant at San Diego, and one on a vessel which will ply between Los Angeles and Mexico, along the west coast of Lower California.

GRIFFITH PARK TERRACE.

Rich and Garlock report the following sales of lots in Griffith Park Terrace tract: To W. E. Crowell, \$3475; Frederick Baker, \$2525; Roy Hoarland, \$3000; Mark Harris, \$3700; Harley Hitchcock, \$3500; E. T. Tulford, five lots, \$9350; C. J. Lyman, \$2000; R. H. Woods, \$2000; C. G. Wedell, \$2000; W. A. Oake, \$3000; Earl R. Holland, \$3500; C. H. Braden, \$2500; E. Erickson, \$3750; T. Hussey, \$1250; Ruth Jackson, \$2150; E. G. Johnson, four lots, \$3700; G. D. Leach, \$1800; W. E. Branch, \$2875; J. A. Perry, \$2275; Victor Schertzinger, two lots, \$2050; J. Moore, \$1250.

VINEYARDS SOLD.

(SPECIAL CORRESPONDENCE)

LINDSAY Oct 23.—E. K. Wells has purchased ten acres planted to Thompson seedless grapes from Mrs. Nellie Perry. The property is situated across the road and east of Mr. Wells' present grove. The J. R. Chambliss grove four miles southwest of town has been sold to Mrs. Lucile Gunderson. Mr. and Mrs. C. L. Little who recently sold their property on Bellah avenue intend to make a short visit in Porterville, after which they will move to Hayward to make their future home. Mr. Little will enter the poultry business in the northern city.

LAFAYETTE SQUARE.

Crenshaw & Snales, general agents for Lafayette Square, report the following recent sales in that subdivision: To Emmeline H. Jordan, lot on Virginia Road, \$4000; E. O. Orchard, lot on Virginia Road, \$7000; Walter E. Burke, lot on Virginia Road, \$2880; Philip L. Bixby, lot on Virginia Road, \$4570; M. S. Robbin, lot on Wellington Road, \$3690; Virginia Thomson, lot on Buckingham Road, \$4250; J. T. Hurst, lot on Buckingham Road, \$2380; De Harte Luce, lot on Victoria Drive, \$2990; W. H. Tobin, lot on Wellington Road, \$5000; Georgina C. Pratt, lot on Wellington Road, \$1650; F. M. Green, lot on Virginia Road, \$6900; Christie Bell Collins, lot on Victoria Drive, \$3000.

NEW BROADWAY STORES.

A one-story building, to contain eight stores, will be erected on the northwest corner of Eleventh and Broadway by C. M. Nutting, owner of the property. The building will have a frontage of 190 feet on Broadway, with a depth varying from forty to fifty feet. According to the plans which have been prepared the structure will cost about \$20,000.

BUSINESS LEASES.

H. L. Snydam, realty broker, reports the following business property leases: J. H. Philbrook, to Aero Battery Company, upper floors of building at 227 East Seventh street, for manufacturing auto supplies; Minnie Arbogast to Los Angeles Drug Supply Company, store at 311 Commercial street, for manufacturing drugs; C. M. L. Nelson to G. Whomes, store at 402 Aliso street, for manufacturing De Luxe auto glass windows; Citrons Drug Company to the Glover Company, store at 903 Sunset Boulevard for wholesale drugs; C. M. Scott to J. Craig, store at 319 Jackson street, for manufacturing Zendo's Treatment drugs; E. C. Lewis to Cabin Beverage Company, for manufacturing soft drinks; D. W. Ferguson to J. Gonzales, store at 653 North Broadway, for restaurant; Judas Boas Company to Sam Sing, build-

ing at 609-52 North Spring street, for laundry; R. F. Vogel to the Chocolate Specialties Company, store and basement at 213 Temple street, for manufacturing candy; Germain Building Company to the O. B. U. Club, hall at 224 South Spring street; May Mott Smith to Vaccaro and Kerts, loft at 223 West First street, for manufacture of clothing; Henry Lord to Getten and Miller, store in Lord's Building for clothing; Hill Realty Company to Max Schlarman, store at 239 North San Pedro street, for burlap sacks.

KING EDWARD HOTEL.

An interest in the King Edward Hotel Company, which operates the King Edward Hotel at 119 East Fifth street, has been purchased by Thomas L. Dodge, formerly of Detroit, Mich. Mr. Dodge, an experienced hotel man, will take over active management on November 1.

LACKS JOB; ENDS LIFE.

Despondent Man Shoots Himself When Wife is Away at Beach.

Despondent because he was out of work, Edward Allen, a bookkeeper and stenographer, shot and killed himself yesterday on the porch of his home at 232 West Eighty-eighth street. He wanted until his wife had departed on a trip to one of the beach cities and then, while scantily clad, shot himself in the stomach. An investigation was made by Deputy Sheriff Lips and Anderson and the body was ordered taken to the morgue of the Utrac Undertaking Company, Forty-eighth street and Moneta avenue.

HOLLENBECK HOME BUYS ON FIGUEROA.

Announcement was made yesterday by W. S. Young, superintendent of the Hollenbeck Home for Aged People, of the purchase by the home of the property at the southeast corner of Sixteenth and Figueroa streets from R. H. F. Vernal for \$53,000. The property, which is unimproved, has a frontage of seventy-two feet on the road street, with a depth of 155 feet on Sixteenth street. The purchase was made as an investment and the property will be leased for building purposes.

TO ENLARGE HOTEL.

Wissahickon Inn at Redlands Buys Residence; Plant Alterations.

(SPECIAL CORRESPONDENCE)

REDLANDS, Oct 23.—A realty deal which will have an important bearing on the housing of the winter tourist in Redlands has just been consummated in the purchase of what is generally known as the Curtis Wells residence by Mrs. F. S. Johnson of Wissahickon Inn. The deal was made through the agency of George J. Fowler and the price paid for the property was reported at \$8000. The former owner was L. B. Brown of Los Angeles.

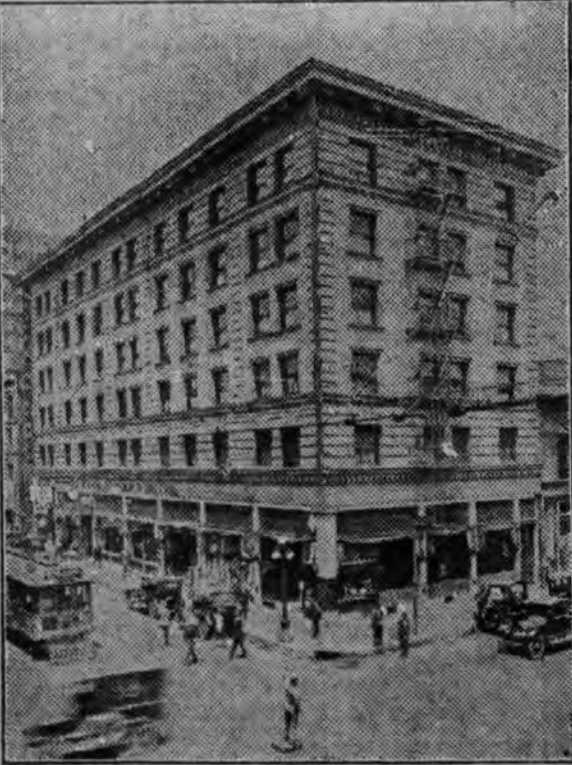
Located in the residential district, with a frontage of 180 feet on Highland avenue and 200 feet on Center street, and adjoining on the north the property already owned by Mrs. Johnson, this purchase gives to the Wissahickon Inn additional accommodations. Mrs. Johnson now owns the entire frontage on Center street between Walnut and Highland avenues. Repairs and alterations will be made on the Wells property, which will bring it thoroughly up to date.

OLIVE-STREET LEASE.

The recently completed one-story building at 939 South Olive street has been leased to the California-Camel Corporation, dealers in a device which prevents automobile radiators from running dry. The building is owned by the Stillwell Auto Corporation. The California-Camel Corporation, of which P. B. Wright is president, has leased the entire building, but it is planned to sublet such space as is not needed by the firm to dealers in auto accessories. The transaction was handled by George Brookwell, manager of the business property department of S. Ross, McGrath & Selover, who represented both parties.

SALE OF SCHOOL LANDS.

A public auction of 143,000 acres of state school lands lying in Inyo County will be held at the Courthouse in Independence on Thursday, November 4. W. S. Kinzsbury, Surveyor-General of California, will provide a description of the lands to persons who are interested in the sale.



King Edward Hotel
Fifth Street Near Main

**A Room—and a Bath—
For a Dollar and a Half**

Fifty rooms with detached bath
\$1.50 single; **\$2.50** double.
Seventy rooms with detached
bath, **\$2.00** single; **\$3.00**
double.

Seventy connecting rooms,
single or en suite, with private
tub bath, **\$2.50** and up.

OPERATED BY
King Edward Hotel Co.

Thos. A. Nodge
PRESIDENT AND MANAGER

KING EDWARD HOTEL

Clipped By:



kateblaine
Fri, Feb 15, 2019

INGLEWOOD BANK PAIR'S TRIAL SET

Fight Lost by Netzel and Krabbenschmidt to Have Indictments Dismissed

Winning dismissal of a perjury charge against them contained in an indictment charging grand theft, conspiracy and violation of the State banking laws, Arthur F. Netzel, former president of the First Exchange State Bank of Inglewood, and Henry Krabbenschmidt, vice-president, yesterday lost their fight to have the indictment thrown out of court on legal technicalities and after pleading not guilty to the charges were ordered to stand trial.

Judge Craig assigned the case to Superior Judge Aggeler's court and fixed February 14, next, as the date of trial.

The two are accused in the true bill of having violated the State banking laws by borrowing money for themselves from the bank which they once headed, through dummy borrowers. The defendants also are accused of outright theft in another section of the indictment which asserts that they converted approximately \$10,000 to their own use.

Jury Will Get Karl Wurzburg Case Today

With the final rebuttal argument to be presented to a jury in Superior Judge Burnell's court this morning by Dep. Dist. Atty. L'Esperance, the fate of Karl Wurzburg, former secretary of the Hunsaker Finance Company and the Consolidated Finance and Holding Company, today will be placed in the hands of the jurors.

Wurzburg is accused of conspiracy, grand theft and violation of the Corporate Securities Act in connection with transactions which he consummated while associated with the two firms.

Melted Clock Damages Won

It was not Mrs. Rebecca Kanter's fault that a box of matches on the stove caught fire and melted a "mother-of-pearl clock studded with forty-four rhinestones," she told Municipal Judge Scott yesterday.

Mrs. Kanter, sued for \$12.50 by Mrs. Esther Diamond, roomer who owned the clock, testified through Max Richman, court bailiff, sworn in as Yiddish interpreter by John Dugan, court clerk.

Judge Scott, however, ruled Mrs. Kanter's carelessness was responsible and ordered her to pay the \$12.50.

Probation Given in Security Case

Edwin E. Elston, 67-year-old former head of a Long Beach manufacturing concern, who pleaded guilty to a Corporate Securities Act violation, yesterday was placed on probation by Superior Judge Bogue.

Judge Bogue sentenced the defendant to spend two years in the County Jail, which was then suspended.

LAMP-POSTS AS GARDENS OUT

Park Board Reports Idea of New Mexican for City's Beauty Not Feasible

A suggestion by De Witt Wise of Sorroco, N. M., for beautifying Los Angeles with plants growing from lighting standards as in Allentown, Pa., is not feasible, the park board yesterday notified the City Council, recipient of the proposal.

The Sorroco man's idea, it appears, is a "hot house on every lamp-post for Los Angeles." Park Superintendent Shearer explained there is too much warm air in summer to make it a success, as the sun's rays would mean a lot of watering, a mess under every lamp-post and a force of men to cultivate the aerial gardens.

Pasadena Rose Parade Scenes Shown in Films

Magnificent views of the annual Tournament of Roses parade at Pasadena, which held hundreds of thousands of spectators enraptured the day after New Year's, feature the current issue of the Times-Universal Newsreel, now showing at leading Southern California theaters. They are followed by shots of the Rose Bowl football game, in which the Trojan ran roughshod over the Pittsburgh Panthers. Both events are described vividly by Graham McNamee, the talking reporter.

Other scenes in the reel depict the late Calvin Coolidge on his Northampton estate shortly before his death, the Sino-Japanese flare-up at Shanhaikwan, the intercollegiate ski-jumping contest at Lake Placid, N. Y., and the junior national pocket billiards championship contests at New York.

The schedule may be obtained by calling Newsreel Book at REpublic 3171 and asking about Newsreel No. 108, Vol. IV.

Woman Dies in Fall From Roof

Injuries suffered when she leaped or fell from the roof of a three-story apartment building yesterday caused the death of Mrs. Maggie Obernesser, 76 years of age, of 1667 West Adams street.

While her husband, Jacob Obernesser, 76, was cooking dinner the woman left her home, saying she was going to visit a neighbor near by. When she failed to return the husband, searching, discovered her unconscious form. She was taken to the Georgia-street Receiving Hospital for emergency treatment, and died there last night.

STILLWELL BUYS HOTEL DOWNTOWN

King Edward Furnishings Taken Over for Reported Consideration of \$150,000

Purchase of the furnishings of the King Edward Hotel located at the northeast corner of Fifth and Los Angeles streets by the Stillwell Hotel Company for a reported consideration of \$150,000, was announced yesterday by E. W. Cason, hotel broker.

The furnishings were bought from Mrs. Thomas Dodge. The new management also signed a new ten-year lease with John Parkinson, owner of the property.

The King Edward Hotel was constructed by the present owner more than twenty years ago and is of six stories, containing 160 rooms. It was the first fireproof building erected in the city for hotel purposes.

It was announced that the new operators will make extensive improvements in the lobby, stores and other parts of the King Edward and buy new equipment. The Stillwell Hotel Company formerly operated the Stillwell Hotel at 838 South Grand avenue, containing 250 rooms, and the El Rey Hotel, Sixth and San Pedro streets, containing 600 rooms, and also other hotel properties.

Old-Time Bar Found in Raid of Dry Agents

Federal prohibition agents discovered yesterday what they described to Federal Commissioner Head as an "honest-to-goodness" barroom, equipped with all the old-fashioned trimmings, when they raided a storeroom at 216 West Fourteenth street, and arrested H. G. Bowen, the asserted owner and operator.

In their report to Prohibition Administrator Peters the agents listed the seizure of twelve gallons of whisky, forty-one bottles of beer, a fourteen-foot bar, back bar and the usual layout of glassware. The so-called barroom was located in the rear of the storeroom. The windows were blocked off with pasteboard so that persons on the outside could not see what was going on in the room, but those within the room could look out on the street.

AUTOMOBILE COURT INCENDIARY SOUGHT

Sheriff's investigators yesterday were seeking a man suspected by them of being responsible for an early morning fire which originated in a car parked in an automobile court at 2055 East Seventy-sixth street, and resulted in damage estimated at \$600 when it destroyed the vehicle and four units of the court and spread to an adjoining house, according to a Sheriff's report.

Arsenal Stolen From Attorney

Two shotguns, a rifle and three revolvers, whose total value was placed at about \$200, were stolen during the absence of the family from the home of George C. Johnson, attorney, at 7454 Hillside avenue, according to a report made to the police yesterday by his wife, Mrs. Helen H. Johnson.

Johnson, who represented the Women's Christian Temperance Union and a special citizens' committee in the recent abortive investigation of police vice-squad activities by the City Council, last November reported the theft of data concerning the investigation from his downtown office.

Intermittent Irrigation Rate Cut Approved

A reduction of three-tenths of a cent per 100 cubic feet in the intermittent irrigation rate of the city was approved yesterday by the Board of Water and Power Commissioners. The new rate of one and five-tenths cents per 100 cubic feet affects all water supplied by gravity flow system.

Approximately 50,000 acres of farm land in the San Fernando Valley will be affected by the reduced rate, according to H. A. Van Norman, chief engineer and general manager of the Bureau of Water Works and Supply.

The former rate was one and eight-tenths cents.

BEER DEMANDS SHOW DECLINE

*Hope Expressed Supply Will
Meet City's Thirsts*

*High Prices and Poor Brew
Discourage Customers*

*Police Commission Revokes
One Permit Issued*

Perceptibly lessening of popular demand yesterday was seen as the medium which will balance the supply of beer with demand within the next few weeks.

While there was still an urgent call for bottled and tap brew yesterday, it was far below the peak demand reached the first two days after the advent of legal beer last week.

High prices and, in some instances, poor quality of beer were two factors lessening demand yesterday. The hard struggle necessary to get even a small quantity of beer through ordinary channels was also discouraging many customers.

BEER FROM EAST

Importers of middle-western and eastern beer also declared that their source of supply will ease the situation with shipments late this week and early next. One large agency expected a ten-box-car consignment to arrive tomorrow or the next day. Some beer was received here yesterday from a Utah brewery and more was declared on the way.

The Police Commission yesterday revoked the beer and wine sale permit granted to the King Edward Grill, 129 East Fifth street, on the ground that the restaurant had not been operated at the location as long as the commission was first informed. The Tacoma Brewing Company, which held two wholesale permits, canceled one at 564 South Central avenue. M. L. Burton canceled his wholesale permit for 702 East First street. The commission has not yet filled these vacancies from the 300 applications still on file.

SHAW RAPS ORDINANCE

Frank L. Shaw, chairman of the Board of Supervisors, and candidate for Mayor, yesterday issued a statement attacking the local Gandler ordinance, which restricts to 175 downtown establishments the right to sell beer, as discriminatory, restrictive and inductive of favoritism.

"Laws which severely hamper the merchandising of a legal commodity are not in harmony with American customs of free and unrestricted trade," Shaw said in a statement. "The surest way to bring back the unwanted saloon is to restrict the sale of legal beverages to a limited number."

UC SOUTHERN REGIONAL LIBRARY FACILITY
AA000 127 245 9

PERSON

INCIDENTS
BY THE WAY

University of California
Southern Regional
Library Facility

NA
737
P2A1

CHAPTER FOUR

BOYHOOD DAYS

I WAS never keen for school but had to go and in all my school days do not recall ever missing a day excepting on regular holidays. Drawing was the only thing I enjoyed and anticipated with pleasure. Nevertheless, by the time I was eight years old, because of the fact that I was compelled to go each day, I could read, write, knew all the multiplication tables, was about as far advanced as the average youngster of my age, and with very definite natural traits. I could draw, could use tools and build all kinds of small structures, play houses, houses for my rabbits and pets; had a small garden and enjoyed growing flowers and vegetables. Gradually there appealed to me as the only vocations worth while, either to be an artist or a joiner (carpenter). Somehow I acquired pencils, oil and paints and brushes (and still have them), and was content to work alone with these at every opportunity. I also acquired some carpentry tools and soon could use them with method and skill, and on definite work thought out with constructive ideas.

INCIDENTS BY THE WAY

〔The form of the hills, the trees, the sense of perspective, the color of the sky, and the beauty of landscape and nature began to be observed, and with a strong appeal, but it was known to none but myself, the little youngster who was just groping along following his natural instincts. There was no teacher to observe or direct, no money available to pay for any tuition or thought of, by the boy or by his parents—they were fully occupied.〕

Father was then earning twenty-eight shillings (\$6.75) per week, was never in debt, and that amount supported the entire family in comfort; none knew of anything lacking; all were content; all did their part from day to day; working each day, attending chapel on Sunday, enjoying many pleasures, laughing easily at simple things and enjoying life fully as much as those with ample means of this date; and also confident, with an abiding faith in a future life not now so generally prevailing. No play was allowed on Sunday but in the afternoon my father would take me for a walk extending for miles into the country along the beautiful English lanes and by field paths; a great oak tree at a curve in the road, a view down some hawthorn bordered side lane, the lark singing joyfully almost out of sight high up in the sky, the cattle quietly browsing in the fields; on the higher

INCIDENTS BY THE WAY

That part of Bolton in which we lived was called the Victory; a cluster of brick houses and cotton mills, in which the people worked, located at the outskirts of the town. And beyond were farms extending to the moors; the highest peak, Rivington Pike, reaching an elevation of about 1400 feet, all more or less covered with heather. About a mile away in the valley below, a small stream called Middlebrook, some eighteen inches deep, meandered towards the town, with here and there a deeper hole. In this stream we boys of from nine to eleven years of age waded, and in the holes learned to dive. One chilly afternoon half a dozen of us, including one boy named Greenhalgh, the only one who could swim, stood at the street corner of the main road and someone suggested we all go to one of the town reservoirs, located some three miles away on the moors. We started—three miles meant nothing to us—and soon arrived at the top of the dam, at one end of the reservoir, which was several acres in extent. There we promptly stripped. It was quite cold and windy. Greenhalgh dived in and from about twelve feet from the shore called for us to dive. I dived and went down and down, some thirty feet deep, into a jumble of water weeds and there, confused, had quite a time to locate myself, but finally got my feet on the bottom and made a

through the streets of Los Angeles to be reminded of how much John Parkinson in his lifetime contributed to the city that grew up under his hand.

JOHN PARKINSON

There are many ways by which a man can win a place among the chosen few whose names will be engraven in the records of an era their genius helped to construct.

He who can materialize his creative imagination in such visible proofs of his technical skill as designing the great structures and prominent buildings from which a city derives its reputation for form and beauty has certainly enshrined his spirit in a permanent monument. No poet or philosopher, no musician or painter has left behind a more lasting proof of his genius than has the architect who designed any of the world's famous edifices from the Parthenon and the Taj Mahal to the Strasbourg Cathedral and the Capitol at Washington.

In this illustrious company of builders John Parkinson of Los Angeles earned a distinction that death cannot obliterate. The passing years will bring ever added proof of how much the city owes to his vision and his artistry. In a modern age of business and industry he won a reputation as one of America's foremost business building architects and designers. Los Angeles is an example of how well he adapted the principles of beauty and truth in architecture to the commercial needs of a city that was facing the future without being oblivious of its past.

The plans for the new Union Passenger Terminal, on which he was working at the time of his death, are characteristic of his power to combine beauty and utility in a structure that should be essentially a part of the Los Angeles tradition. In all John Parkinson designed more than \$100,000,000 of structures for adorning the city including such outstanding examples as the Memorial Coliseum, the City Hall, Bullock's, the Title Insurance and Trust Building and the Pacific Gas and Electric Building.

Future citizens have only to walk

MUNICIPAL REFERENCE LIBRARY
300 CITY HALL

CITY OFFICIALS

Parkinson, John

NAME Parkinson, John (deceased December 9, 1935)

PUBLIC OFFICES HELD

(DATE)

CITY:

Municipal Art Commission

Nov. 23, 1903 -
Dec. 13, 1910

COUNTY:

STATE

State Board of Architecture, 1919-1933

FEDERAL:

CIVIC ACTIVITIES:

BUSINESS OR PROFESSIONAL EXPERIENCE:

Architect - All allied arts and sciences
City and state official

PORTRAIT:

ATTACHED OR ENCLOSED IN ENVELOPE: none

PORTRAITS APPEARING ELSEWHERE (DATES)

Portrait Index

ANECDOTES AND PERSONAL IMPRESSIONS:

SOURCES OF INFORMATION:

BOOKS:

See other page

NEWSPAPERS AND PERIODICALS:

Los Angeles Times

PERSONAL INTERVIEW: none: filled in biography form,
1910

INTERVIEWED BY:

DATE OF INTERVIEW

Written by: Clare Wallace
March 25, 1938

The Los Angeles Public Library
Local History Collection
Biography

NAME Parkinson, John (deceased December 9,
1935)

Occupation Architect

Address _____

Birth (Date and Place) December 12, 1861, Scarton, England

FATHER Thomas Parkinson

Birth (Date and Place) 1818, England

If Deceased, When 1888

MOTHER Mary Ann Bibby

Birth (Date and Place) 1816, England

If Deceased, When 1904

IF MARRIED, TO WHOM 1st wife: Meta Catherine Breckenfeld
2nd wife: Florence Gumaer
Birth of Same (Date and Place) 1st wife: 1862, New York, N.Y.

If Deceased, When 1st wife: March 10, 1922

When Married 1st wife: December 25, 1889, Napa,
2nd wife: April 4, 1923, (Calif.
Los Angeles

CHILDREN (Married Names of Daughters)

By first wife:

Donald Berthold

Mary Dorothea: Mrs. Trent

TITLES OF BOOKS, ARTICLES, MUSIC, OR OTHER CREATIVE WORK

(In the case of printed matter, please give date and publisher; of periodical publications also name of magazine and date.)

~~Electric, hydraulic, and pneumatic machinery,~~
~~on which he held six patents.~~

Architectural works

REVIEWS, CRITICISMS, AND OTHER BIOGRAPHICAL NOTICES

(Please note printed matter concerning yourself or your work. We would appreciate any such material you may send, clippings, reviews, portrait.)

Burdette, Greater Los Angeles and Southern California, p 66

Wolfe, Men of California, p 424

Hunt, California and Californians, vol 1V, p 91

McGroarty, Los Angeles From the Mountains to the
Sea, vol 11, p 221

ANCESTORS OF DISTINCTION OR LOCAL INTEREST

(Please include names of local interest as "forty-niners," or any one connected with the affairs or development of the state or city, as officials, professional men, merchants, etc.)

Richard Parkinson, D.D. canon of Manchester
Cathedral; Robert Parkinson who laid out the
grounds of Mount Vernon for George Washington,
was great grandfather of subject.

EDUCATION (Schools, Colleges, Degrees, Etc.)

St. Lukes School, Mechanic's Institute, Bolton
England

CLUBS, LEARNED SOCIETIES, ETC.

California Club; Jonathan Club; University Club;
Union League Club, San Francisco; B.P.O.E., Los An-
geles Country Club; American Institute of Architects

RELIGIOUS DENOMINATION Episcopal

POLITICAL AFFILIATIONS Republican

RESIDENCE IN CALIFORNIA SINCE San Francisco 1885
Los Angeles, 1894

SKETCH

(Please make this as full as possible, giving business affiliations, positions of honor or trust with dates if possible.)

John Parkinson was born December 12, 1861, in Scarton, England. He was educated in his native city, first at St. Lukes School and later at Mechanics's Institute, from which he received a diploma in engineering and architecture in 1882.

He came to San Francisco from England in 1885 and located in Napa, California. Beginning in 1888 Mr. Parkinson began the practice of architecture. The Bank of Napa was the first building he designed in the United States.

From Napa he removed to Seattle, Washington, in 1889 where he continued the practice of architecture and building construction. The Butler Block, and the Pacific Office Building of Seattle are among his early works. He also served as architect to the Seattle School Board, designing several school buildings in that time.

After 1894 Mr. Parkinson made his home in Los Angeles. In his forty years in Los Angeles he was dean of Southland architects. He evolved plans for many important structures throughout the country and became noted as a commercial building designer. A number of the city's most prominent edifices are his conceptions.

Around 1905 he formed a partnership with Mr. Edwin Bergstrum and later with his son, under the firm name of John and Donald B. Parkinson, Architects.

Mr. Parkinson was active in civic and club life during his earlier years here. When the Municipal Art Commission was created by ordinance in 1903 he was appointed a member of the first board. He served from November 23, 1903 to December 13, 1910, and then resigned.

His last work was on plans for the city's new \$9,000,000 Union Passenger Terminal, in the first stages of construction at the time of his death. He died December 9, 1935, at his home in Santa Monica.

Parkinson, John
Supplement to Sketch

Partial list of structures of which Mr. Parkinson was architect or associate architect.

Administrative Building, University of Southern Calif
Alexandria Hotel
Angeles Hotel
Arcade Depot
Blackstone Building
Braly Building
Broadway Department Store
Bullocks Department Store and Annex
California Club
Central Building
Chamber of Commerce Building
City Hall
Citizens National Bank Building
Currier Building (his first in Los Angeles)
Edison Building
Federal Reserve Building
Frost Building
Grant Building
Hotel Maryland, Pasadena
Hotel Utah, Salt Lake City, Utah
Johnson Building
Laughlin Building (first fire-proof building in L.A.)
Los Angeles Athletic Club
Los Angeles Gas and Electric Building
Los Angeles Memorial Coliseum
Pacific Mutual Building
Rosslyn Hotel and Annex
Security National Bank Building
Title Insurance Building
Title Guarantee Building
Trust and Savings Building
Union Oil Building
Union Depot, Ogden, Utah
Union Passenger Terminal
Union Trust Building
Washington Building

THE LOS ANGELES PUBLIC LIBRARY
LOCAL HISTORY COLLECTION
BIOGRAPHY

September 6, 1924.

NAME John Parkinson
Occupation Architect
Address 1201 San Vicente Blvd., Santa Monica
Birth
(date & place) Dec. 12, 1861, Scorton, England

FATHER Thomas Parkinson
Birth
(date & place) England 1818
If deceased,
when 1888

MOTHER Mary A. Bibby
Birth
(date & Place) England about 1820
If deceased,
when 1904

IF MARRIED, TO WHOM Meta B. Breckenfeld
Birth of same
(date & place) New York, 1862
If deceased,
when March 10, 1922
When married 1889 December 25th.

MARRIED AGAIN : Florence Gumaer
April 4, 1923.

CHILDREN (married names of daughters)

Mary Dorothea Trent

SONS

Donald B. Parkinson

TITLES OF BOOKS, ARTICLES, MUSIC, OR OTHER CREATIVE WORK.

Architect.

REVIEWS, CRITICISM AND OTHER BIOGRAPHICAL NOTICES.

Nothing

ANCESTORS OF DISTINCTION OR LOCAL INTEREST.

Ancestors generally have been as follows, some Engineers, some in the ministry of the Church of England, some horticulturists. His great grandfather, Robert Parkinson, laid out the grounds of Mount Vernon for George Washington.

EDUCATION, (SCHOOLS, COLLEGES, DEGREES ETC):

Common school and Mechanics Institute, Bolton, England.
Diploma in architecture and structural design from the Mechanics Institute, Bolton, England.

CLUBS, LEARNED SOCIETIES, ETC:

Los Angeles Country Club,
California Club
Member American Institute of Architects.
L. A. Elks

POLITICAL AFFILIATIONS:

Republican.

SKETCH

Came to United States from England in 1883, west to Winnepeg, Manitoba was there for a few months, spent the balance of '83 and '84 in Minneapolis, Minn, returning to England in the winter of '84 and going to San Francisco in March 1885. Started in business as Architect in Napa, California in 1888, designed building there for the Bank of Napa. Left Napa in Jan. 1889 for Seattle, remaining in Seattle until March 1894, there designed the Butler Hotel, Pacific Building, Pacific School Building, and a number of school buildings throughout the state. Was Architect for the Seattle School Board in 1892 and 1893. Arrived in Los Angeles in March 1894 and in that city since. Designed the first fire-proof steel frame building in Southern California, the Laughlin Building on Broadway,- Since then he or his firm have designed many of the prominent buildings including:

Office Buildings:	The Hibernian Building,	L. A.
	Security Building	L. A.
	Title Ins. Bldg.	L. A.
	Citizens National Bank Building	L. A.
	Union Oil Building	L. A.
	Central Building	L. A.
	Washington Bldg.	L. A.
	Pacific Mutual Bldg	L. A.
Hotels:	Rossllyn Hotel	L. A.
	Rossllyn Annex	L. A.
	Alexandria Hotel	L. A.
	Hotel Utah,	Sale Lake City, Utah.
Department Stores:	Broadway Dept. Store	Los Angeles
	Bullock's	"
	Blackstones	"
Warehouse Buildings:	Wholesale Terminal group of Buildings,	L. A.
Clubs:	L. A. Athletic Club	Los Angeles
School Buildings	Administration Bldg., for U. S. C.	Los Angeles

LOS ANGELES COLISEUM:

seating capacity 75,000

L.A.

The Los Angeles Coliseum is the largest Coliseum in existence at this time, having 75,000 numbered seats and a capacity which would include an available space to accommodate 75,000 more spectators.

The above represents a few of the buildings designed by John Parkinson as Architect, or his firm.

The total value of buildings designed from 1894 to 1924 aggregates an excess of sixty millions of dollars and comprises many of the City's most prominent buildings.

ASK THE DUST

80th
Anniversary
Edition

“Either the work of John Fante is
unknown to you or it is unforgettable.
He was not the kind of writer
to leave room in between.”
—*New York Times*

ASK THE DUST

JOHN FANTE

A NOVEL

WITH AN INTRODUCTION BY **CHARLES BUKOWSKI**



*But I was desolate and sick with an old passion,
Yes, all the time, because the dance was long;
I have been faithful to thee, Camilla, in my fashion.*

Arturo Bandini.

I sent it by telegraph, proud of it, watched the telegraph clerk read it, beautiful poem, my poem to Camilla, a bit of immortality from Arturo to Camilla, and I paid the telegraph man and walked down to my place in the dark doorway, and there I waited. The same boy floated by on his bicycle. I watched him deliver it, watched Camilla read it in the middle of the floor, watched her shrug and rip it to pieces, saw the pieces floating to the sawdust on the floor. I shook my head and walked away. Even the poetry of Ernest Dowson had no effect upon her, not even Dowson.

Ah well, the hell with you Camilla. I can forget you. I have money. These streets are full of things you cannot give me. So down to Main Street and to Fifth Street, to the long dark bars, to the King Edward Cellar, and there a girl with yellow hair and sickness in her smile. Her name was Jean, she was thin and tubercular, but she was hard too, so anxious to get my money, her languid mouth for my lips, her long fingers at my trousers, her sickly lovely eyes watching every dollar bill.

“So your name is Jean,” I said. “Well, well, well, a pretty name.” We’ll dance, Jean. We’ll swing around, and you don’t know it, you beauty in a blue gown, but you’re dancing with a freak, an outcast from the world of man, neither fish, fowl, nor good red herring. And we drank and we danced and we drank again. Good fellow Bandini, so Jean called the boss. “This is Mr. Bandini. This is Mr. Schwartz.” Very good, shake hands. “Nice place you got, Schwartz, nice girls.”

One drink, two drinks, three drinks. What’s that you’re drinking Jean? I tasted it, that brownish stuff, looked like whiskey, must have been whiskey, such a face she made, her sweet face so contorted. But it wasn’t whiskey, it was tea, plain tea, forty cents a slug. Jean, a little liar, trying to fool a great author. Don’t fool me, Jean. Not Bandini, lover of man and beast alike. So take this, five dollars, put it away, don’t drink

Jean, just sit here, only sit and let my eyes search your face because your hair is blonde and not dark, you are not like her, you are sick and you are from down there in Texas and you have a crippled mother to support, and you don't make very much money, only twenty cents a drink, you've only made ten dollars from Arturo Bandini tonight, you poor little girl, poor little starving girl with the sweet eyes of a baby and the soul of a thief. Go to your sailor boys, honey. They don't have the ten dollars but they've got what I haven't got, me, Bandini, neither fish, fowl nor good red herring, goodnight Jean, goodnight.

And here was another place and another girl. Oh, how lonely she was, from away back in Minnesota. A good family too. Sure, honey. Tell my tired ears about your good family. They owned a lot of property, and then the depression came. Well, how sad, how tragic. And now you work down here in a Fifth Street dive, and your name is Evelyn, poor Evelyn, and the folks are out here too, and you have the cutest sister, not like the tramps you meet down here, a swell girl, and you ask me if I want to meet your sister. Why not? She got her sister. Innocent little Evelyn went across the room and dragged poor little sister Vivian away from those lousy sailors and brought her to our table. Hello Vivian, this is Arturo. Hello Arturo, this is Vivian. But what happened to your mouth, Vivian, who dug it out with a knife? And what happened to your bloodshot eyes, and your sweet breath smelling like a sewer, poor kids, all the way from glorious Minnesota. Oh no, they're not Swedish, where did I get that idea? Their last name was Mortensen, but it wasn't Swedish, why their family had been Americans for generations. To be sure. Just a couple of home girls.

Do you know something?—Evelyn talking—Poor little Vivian had worked down here for almost six months and not once had any of these bastards ever ordered her a bottle of champagne, and I there, Bandini, I looked like such a swell guy, and wasn't Vivian cute, and wasn't it a shame, she so innocent, and would I buy her a bottle of champagne? Dear little Vivian, all the way from the clean fields of Minnesota, and not a Swede either, and almost a virgin too, just a few men short of being a

SOUTHERN CALIFORNIA QUARTERLY



"Dry" Los Angeles and Its Liquor Problems in 1924

Kenneth D. Rose

South Calif Quart, Vol. 69 No. 1, SPRING 1987; (pp. 51-74)

DOI: 10.2307/41171251

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“Dry” Los Angeles and Its Liquor Problems in 1924

by *Kenneth D. Rose*

From 1911 to 1914 while attending law school I had to wait late at night, when the law library closed, on the corner of First and Main Streets in Los Angeles for the interurban to my suburban home. Indelibly impressed on my mind is the fact that scarcely a night — never a week — went by without several drunken men reeling past me from the five saloons near that corner. No one noticed them. Now one such incident would cause headlines.¹

Mabel Walker Willebrandt
Assistant Attorney General
of the United States, 1921-1929

Dismayed by the number of crimes of violence committed in Los Angeles last year, reported to have outnumbered those in the whole of France, many of our citizens pray piously to God for a better city . . . Many among us sincerely believed we were abolishing crime when we closed the saloons. Yet the number of hold-ups last year was double that of the years when the saloons were open. This is not offered as an argument against prohibition. We have no proof that, if the saloons had been open, the number would not have been greatly increased. It is simply offered as evidence that we have not yet found the root of the evil.

Editorial, *Los Angeles Times*,
5 April 1924

BY 1924 PROHIBITION IN AMERICA'S CITIES was failing. On all fronts, prohibition's bright promise of a liquor-free United States was beset by problems, with liquor smuggling and rumrunning growing to epidemic proportions. In fact, the rumrunning problem had become so acute by 1924 that the U.S. government extended its territorial waters

from three miles to twelve miles in an attempt to deal with the situation. The immense profits to be made from selling illegal alcohol (or protecting those who did) had created widespread graft among low-salaried policemen and prohibition agents. The nation's courts were in a state of near chaos as thousands of prohibition cases clogged court calendars and created backlogs stretching into years. Prohibition had taken on class distinctions by 1924, as it was becoming obvious that prohibition was a law which the poor more or less had to obey out of economic necessity, while the rich drank with impunity.² (Many of America's well-to-do had simply stock-piled large quantities of liquor in their private cellars before prohibition went into effect — a move perfectly legal under the Volstead Act, but a luxury which the poor couldn't afford.) But worst of all was the scourge of liquor violence which cursed every large American city. The year 1924, in fact, initiated an upward spiral in liquor violence (most notoriously in Chicago, where the murder of Dion O'Banion precipitated Al Capone's "Beer War").

By 1924, then, prohibitionists had begun to cast about rather desperately for an example of a major city where prohibition was working. In California they chose Los Angeles, because if there was any city in the country where prohibition *should* have been a success, that city was Los Angeles. Los Angeles, after all, had been largely populated by "sober, Protestant, native Americans of modest means" from the Midwest and South — precisely the sort who would be most sympathetic to prohibition.³

Before the 1920s, persons coming to Los Angeles had been attracted by the climate and the agricultural opportunities (or at least the agricultural opportunities the Chamber of Commerce *said* were to be found in southern California.) Though southern California turned out to be less well-suited for agriculture than advertised, these new arrivals through hard work and luck were able to fulfill, to a remarkable degree, the Chamber's promise of an agricultural Garden of Eden. Los Angeles County became one of the most agriculturally productive counties in the country. Between 1890 and 1920, these new residents with their similar backgrounds created in Los Angeles a significant degree of social consensus and cohesiveness. The politics were generally "good government" and anti-union, the main occupation agricultural, the religion Protestant, and the drinking habits moderate to dry.

have provided for prohibition at the local level. In fact, never in its history did Los Angeles vote for total prohibition on a city level.

The Harris bill, which provided for prohibition enforcement on the state level, was put before California voters in 1920 and defeated. A second state prohibition enforcement bill, the Wright bill, was put before the voters in 1922 and passed. An attempt to repeal the Wright law in 1926 failed. The fact that Los Angeles voted for the Wright bill in 1922 (with 143,000 "yes" votes and 84,000 "no" votes),¹¹ and against the repeal in 1926 (with 214,00 "yes" votes and 146,000 "no" votes) was cited by the *California Liberator*, the Anti-Saloon League paper, as evidence that Los Angeles was a "dry" town.¹² This is a somewhat dubious conclusion. Certainly Los Angeles' vote was "drier" than San Francisco's but the fact that 70,000 more voters preferred keeping the Wright law to eliminating it (out of a population of 1,300,000)¹³ is hardly compelling evidence of overwhelming enthusiasm for prohibition in Los Angeles.

That California was one of the wettest states in the Union has never been denied by anyone. The Los Angeles *Examiner*, for instance, estimated that \$50,000,000 worth of liquor had been smuggled into California from British Columbia during 1924, and believed that his estimate was conservative since the figure quoted was retail price in Canada and did not reflect the rumrunners' markup.¹⁴ The 3 March 1924 *Times* also produced a very gloomy story ("Prohibition Map Shows No Enforcement Progress") which showed California to be among the wettest states in the nation with only a 15 percent enforcement rate.

Only a week before the *Times* had run an editorial based on another map which showed prohibition enforcement on a city level. According to this map, San Francisco was supposedly "85 per cent wet" and Los Angeles was "30 per cent wet." This, said the *Times*, made Los Angeles "the driest city of its population in the country."¹⁵ The *Times*, then, seemed to be willing to admit that California was over-whelmingly wet, while assigning minimum responsibility for that wetness to Los Angeles, the state's largest city.

Yet a look at the liquor situation in Los Angeles in 1924 raises serious doubts as to Los Angeles' supposed "dryness." For instance, Los Angeles police judge Caryl M. Sheldon claimed to

of France.³⁷ This despite the fact that Los Angeles policemen had made nearly 104,000 arrests of all types in 1923 — more than any other city in the country except for New York, Chicago, and Philadelphia.³⁸

Vollmer believed that the police department was having trouble coping with crime in Los Angeles because police pay was too poor to attract quality applicants (\$140 a month), and because both the quality and quantity of police facilities were inadequate: “Los Angeles has four small police stations and a garbage can — the garbage can being that disgraceful affair on First Street. San Francisco, with an area and population much smaller, has eighteen stations, any one of which is better than our best.”³⁹ Vollmer requested and got voter approval for a bond issue which added eleven new police stations and increased the police force from 2,000 to 2,500 men.⁴⁰ When Vollmer announced that he would be returning to Berkeley in the fall, not all Los Angeles residents were sad to see him go. As Vollmer’s departure date grew nearer, signs began to appear around town which read, “The First of September will be the Last of August.”⁴¹

One law enforcement official which the prohibition-minded Los Angeles *Times* hoped would be leaving in 1924 was Los Angeles County District Attorney Asa Keyes. The *Times* was backing Los Angeles police judge Caryl M. Sheldon over Keyes in the election that year because the *Times* believed Keyes was soft on bootleggers. During the campaign, Sheldon contrasted his high conviction rate of liquor cases in the city with the situation in the county, where 58.5 percent of those accused of bootlegging were let off — mainly on the grounds of insufficient evidence. This low conviction rate, plus the fact that Keyes hadn’t vigorously promoted abatement proceedings against bootleggers, had, according to Sheldon, led to a flight of liquor violators from the city to the county.⁴²

The *Times* not only saw the election as a test of the county’s resolve towards prohibition enforcement, but also as a test of viability of the U.S. Constitution itself. The *Times* called it a “situation fraught with peril” when the “flouting of one law is leading is to the flouting of other laws.” Indeed, the *Times* hinted darkly that “the rocks are ahead” should Keyes be re-elected.⁴³

DONALD R. SPIVACK COMMUNITY REDEVELOPMENT AGENCY (CRA) September 15, 1998 CRA's role in the history and development of Skid Row Los Angeles.

(It is interesting to be part of this project. I think it will be very exciting to assemble everybody's different perspectives on the development of what we call the "Central City East" area of downtown Los Angeles. Let me start with a brief history of the evolution of the area.) The Central City East area of downtown Los Angeles is an area of approximately 50 city blocks. It is generally bounded by Third Street on the north, Alameda Street on the east, Seventh Street on the south and Main Street on the west. It is a portion of Greater Downtown, the roughly triangular area bounded by the Pasadena and Harbor Freeways on the west, the Los Angeles River on the north and east, and the Santa Monica Freeway on the south. This boundary includes downtown, with the city's major high-rise buildings (Bunker Hill and the Financial District); the city's historic core from both the Spanish era (Olvera Street and El Pueblo State Historic Park) and the American era (Broadway and Spring Streets); the ethnic communities of Chinatown and Little Tokyo; and the large concentration of industrial zones that comprise the garment, produce, seafood, flower and toy centers. History of the Central City Area. When the Spanish first founded Los Angeles (1) in 1781, they sited it near a pre-existing Native American settlement ("Yang-na") along the Los Angeles River a short distance northeast of the current El Pueblo Historic Park at Olvera Street. (The city center was relocated to Olvera Street in 1815 because of repeated flooding at the first site.) Los Angeles' primary role was as an agricultural station to supply the nearby Spanish Missions. For many years, the area was predominantly agricultural, being on the flood plain of the Los Angeles River and thus fertile for the growing of crops, accessible to a steady water supply, flat enough to be easily built on, and

1. Originally named *El Pueblo de Nuestra Señora la Reina de Los Angeles de Porciúncula*, in English the *City of Our Lady Queen of the Angels of Porciúncula*.

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easily accessible to surrounding ranches and to the Missions.

As the city grew south and west from Olvera Street, skirting the Elysian Hills (including what is now downtown's Bunker Hill), the flood plain in the immediate downtown area -- generally the area east of Main Street -- remained agricultural until the railroads came into Southern California in the 1870's. (2)

That put the railroads on the edge of the emerging downtown, which was developing along Main and Spring Streets and Broadway generally south of First Street. With the coming of the railroads, a number of things happened. The area east of downtown began to evolve from its original agricultural (largely vineyard) nature into an industrial district. It was well-suited for that from the perspective that it was close to the river, now had railroad access, and was pretty much flat land so it was easy to develop with industrial uses -- which initially emerged from the agricultural base that was the city's economic mainstay. Even in the early days, a lot of the industrial activity in Los Angeles was seasonal, so there was historically a very large transient population that came to Los Angeles for work. Once the railroads were in place, that population arrived on the trains and was delivered directly into the city's industrial zone. Much of the industry, even in the early days, was related to agriculture, the primary focus of what

was going on in the settlement -- growing, packing and shipping agricultural products including livestock, fruits and vegetables. The railroads themselves, since Los Angeles was a railhead, also generated a transient population in the area made up of the engineers, brakemen and other personnel who operated and managed the trains. They would come in on the train, and they had a couple of days' layover in the community. This temporal population gave rise to the need for, and thus the development of, hotels that provided living space for a primarily single male population coming into Los Angeles for short term or seasonal work. These "single room occupancy" hotels, with their small rooms and communal baths, were affordable temporary places to live. Because the area had predominantly a single adult male population, it attracted services that catered to that population, including small shops; bars, saloons and restaurants; brothels, the forerunners of today's "dance clubs"; and other social, recreational and meeting places. Some of the organizations that evolved into the

2. When the railroads first entered Los Angeles, they came down along the banks of the Los Angeles River which, being flat, was the easiest route for them to follow.

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social service organizations of today started as organizations to serve a temporary population with cultural, recreational or other diversions and with services which people away from home needed.

In addition, because the area was adjacent to the railroad, and Los Angeles was essentially the end of the railroad in the United States, (3) people who were coming west looking for opportunities would arrive in Los Angeles. They were, again, largely single and primarily male individuals.

Many of them were social misfits, escaping from a less-than-rosy past elsewhere, so they were essentially rootless in Los Angeles. Others were here to seek a fortune and to either form families or bring families from "back east." So there was a demand for additional social services. These were initially delivered by organizations such as the religious-based missions. Many of the missions that now deliver shelter and other services to the homeless and downtrodden have roots that go back over a hundred years. The missions began to appear as the transient single male population began to grow in the area, here to serve people migrating to Los Angeles looking for an opportunity to find work, settle and either form a family or bring a family from the east, or migrating here to escape a troubled past elsewhere in the United States.

With successive waves of new job opportunities in Los Angeles -- the discovery of petroleum shortly before the end of the 1800's, the arrival of the film industry shortly after 1900, the beginning of automobile manufacture in the early 1900's among them -- additional migration occurred. Most of it came first to Central City East since, again, most arrivals were by train. Moreover, the downtown offered the greatest range not only of housing options but also of transit options for access to jobs elsewhere, (4) and was therefore an easy base of operations until housing was found in other locations.

The fact that the hotels were here, and the social services were here, made this area an ideal resting place during the Great Depression of the 1930's. During this period, there was a

3. The railroads from the eastern United States initially went to San Francisco. Los Angeles was served by a branch line from there for many years before a direct link to the east was finally built. 4. The region's extensive inter-urban rail network -- the Red Cars -- as well as its local streetcar system emanated from downtown. For many years, travelers from the east were advised by the railroads of the existence of the Pacific

Electric "Red Car" system for travel around Southern California. The system was operated by a company affiliated with the Union Pacific Railroad.

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substantial migration of individuals coming to the west coast because of lack of employment opportunities elsewhere in the country, and the expectation that Los Angeles had the "pot of gold at the end of the rainbow." Many people felt that if you got to Los Angeles, life would be good, everything was going to be all right. By and large, it turned out that for a lot of people it wasn't all right. But, in any event, the area had the missions and the other social services for the population that began to cluster here during the Depression. To a large degree this population consisted of hobos, rail riders and others who migrated from place to place, some in search of work, some simply moving around because of restlessness. Some of these people stayed for longer periods of time, some of them would stay for only a couple of days and then catch the train going somewhere else. Many of these individuals were alcohol addicted, often they were unemployable, and several of the social service organizations focused on "saving" such people.

The role of the area again evolved during the second World War when Los Angeles was a stopping point for a lot of people coming either to find work in the war industries or to be shipped off to the Pacific. The hotels were a stopping place for people in transit. During this period the missions and other social service organizations were supplemented by organizations that catered to the military personnel who were coming through here. The USO was located in Skid Row. Many of the small theaters, bars, cafés and adult bookstores that are still here trace their roots to that period of time. They have evolved into the triple X theaters that we see today (they were probably only one X at that time). Again, it all traces back to there being a continuing substantial single male population flowing through here. Moreover, it should be remembered that Los Angeles was a relatively segregated city in the 1940's and many new arrivals were African-American, so their options for places to live were limited to parts of downtown, Watts and a relatively few other communities.

After the war a number of people who -- having gone through Los Angeles on their travels during the Depression or on their way to war in the Pacific -- had liked Los Angeles came back here to settle. This was the part of Los Angeles that they knew, so this is where they first came back. Over time a couple of things happened. The demand for the hotels to be primarily space for railroad workers and others seasonal employees declined. The population that settled in this area because of the availability of social services and inexpensive housing -- still a population of low income and/or substance dependence -- became more permanent and aged. The population that

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could relocate elsewhere in the city or the region moved away. Thus, Central City East became an area that had the more stereotypical Skid Row type population (people with alcohol dependence, other substance abuse difficulties, mental incapacity, long-term unemployability and the like). Thus, the area evolved from being primarily providing commercial hotels to a transient but working population to one that was providing more long-term places for people to live at the lowest levels of income and affordability. They were people who were generally elderly, often long-term substance abusers, of low

income, but this was a neighborhood with which they were familiar, containing the facilities with which they were familiar, and the services they needed and used were there.

It is kind of interesting to look at the hotels that have big signs on them. All the hotels on this side of town have their big signs pointing east rather than pointing west (where downtown is today), and that's because this is where the railroad stations were. That is why everything faces east. The main entry point to Los Angeles was in what now is Skid Row and people who could went from here into the rest of the city as opposed to today when they come from other directions. But in any event, the occupancies of the hotels evolved over time to a more permanent, but still a very low-income population with continuing problems of substance abuse, medical problems, physical and/or mental impairments, and lack of employability.

In the 1950's and 1960's, a couple of things began to happen in the area. One of these was additional commercial and industrial growth, which began to impinge on the residential base in the area. At the same time, the City concluded that a lot of the buildings in the area, particularly the hotels, were seismically deficient or failed to meet other health and safety codes, and began to issue orders to correct or demolish the buildings -- to either bring them up to code or take them down because they were deemed by the City to be unsafe for people to live in. Because the revenues being generated out of those hotels generally didn't support the cost of repairs to bring them up to code, most owners opted to demolish. As a result, we went from roughly 15,000 units here in the mid-1960's to about 7,500 units in the area by the early 1970's.

There was a substantial amount of displacement of the resident population that resulted from property owners choosing to comply with seismic codes by demolishing the buildings rather than repairing them. That also fed into the fact that there was additional value to be had by selling the

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property for industrial or related development, than to keep it in residential use. So, it was both the pressure of seismic code enforcement and demand for sites for the growing industries in the area (food, produce, garment and flower related) that precipitated the loss of almost half of the area's housing stock. (The toy industries came much later.) The industrial pressure combined with the code pressure led to a lot of the units being demolished, and a substantial displacement of the population.

In the early 1970's, the City came to the conclusion, after having adopted the redevelopment program for Bunker Hill (which also had a great deal of displacement associated with it) that there needed to be a redevelopment program for other portions of downtown Los Angeles, including most of the central business district and the Skid Row area. Having gone through the experience in Bunker Hill with the displacement that occurred there, (5) and having to some degree one through the displacement in this area as a result of the afore-mentioned code enforcement, one of the big issues that came up during the discussion of the Central Business District Redevelopment Plan was, what would be the appropriate direction to take in the Central City East area -- Skid Row. There was a great deal of debate at that time as to whether Los Angeles should follow the direction that most other major cities were taking, which was to demolish Skid Row and see where people end up, but in any event to get rid of it -- which, I believe, was actually part of the community plan in the 1970's era -- or do something to stabilize it.

The decision was made with the adoption of the redevelopment plan in 1975 that the program in Central City East would be to try to stabilize it, create and maintain a base of low-income housing and the delivery of social services following a policy that was subsequently referred to as a "Policy of Containment." The containment idea was not so much that you put a fence around Skid Row to keep people in, but you designate an area in which facilities and services will be encouraged to centralize and exist because you have a population in the area that needs the facilities and needs the services. The area that is referred to is Central City East -- bounded by roughly Third Street on the north, Seventh Street on the south, Alameda Street on the east and Main Street on the west. There were two primary things to take place in that area. One was the

5. In fairness, it needs to be noted that there had been complaints about the deterioration of Bunker Hill as far back as the 1930's and that, by the time the redevelopment program for Bunker Hill was being considered in the late 1950's, the Health Department had categorized over 80% of the residential units on Bunker Hill as unfit for occupancy.

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preservation and appropriate expansion of residential facilities (for the most part the single room occupancy hotels in the area) and social services, and the other was to provide for industrial growth to take place in the area.

The Redevelopment Plan was adopted in 1975 and there was litigation over the plan's implementation that delayed any action for a couple of years. A stipulated judgment was executed in 1977 that allowed implementation of the redevelopment plan to go forward. One of the first actions was to begin to create mechanisms to stabilize the housing in the area. That included providing funds to begin to acquire, rehabilitate and then sell to nonprofit organizations a number of the single room occupancy (SRO) hotels and some of the other institutions that existed in the area, and to begin to deliver into the area a basic net of amenities. These included two parks that serve the area, about a third of an acre each, one at Sixth and Gladys Streets, and one at Fifth and San Julian Streets. These were the first efforts to introduce some kind of public amenities, if you will, into the area, coupled with a program that tried to identify among all of the SRO units what were called "priority intervention" areas, that is, areas in which there were clusters of hotels where it made sense to try to create some type of residential neighborhood because there were substantial numbers of hotels there. The first cluster was the one around Fifth and San Julian Streets, where the park is.

The first couple of hotels to be acquired and rehabilitated were in that immediate area (the Ross and the Panama among them) to begin to create a neighborhood of some sort by providing for some stabilization of the existing base of housing. The first couple of units were done with private owners. It became fairly early apparent that it was very difficult to find private owners who were both able to carry out a rehabilitation and maintain and operate a quality building. So, in the early 1980's the direction moved to the creation of the Single Room Occupancy Housing Corporation, a semi-independent nonprofit entity set up by the Redevelopment Agency. The Corporation's responsibility was, focusing on the Priority Intervention areas, to acquire a substantial number of the SRO hotels, rehabilitate them (or in some cases where they were beyond rehabilitation, replace them) and then operate them under a managed quality program that also provided services and guarantees of affordable rents. Later on additional nonprofit organizations came in. A second program was to try to consolidate a number of the social services into, in essence, the heart of the Central City East area to make them more easily

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accessible to the local population.

One of the largest rehabilitation projects and one that had a great impact in terms of the street activity was the conversion of the El Rey Hotel at Sixth and San Pedro Streets into the Weingart Center. That had been one of the most notorious hotels in terms of being the center of crimes. My recollection is a statistic like there were more homicides that took place in that hotel than took place virtually in the rest of downtown together. So, it was a very substantial criminal hotspot in the area, and is now one of the most important centers for the delivery of health and other services.

The effort in the area, then, was then three-fold. One, to try to stabilize the residential base by funding the acquisition, rehabilitation and quality operation of SRO hotels. Two, along with that, to attract and consolidate social services into locations that were physically proximate to where the population was. Three, to retain and expand the industrial base in the area.

While all of these efforts were going on, there was and there continues to be a population that lives outside of the residential units. There's a street population and there's been a street population for probably as long as there have been streets in this part of town. That has caused continuing conflicts with other parties in the community, not the least of which is the conflict that's caused because a substantial portion of the industrial base in this area is food based. You have some very significant health issues with regard to food industries when you have a population living on the streets in close proximity that doesn't have sanitary facilities. So that became a major point of conflict, and one that has not yet been fully resolved.

The second area of conflict is simply that we're dealing with a relatively small geographic area. We're dealing with an area of about 50 city blocks. The priority, from the public sector perspective, for almost the entire period since we began operating in this area in the late 1970's has been on the stabilization of the residential base. There were substantial objections from local property owners leading to some lawsuits over efforts to expand the number of residential units. One of the resolutions was the only place in which there could be expansion of the number of residential units was west of San Pedro Street, but east of San Pedro Street there could only be replacement on a one-for-one basis of any unit that was removed. So, there was not to be any

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expansion of the residential numbers in that latter area, but there could be relocation and consolidation of units to maintain a residential base and potentially provide for some industrial expansion. As I said, that was a result of a number of legal challenges.

Today, there are approximately 6,500 residential units in the Central City East area. After the redevelopment program was established, there was a substantial reduction in the rate of demolitions, and by and large there have not been substantial reductions in the stock since the early 1980's. And to this point (late 1998), about 50% of the stock has been rehabilitated and brought under management of one or another nonprofit organization. So, there has been some substantial improvement of the housing stock. There has also been an expansion of the delivery of services that included, among other things, the creation of emergency and other shelter beds.

Back in the early 1980's, there was a recognition that there was a population living on the streets for whom moving into a permanent residential facility wasn't in the cards, at least in the short term, and that the street population exceeded the capacity of available shelter facilities. That led, first, to a volunteer program sponsored by the unions to create a temporary shelter. That temporary shelter at one point was located on the parking lot at the southeast corner of Sixth and San Pedro Streets. That emergency shelter, and others that followed, were responses to growing public recognition that there was population that was unhoused at all. The response started with shelters that were only night time shelters. There was no provision of any facilities for people who were in a shelter bed at night, and not everybody was ever given a shelter bed. But there was originally no provision for what people did during the day.

Over the last several years there has been a recognition that you need to provide 24-hour facilities, and you need to provide more than simply a bed. A number of the shelter facilities now have gone to 24-hour operation. But numerically, we probably have not met the total need, in terms of what the population of the area would demand.

We're facing now a couple of additional challenges. One is that there still is about 50% of the housing stock that needs to be stabilized. We're facing this at a time when funds to carry those programs out are becoming harder and harder to find. There also is, because of the recession and other changes in society, less willingness on the part of the private sector to provide funds for

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social service organizations. Fund raising is becoming more and more difficult. So, there are, at least in many operations, cutbacks in services because of shortage of funds.

One of the things that has come along to try to deal with that situation was the creation, a couple of years ago, of the Los Angeles Homeless Services Authority, which actually emerged out of a lawsuit between the City and the County as to who was more to blame for taking housing out of the area. But the result was the creation of a joint City-County entity that is responsible for the delivery and at least some funding of social services through the County, with the recognition that there is a substantial portion of those services delivered in the downtown area, and that there needs to be a fairly substantial amount. There are some interesting issues that probably still need to be looked at, and there are open questions right now. One of the policies that was adopted in 1976 with the redevelopment program was a policy that said that Central City East is a place to provide housing for single adults, it's not a place for families and children. So, there should not be any public funds directed toward the provision of facilities that will serve families and children on Skid Row because they don't belong there. There is nothing wrong with providing emergency intake services under this policy but there should not be permanent housing provided in Skid Row for that segment of the population: they belong in other neighborhoods, and every effort should be made to get them to other neighborhoods. There is, right now, a growing number of families and children in the Row, for which some of the institutions are providing not only emergency but also continuing housing and services, so that issue is by virtue of reality up for further discussion.

There is the continuing conflict between what appears to be a growing demand for new industrial space, and pressure on the balance of the housing stock. (6)

One of the changes that took place in the neighborhood in the last 10 years is the introduction of the toy and wholesale electronics trade industries. Eleven years ago there weren't any such businesses. It is really in the last decade that they've developed here. It's kind of interesting to note that the police station at Sixth and Wall Streets was built as a blank wall building because

6. That portion of the housing stock which has received public funding for rehabilitation and/or operation is not threatened.

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essentially everything around it at the time was a blank wall building. The area has now evolved into a lot of small wholesalers that open out on the streets, so the police building has gotten out of synch with the style of the buildings around it, but it was completely in synch when it was built. That whole industrial base, that whole trade base, which is a very significant one in that it is primarily small family businesses, has gone from essentially zero to about three-quarters of a billion dollars a year in activity flowing through this neighborhood, in just about 10 years. It has substantially taken the ground floor space in the area that was agreed would be the area for housing expansion. So, the opportunities for additional housing to be introduced into that zone that was designated for new housing have been substantially reduced by the growth of the toy industry.

There is a continuing desire to try to come to some resolution to -- and with -- the population that's living on the streets. To the extent that some of that population is looking to be housed, it's a matter of providing an affordable supply. To the extent that there is a segment of the population that chooses not to be housed, that's a whole different question, and I won't even hazard to get into that.

One of the important things that is happening in this area is that it is showing economic growth, even as other parts of the downtown are not. While we were going through the major downsizing of the financial institutions, and the banks were laying off people left, right and center, this area was creating employment. So, you've got this whole shift of where employment growth is taking place in downtown that has emerged essentially in the same time period as the toy industry, and then particularly has continued to emerge while much of the rest of the region was in recession. So it's kind of an interesting anomaly that what most people consider to be the most depressed part of Los Angeles has got one of the best economic growth rates of the city. That gets to be more significant when you realize that much of the industrial space this side of the hills is not within the city. The majority of the industrially zoned land in the city of Los Angeles is in the San Fernando Valley. With the exception of Central City East area, and the area east of it across the river along Soto Street and down to the Vernon city boundary, and a short distance up on San Fernando Road and Mission Road, there is virtually no other significant industrial space within the city of Los Angeles until you get to the Harbor. There are small spots of isolated industrial zones, but virtually all of the industrial space that is in the corridor between

-----Page 12:

downtown Los Angeles and San Pedro, Wilmington and Long Beach is in the county or in other municipalities, which is why the Alameda Corridor project (7) is real interesting because most of the industrial potential along it is at the two ends, and the two ends are in the city, but the corridor itself is not. The corridor has been largely welcomed by the communities that it goes through as a means of revitalizing and rebuilding those communities. It will have some impact in terms of providing some sites for development along the way, but essentially the corridor is a trench that will run trains that are put

together at one end and taken apart at the other end, and if there are industrial opportunities that relate to it, they are at the two ends.

And we're at one of them, up here. Going back to the question of containment, there was a recognition that the Central City East area should be looked at as a place in which services were delivered, rather than one that had firm boundaries that people should not be penetrating out from. That has evolved as some of the neighborhoods around evolved. Particularly, there is a growing conflict between the re-emergence of the Little Tokyo area to the north (8) and the Central City East area. There is a lot of uncertainty in terms of public policy, and a lot of conflict in terms of public policy between an effort to revitalize the Historic Core to the west (9) and bringing new business activity into the largely vacant historic buildings there while sustaining the very low-income populations that are in Central City East and how to treat the two adjacent neighborhoods.

Going southward there is some level of conflict with the garment industry, (10) although it's mitigated by kind of a warehouse band between the two districts. There is more conflict with the flower market (11) because they're right in the middle of an area affected by a large street-person

7. An industrially oriented transportation project to substantially upgrade the rail link between the main railroad marshaling yards east of downtown and the ports of Long Beach and Los Angeles. Most of the link will grade-separate the rail line from adjacent parcels, so that the primary impact (other than on traffic flow) will be to promote economic development opportunities at each end. The Central City East area is just north of the point where the rail corridor turns east to the marshaling yards.8. Little Tokyo is a 67 acre redevelopment project area focused on bringing the historic cultural and economic heart of the Japanese-American community in Southern California back to its original center. Little Tokyo is bounded by a line parallel to First Street on the north, Alameda Street on the east, Third Street on the south (which is also the northern boundary of Central City East) and Los Angeles Street on the west.9. The Historic Core abuts the Central City East area along Main Street, and extends generally between First Street on the north and Ninth Street on the south. Major efforts are under way to re-use the large stock of vacant or nearly vacant buildings in the area, including attracting market rate loft-style residential and live-work uses.10. Generally located south of Ninth Street and east of Main Street.11. Located on Wall Street between Eighth and Ninth Streets. The block north of the Flower Market is largely occupied by parking lots and the pathways most often followed by potential patrons are often sites of large homeless presence. And there is the continuing issue, particularly over health, with the food industry that is generally east and southeast of the heart of Skid Row and clearly within the boundaries of Central City East, generally east of Towne Avenue.

-----Page 13:

presence. And there is the continuing issue, particularly over health, with the food industry that is generally east and southeast of the heart of Skid Row and clearly within the boundaries of Central City East, generally east of Towne Avenue.

The other side of the containment question -- and that's kind of a shorthand term that other people have coined for it, that's not what it was designated by public policy leaders -- is that when the idea was set forth to maintain services and housing units in the Skid Row area, it was done recognizing that historically there was a large concentration of very low income individuals there, and that uprooting them was neither sane nor sensible. The decision to concentrate services was made in a context that said that there also needed to be a decentralized regional approach to the problems and needs of low-income and homeless populations. The answer to a homeless person in northeast Los Angeles County shouldn't be a need to be taken downtown, or from Venice to be taken downtown, or from San Pedro to be taken downtown, but that the downtown population merited services adapted to its own size and needs. But, in fact, that's largely the way it has operated for most of the time since the policy was adopted. The Los Angeles Homeless Services Authority is in the process of taking a look at some attempt to regionalize its services, but the bottom line is that the not-in-my-backyard response to the delivery of social services geographically is very strong in much of the county, and it is weakest and has been historically most tolerated downtown. And for that reason a lot of services end up downtown almost by

default, even though there is a need for them to be in other parts of the region. That's an issue that also will be coming to the fore as time goes on.

I think that the big issues that need to be dealt with right now are the continuing issues of residential/industrial conflict, the question of families and children, and the appropriate level of delivery of services in this area, as opposed to what's available elsewhere in the region. If there were dispersed services there would be less reason for all the population to be attracted to downtown. In essence you would "turn off the tap" of new entries and you'll have a stabilized population in the area. These are probably the three major questions that are the table right now.

(That's kind of a very quick overview. I'm sure I left a lot of gaps along the way. If there are questions or things like that, I can try to fill in some of them.)

encampments.

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RESPONSE TO QUESTION - Business Improvement Districts and their Security Efforts

I assume that that's the point being planned. They're directed primarily to the provision of marketing, safety and security, and cleanliness. Clearly, their primary focus is with the industrial and commercial population. They're not intentionally out there to drive the residential population away, although there's obviously going to be an impact on the population that's on the street. It's going to play out, I would say, at this point. There has been some sense that as an area brings in a business improvement district (BID) and it starts to clean up, that it kind of forces the street population to go to an area that doesn't have a BID. I think that the experience with the BID's we've had so far suggests that that's what's happening. But as they proliferate, anything is possible. One of the things that certainly we're not encouraging is that people get pushed away. One, because it's inhumane, and two, because it only puts them in another area that we're responsible for, so it doesn't save us anything. But that is an issue that's going to have to be played out.

RESPONSE TO QUESTION - Basis for Retaining Skid Row ("Containment")

It was because of the experience in other places where you physically wipe out the neighborhood but you don't wipe out the people, and that there was a sense that, one, it was not a real humane thing to do to the people in the neighborhood, and two, it didn't solve the problem, it just moved it somewhere. And that it was at least easier to deal with if it was in an area that you knew and if you planned for it than to just wait and see where it popped up and have to react to it.

RESPONSE TO QUESTION - Financing Shelters

CRA's involvement was one piece of it but at least when we were involved we were funding some shelter beds at the Weingart Center, we were funding shelter beds at Skid Row Development Corporation and a few other places. We had a program that funded 420 beds, give or take. We were up to 467 at the maximum. We had a few at sites outside downtown in South

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Central Los Angeles and in the Mid-City area. There were about five or six locations, so it was less than 500 beds -- over 400, less than 500. Then there were some others that were funded by others.

RESPONSE TO QUESTION - Basis for CRA Funding of Shelters and the Limitations on CRA Funding at Present

It was litigation. It was properly what we refer to as the “Bernardi Lawsuit” against the approval and adoption of the Central Business District Redevelopment Plan. That litigation, named for former Councilman Ernani Bernardi, one of the litigants, resulted in a stipulated judgment that validated the redevelopment plan and established a lifetime “cap” of \$750,000,000 on tax increment receipts in the redevelopment project area. It also proscribed redevelopment area in a geographic area called “Map Book 5151,” essentially the heart of the Financial District around Fifth and Flower Streets. Then there was litigation between the City and County, I think it was like 1984, that I referred to earlier, where the two parties sued each other over who was responsible for the homeless population, who had caused increasing homelessness in Skid Row, with the city accusing the county of doing so by cutting off general relief and other services, and the county blaming the city for displacing people by its code enforcement and redevelopment activities. In addition, under threat of litigation to prevent CRA’s assisting in the rehabilitation of the Central Library (located in the Map Book 5151 area), the CRA agreed to fund the approximately 420 shelter beds referred to above.

RESPONSE TO QUESTION - Job Opportunities in Central City East

In the short term, there are a whole lot of opportunities because they're almost all very small businesses. They're mom and pop operations, and if they employ one other member of the family, that's about as far as they go. They're all very small. So, you'll find one or two jobs at best in each of those businesses. As some of the businesses evolve and some of the growth is in areas other than toys, electronics, silk flowers and some of those very small businesses, such as more growth in the larger food business and some related things that may be happening there, job opportunities will increase. There are new buyers who have recently taken over the Ryckoff plant at Seventh and Alameda Streets, and you will probably get in that area larger businesses,

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and I think there will be some additional opportunities. The reasons that you don't want to lose the industrial base is that there are several thousands of low-income people employed here, which gets into a whole question of homeless vs. welfare to work vs. bottom level not on welfare people. All of them are competing essentially for the same piece of a job market, if there is competition for anything. If these industries move out of this area, there are several thousands of people who don't have access to transportation to get to where the businesses would be likely to go .A fellow from the Inland Empire, who's name is Richard Meruelo, bought the Ryckoff buildings. One of his businesses is a furniture manufacturing business, so, I think he's bringing that in, but he's looking for mostly food-related businesses to come in there. That property is immediately adjacent to the wholesale produce market, so it would be a logical extension for activity there.

RESPONSE TO QUESTION - Something on Businesses

The price certainly had something to do with it, but that type of business does require industrial zoning.

RESPONSE TO QUESTION - Makeup of Local Business Operators; Job Training

It varies. Many of the smaller merchants are Korean; a lot of them live in Koreatown. There are quite a few that are ethnic Chinese. Some are from China and some are ethnic Chinese from Korea. They live generally in Koreatown, down the Crenshaw Corridor and the ones who are doing real well are down in South Bay. A couple of places have done training programs, some related to their shelter and some more related to people that agreed to go in their programs. The food missions have done that. The government had an incubator program where they tried to bring in and get some small business

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formation and provide opportunities for local residents to get trained and have jobs in some of these businesses.

RESPONSE TO QUESTION - Transients looking for Day Work

There's a known quantity of populations that are clustering at some of these other sites, like down around Pico Boulevard and Main Street.

RESPONSE TO QUESTION - Evaluation of Progress under CRA

CRA was one of the first players to come down here. I think when you look in terms of where was the neighborhood when we started and where is it today, it's measurably better. It's got along way to go to be a nice neighborhood, of that there's no question, but if you look back to what it was in the late 1960's, the late 1970's, even the early 1980's, crime stats are a lot less than they used to be. Violent crime is a lot less than it was. There are a couple of thousand fairly decent places for people to live. There are a number of very well run places for people to live. There are parts of the world that there's no problem walking through. From the perspective of where it started, there's been a lot of improvement. There's nothing from that perspective. Is it finished? No. Is it a lot better? Yes. Should it get a lot better? Yes. Is it going to get a lot better? Let's hope so. CRA has spent about \$100 million in the area, most of which went into the housing stabilization, some of which went into the operation of public facilities such as the parks and into the shelters. Eighty (\$80) million of the \$100 million went into housing, and the investment I believe has been worth it, in terms of not only what they do for people who live in them, but for having stabilized parts of the community because of the clustering. A couple of blocks around some of those locations have, in fact, begun to create, as it were, a neighborhood in this area.

<https://www.scribd.com/document/59101874/History-of-Skid-Row>



(Photos by Rena Kosnett)

King Eddy Saloon – Still Serving in the

Morning

CAROLINE RYDER | **MAY 16, 2007** | **4:10PM**

It's 6 a.m. and a quiet throng has gathered at the corner of Los Angeles and Fifth streets. They're outside King Eddy Saloon, an unapologetic pocket of reality in the heart of a rapidly gentrifying downtown. At 6:01 a.m. the bartender unlocks the front door, and the regulars assume their seats around the large square bar, as they have done since the dawn of the King Eddy.

Today's bunch of drinkers include a leathery-faced lady with lockjaw and fingerless gloves, a gray-suited man with glassy eyes, and an ancient Frenchman who forcefully kisses my hand and begs to know how long I will stay.

“I just want to look at you for a little while,” he explains. He's a resident of one of the downtown homeless missions.

The bartender, a matronly Latina with thin penciled eyebrows, checks bank notes with a UV scanner and starts pouring drinks while the patrons gaze silently at one of the many televisions in the bar. Currently playing: the Christie Brinkley workout video.

Breakfast is available – an egg is 25 cents, a bowl of chili is \$2.75, and biscuits, sausage and hash browns not much more than that – but no one seems interested in ordering food this morning. Why would they, when house cocktails are \$2.50, and a pitcher of beer \$8?

The bar, part of the landmarked King Edward Hotel, is more than 115 years old – it’s rumored that when Teddy Roosevelt stayed at the King Edward during his presidency, he’d sneak down to the King Eddy for a drink. But despite its age, King Eddy keeps up with the times. There’s even a King Eddy MySpace page, with Pink Floyd’s “Wish You Were Here” as its theme song. “So you think you can tell heaven from hell?” sings David Gilmour over and over again on the page. After a few hours inside the King Eddy, I’m not sure I can tell anymore. The décor is sports-bar bright and depressing. Paintings of nude brunettes line the walls. Miller- and

Coors-branded Tiffany-style lampshades hang from the ceiling. There's a mini Budweiser Blimp floating in the corner and eight nodding dog heads on a shelf above the cash register.

An Armenian gentleman called Caren sits in the bar's smoking patio, reading the *L.A. Times* and shaking his head. He's looking at a story about how downtown loft developers are failing to create enough affordable units for middle-class people.

“\$1,700 a month for rent,” he mutters.

He’s been coming to the King Eddy for 10 years, and gentrification, he says, is just the latest in a series of challenges faced by the bar and other downtown dives like it.

First there was Prohibition, during which the King Eddy’s owners operated a speakeasy downstairs, with a full bar and a dance floor. It was connected to other basement speakeasies around downtown through an intricate series of underground tunnels. The next headache came during the 1970s, when all the Skid Row alcoholics began spending their money on crack.

“There used to be 18 bars around Main Street – most of them closed down because of crack,” says Caren mournfully, and you get the feeling he has this conversation every day.

He tells us about the Ralphs being built on Ninth and Hope streets, about how Whole Foods and Trader Joe’s are still too scared to come downtown, but that there is a Food4Less on 55th Street. The area around King Eddy is in such deep transition that you can’t help wondering how long things will stay the same. And yet, except for the gently rising price of a drink, things often do stay the same at the King Eddy.

Caren talks for a while longer, because that's what people do at King Eddy's – they tell you their stories. They'll even buy you a drink, and not always because they want to sleep with you.

Alternatively, they might insult you – and that, depending on your viewpoint, is half the fun.

King Eddy Saloon, 131 E. Fifth St., downtown; open daily, 6 a.m.-1 a.m. (213) 629-2023. To read Nancy Rommelmann's 2000 cover story on the King Eddy Saloon, "Sanctuary," check laweekly.com.

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Historic King Edward Hotel to get a makeover as single-room occupancy for homeless people

Smith, Doug. *Los Angeles Times (Online)*, Los Angeles: Tribune Interactive, LLC. Apr 30, 2018.



Full text

Details

Translate [unavailable for this document]

Hide highlighting

The AIDS Healthcare Foundation announced Monday that it has purchased a historic — and nearly unoccupied — downtown hotel as the next step in its initiative to provide affordable housing for homeless people.

The foundation's new homeless division will refurbish the **King Edward Hotel** on the edge of skid row and lease its 150 rooms at rates as low as \$400 per month, President Michael Weinstein said.

At a reception in the lobby of the 1906 building near 5th and Los Angeles streets, Weinstein said the project will demonstrate how homeless people can be housed quickly and at far lower cost than through the housing construction program being pursued by the city.

The foundation's goal, Weinstein said, is to open 10,000 units in five years. The city plans to add the same number of units of permanent supportive housing with help from funds authorized by Proposition HHH, but in 10 years.

The measure, approved by city voters in 2016, authorizes \$1.2 billion in borrowing over 10 years to augment other sources of public and private funding for construction of homeless housing, shelters and other facilities.

Weinstein challenged the city to follow the foundation's lead in finding underused existing buildings and adopting the single-room occupancy model to speed up and reduce the cost of housing the homeless.

Permanent supportive housing being partially funded through Proposition HHH is costing more than \$400,000 per unit, city records show.

"If we spend \$400,000 to \$500,000 per unit to house a single person, then we're going to run out of money very quickly," Weinstein said. "We have to look at a maximum of \$100,000 per unit if we're going to make a dent in this problem."

The nonprofit organization is a philanthropic powerhouse that operates a global network of clinics and pharmacies and plasters cities with provocative billboards for HIV and STD testing.

It has also become a polarizing player in local and state politics, bankrolling ballot measures on drug pricing, condoms in adult films and Los Angeles real estate development. It poured millions of dollars into the campaign for Measure S, which would have imposed a moratorium lasting up to two years on L.A. building projects that require zoning changes and other alterations in city rules.

The King Edward is the third project of the foundation's new housing arm called the Healthy Housing Foundation.

It has also purchased the nearby Madison Hotel on 7th Street, whose 220 single-occupancy units are about three-fourths leased, and the Sunset 8 Motel in Hollywood, which it is using for family housing.

"We believe that is the long-term answer to solving the homeless problem," Weinstein said. "We should be able to utilize a market model to have modest accommodations for people of very low income."

A spokesman for the foundation said the purchase, which closed Wednesday, was for \$15.25 million. Not counting about \$4.7 million for commercial and retail space, that works out to \$70,446 per unit, he said.

The foundation will spend from \$3,000 to \$5,000 per unit on paint, flooring and fixtures and will lease the units as they are finished. The building currently has 35 tenants who will be moved into the renovated units, Weinstein said.

He said the foundation is still looking for other properties and challenged the city to do the same.

doug.smith@latimes.com

@LATDoug

Credit: Doug Smith

Word count: **553**

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HISTORIC RESOURCES INVENTORY

(State use only) Ser 19-00123 Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR 34 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
 UTM 11/384860/3767780

19-0053-149 19-167031

IDENTIFICATION

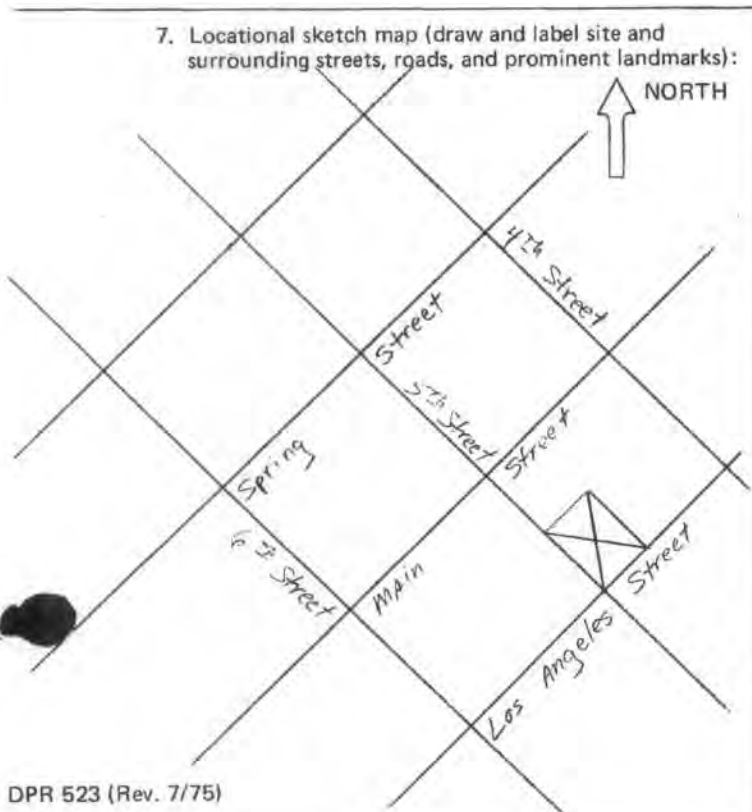
- Common name: KING EDWARD HOTEL
- Historic name, if known: King Edward Hotel HR#178441
- Street or rural address: 121 East Fifth Street #20966
 City: Los Angeles ZIP: 90013 County: Los Angeles
- Present owner, if known: Cheridah Henderson for the F.W. Babcock estate Address: 1880 Century Park, #800
 City: Los Angeles ZIP: 90013 Ownership is: Public Private
- Present Use: hotel and stores Original Use: hotel
 Other past uses: _____

DESCRIPTION

- Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

The hotel structure is a six story plus basement brick building. The ground floor is taken up by small shops whose different owners have altered the facade. On the second and sixth levels, some horizontal brick layers are recessed, creating the impression of large light bands cut by thinner dark ones. Windows on level two have radiating brick tops. Hotel has heavy ornamental cornice with brackets.

- Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



- Approximate property size:
 Lot size (in feet) Frontage 100 ;
 Depth 140 ;
 or approx. acreage _____.
- Condition: (check one)
 a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence
- Is the feature a. Altered? b. Unaltered?
- Surroundings: (Check more than one if necessary)
 a. Open land b. Scattered buildings
 c. Densely built-up d. Residential
 e. Commercial f. Industrial
 g. Other
- Threats to site:
 a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other
- Date(s) of enclosed photograph(s): September 1976

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
 f. Other
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1906 This date is: a. Factual b. Estimated
17. Architect (if known): Parkinson and Bergstrom
18. Builder (if known): _____
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
 f. Windmill g. Watertower/tankhouse h. Other i. None

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

When the King Edward Hotel was erected in 1906 it was admittedly not among the larger of the hotels in the city. It was, however, called one of the handsomest in the town, and boasted such refinements as having telephones in every room. The construction of this fine hotel, along with nearby hostleries such as the Alexandria, provided a basis for an influx of tourists into the Los Angeles area, leading to its growth and development. Today, the King Edward remains as a distinctive and well-preserved edifice in a rapidly deteriorating section of the downtown area.

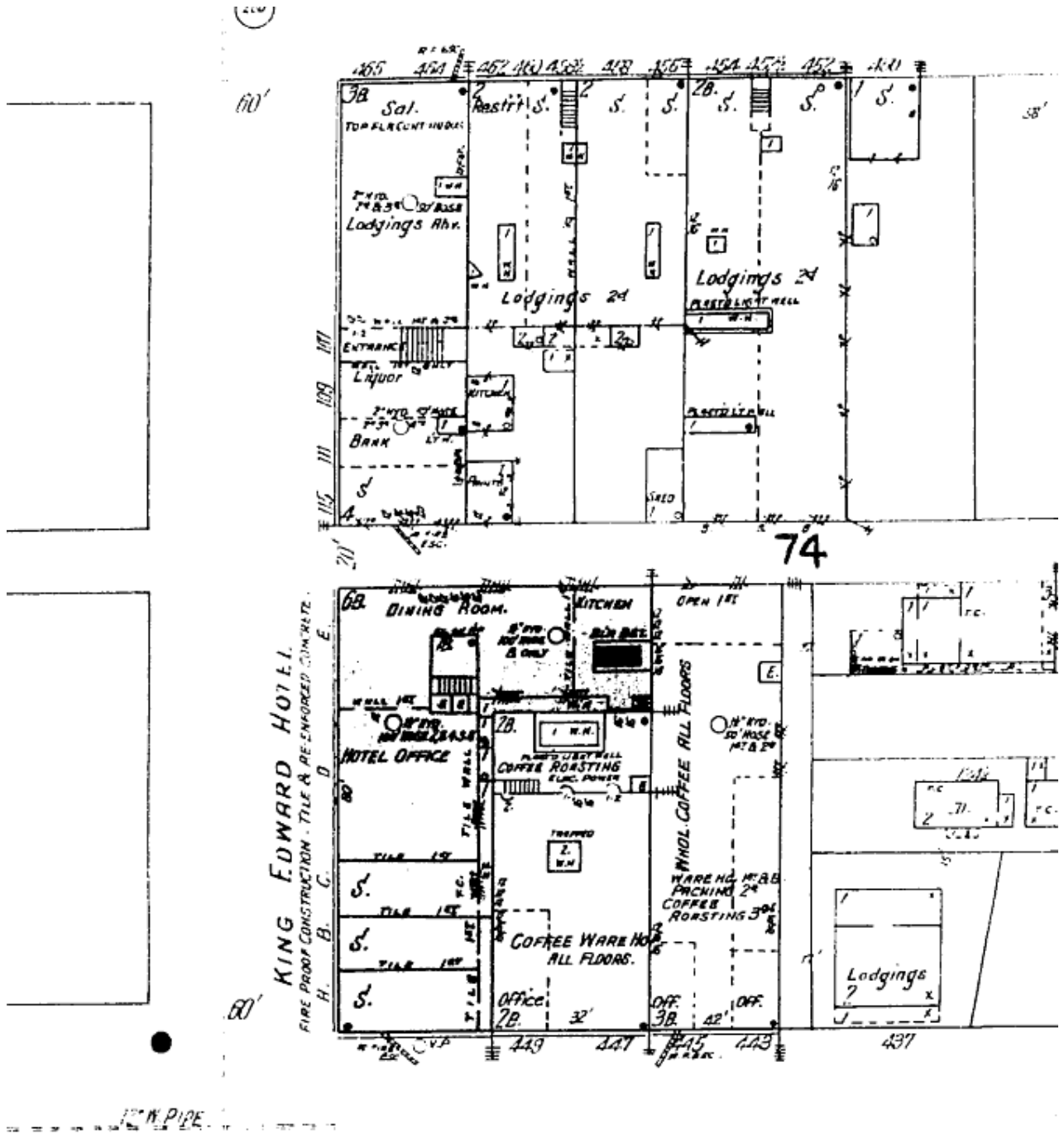
21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
 c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
 g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

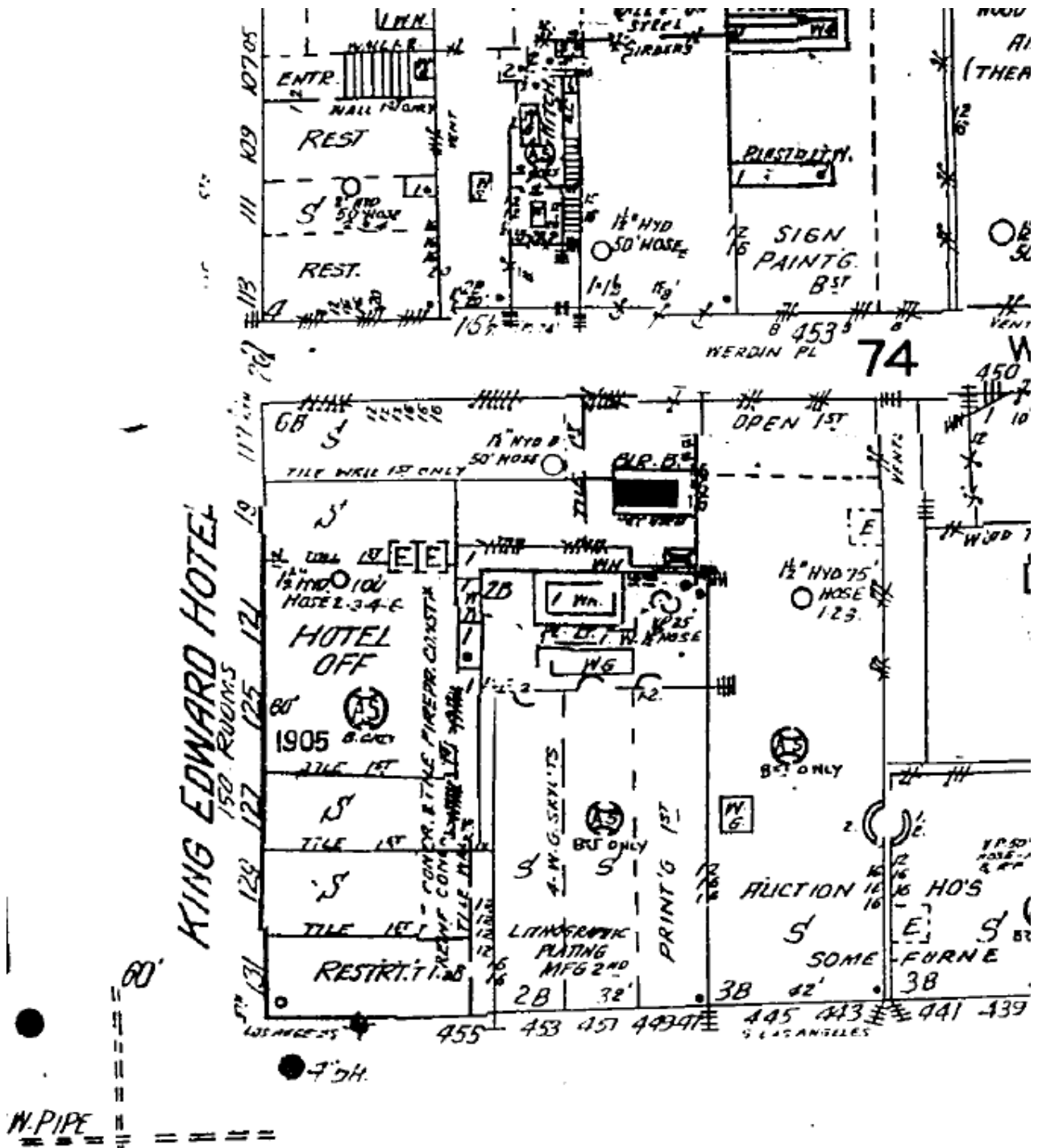
Insurance Maps of Los Angeles, California. New York: Sanborn Map Company, 1906+. Los Angeles Examiner, March 11, 1906, Page 45. Los Angeles Times, March 12, 1905, V, 16; February 18, 1906, V, 24. Sunset, January 1908, Page 248.

23. Date form prepared: 9/1976 By (name): Dennis Smith-Tom Sitton
 Address: 900 Exposition Boulevard City Los Angeles ZIP: 90007
 Phone: (213) 746-0410 x241 Organization: Natural History Museum

(State Use Only)



60ft wide S. LOS ANGE



KING EDWARD HOTEL
150. RUINS

74

60ft wide

S. LOS

218

APPLICATION FOR PERMIT TO BUILD.

Ward 7 Los Angeles, Cal., 5/17 1900

TO THE SUPERINTENDENT OF BUILDINGS:

The undersigned hereby applies for a permit to _____
as follows:

1. Character of Building, number of stories and rooms 3 stories - Apartment
Brick Bld.

*OK.
Lewis
Davis*

2. Location: Lot 3, 10, 11 & 12 Block C, Rivera & Vignola East,
west end of 6th and 9.

District No. 10 M. B. page 10 F. B. page _____
3. No. 117-129 E. 15th St. 421-423 Scullin St
J. S. Mc

4. Purpose of the Building Apartment Bld.

5. Owner's name John Parkinson

6. Owner's address 1217 Oak Bld.

7. Architect's name John Parkinson

8. Builder's name Carl Lemont

9. Builder's address Hellman Bld.

10. Estimated Cost of the Proposed Improvements, \$ 25000.00

11. Size of Building—No. feet front 50 No. feet rear 120 No. feet deep 138

12. Least depth of the foundations below surface of ground 10 ft

13. Material of foundation Concrete

14. Character of ground Gravel

15. Kind of chimneys to be used Brick Stack Flues to ground Y

16. Number of fire escapes to be used, and where placed 2

17. What load will each floor carry per square foot 75

18. Public Halls, Churches, Theatres—seating capacity _____

19. Manner of construction of light wells All T.C.

20. Member of interior brick walls or columns _____

21. Thickness of external walls—cellar or basement _____ 1st story _____

2nd story _____ 3rd story _____ 4th story _____ 5th story _____

6th story _____ 7th story _____ 8th story _____ 9th story _____

22. Materials of front Brick If stone, what kind _____

23. Roof, flat, pitched or Mansard flat Material of roofing _____

24. Number of hoistways _____ how protected _____

25. Manner of heating building _____

26. Buildings on property to be demolished, moved or altered _____

27. Remarks _____

28. When will building be started _____

Permit No. 2778 John Parkinson Signature of Applicant.

Ward 7

Applicant must indicate the Building Line or Lines clearly and distinctly on the Drawings.

Application to Alter, Repair or Demolish

Application is hereby made to the Superintendent of Buildings of the City of Los Angeles, for the approval of the detailed statement of the specifications and plans herewith submitted for the alteration, repair or demolition of the building herein described. All provisions of the Building Ordinances shall be complied with in the alteration, repair or demolition of said building, whether specified herein or not.

(Sign here) John Parkinson
JUL 17 1905
JUL 14 1905
Los Angeles, Cal.,

LOCATION AND DESCRIPTION OF PRESENT BUILDING

*OK Lewis
by Kellan Cousins*

CITY ASSESSOR: Please verify

REMOVED FROM

REMOVED TO

Block _____ Ward _____

Lot _____ Block _____ Ward _____

Tract Beacon & Virginia Tr

Book _____ Page _____ F. B. Page _____

Book 10 Page 10 F. B. Page _____

CITY ENGINEER: Please verify Street Number

From Street No. _____

To Street No. 1710/1795.5 to 421-423 Los Angeles

- Owner's name John Parkinson
- Owner's address 1217 Brady Bldg.
- Architect's name _____
- Builder's name Carl Seaboard
- Builder's address Hellman Bldg.
- Estimated Cost of the Proposed Improvements, \$ 75,000
- Is the building to be demolished? _____
- Is the building to be altered or repaired? add of 3 stories to a 3 story frame Bldg.
- How was the building occupied? Hotel
How is the building to be occupied? Hotel Building
- Is the building on front or rear of lot? corner lot Is there any other building erected on lot or permit granted for one? L shape Size _____ x 78 height 13 feet
- How occupied? _____
Give distance between same and proposed building _____ feet.
- Size of lot? 50 feet front; 100 feet rear; 138 feet deep
- Size of building which it is proposed to alter or repair? _____ feet front; _____ feet rear; _____ feet deep. Number of stories in height? six Height from curb level to highest point? _____
- Depth of foundation walls below curb level? 12' 6" Material of foundation walls? _____ Thickness of foundation walls? front 21" 6 17" inches; rear _____ inches; side _____ inches; party _____ inches

Material of upper walls? _____

If ashlar, give kind and thickness.

Permit No. 4236

Class A, Bld. Fireproof
Terra Cotta Floor & wall
metal supports

JUL 17 1905
H. J. BACKUS
SUPERINTENDENT

All applications must be filled out by applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

WARD 7

3

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purposes hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

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

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

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

REMOVED FROM			REMOVED TO		
Lot	Block		Lot	Block	
Tract			Tract		
125 East 5th St					
Book	Page	F. B. Page	Book	Page	F. B. Page

TAKE TO ROOM No. 6 FIRST FLOOR

ASSESSOR PLEASE VERIFY

TAKE TO ROOM No. 34 THIRD FLOOR

ENGINEER PLEASE VERIFY

From No. 125 East 5th St Street

To No. _____ Street

(USE INK OR INDELIBLE PENCIL)

1. What Purpose is the present Building used for? Hotel
2. Owner's name J. P. Parkinson Phone _____
3. Owner's address Security Bld
4. Architect's name J. P. Parkinson Phone _____
5. Contractor's name Barly Construction Co Phone _____
6. Contractor's address 110 1st St
7. ENTIRE COST OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Ceilings, Elevators, Painting, Finishing, etc.) \$ 1700.00
8. Class of Present Building Class A No. of Rooms at present _____
9. No. of stories in height Six Size of present building _____ x _____

STATE ON FOLLOWING LINES JUST WHAT YOU WANT TO DO,

One Iron and Glass Marguerite

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

OVER

(Sign here)

R. B. Bailey
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>3512</u>	Plans and specifications checked and found to conform to Ordinances, State Laws, etc. (Use Ink) <u>Jam</u> Plan Examiner.	Application checked and found O. K. (Use Rubber Stamp) <u>FEB 18 1914 G.K.</u> Clerk.	RECEIVED <u>FEB 18 1914</u> 1914
	L. J. Jones		

L. J. Jones

170

All Applications must be filled out by Applicant.

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

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

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

	REMOVED FROM	REMOVED TO	
TAKE TO ROOM No. 6 FIRST FLOOR	Lot.....Block.....	Lot.....Block.....	O. K. City Clerk
CITY CLERK PLEASE VERIFY	Tract.....	Tract.....	
TAKE TO ROOM No. 405 SOUTH ANNEX	Book.....Page.....F. B. Page.....	Book.....Page.....F. B. Page.....	O. K. City Engineer
ENGINEER PLEASE VERIFY	From No.....Street.....	From No.....Street.....	
	To No. <u>121 East 5th</u>	Street.....	

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Hotel and stores
2. What purpose will Building be used for hereafter? Hotel and stores
3. Owner's name Mr. T. L. Dodge, Phone 107-69
4. Owner's address 119 E. 5th Street
5. Architect's name..... Phone.....
6. Contractor's name V. P. Gilbert, Phone 152-54
7. Contractor's address 431 Citizens National Bank Building
8. VALUATION OF PROPOSED WORK {Including Plumbing, Gas Fitting, Sewers, Ceaspoils, Elevators, Painting, Finishing, all Labor, etc.} \$ 400.00
9. Class of present Building "A" No. of rooms at present.....
10. Number of stories in height six Size of present Building..... x
11. State how many buildings are on this lot One
12. State purpose buildings on lot are used for Stores and hotel
(Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Take out front of Barber Shop and rebuild ten feet back.

No structural changes
Proposed

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

OVER (Sign here) V. P. Gilbert
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 28360	Plans and Specifications checked and found to conform to Ordinance, State Laws, etc.	Application checked and found O. K.	When permit is issued 1251 48 14 11 11 1911
	Plan Examiner <u>Thomas</u>	Clerk <u>Thomas</u>	

3

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

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

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

	REMOVED FROM	REMOVED TO
TAKE TO ROOM No. 6 FIRST FLOOR CITY CLERK PLEASE VERIFY	Lot.....Block..... Tract.....	Lot.....Block..... Tract.....
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	Book.....Page.....F. B. Page..... From No. <u>119 East 5th St</u> To No. _____	Book.....Page.....F. B. Page..... Street..... Street.....

By _____ Deputy
O. K. City Clerk
By _____ Deputy
O. K. City Engineer

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Hotel
2. What purpose will Building be used for hereafter? Hotel
3. Owner's name Thomas L. Dodge Phone 107-69
4. Owner's address 119 East 5th St
5. Architect's name _____ Phone _____
6. Contractor's name V. P. Schubert Phone 132-34
7. Contractor's address 431 Cit Natl Bank Bldg 490-00
8. VALUATION OF PROPOSED WORK Including Plastering, Gas Fitting, Scaffolding, Casework, Elevators, Painting, Finishing, and Labor, etc. \$4,298
9. Class of present Building A No. of rooms at present _____
10. Number of stories in height Five Size of present Building _____
11. State how many buildings are on this lot one
12. State purpose buildings on lot are used for Hotel
(Testament House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Install Bath tubs in four rooms as shown also ventilating system. 6" water proof base in bath rooms.
Note: No joints between girders to be cut. Remove tile only.

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

OVER (Sign here) V. P. Schubert
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

<p>PERMIT NO. 17691</p>	<p>Plans and Specifications checked and found to conform to Ordinance and State Laws, etc. <i>[Signature]</i> Plan Examiner</p>	<p>Application checked and found O. K. <i>[Signature]</i> Clerk</p>	<p>Stamp here when permit is issued 17691 MAY 1 1921</p>
------------------------------------	---	---	---

[Signature]
Plans

3

All Applications must be filled out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

10-4-21
119

To the Board of Public Works of the City of Los Angeles

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit or accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall in correct conditions existing from the date of the permit:

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

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

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

	REMOVED FROM	REMOVED TO	
TAKE TO ROOM No. 6 FIRST FLOOR CITY CLERK PLEASE VERIFY	Lot.....Block.....	Lot.....Block.....	O. K. City Clerk Deposit
	Tract.....	Tract.....	
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	Book.....Page.....F. B. Page.....	Book.....Page.....F. B. Page.....	O. K. City Engineer Deposit
	From No. <u>119 East 5th St</u> Street	To No. _____ Street	

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Hotel + stores
2. What purpose will Building be used for hereafter? " "
3. Owner's name John Parkinson Phone _____
4. Owner's address 7141 Inman Bldg
5. Architect's name _____ Phone _____
6. Contractor's name T. P. Galt Phone 13234
7. Contractor's address 421 Civ West Beach Bldg
8. VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewer, Scaffolds, Elevators, Painting, Finishing, Lull Labor, etc.) \$1,200.00
9. Class of present Building A No. of rooms at present _____
10. Number of stories in height 5 Size of present Building _____
11. State how many buildings are on this lot one
12. State purpose buildings on lot are used for Hotel + stores

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC. WILL BE MADE TO THIS BUILDING:

Inside restaurant with 6" tile partitions and built windows as shown on plans in new room
No Structural Change No Mezz Floor
On 1st Floor

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

OVER

(Sign here)

T. P. Galt
(Owner or Authorized Agent.)

FOR DEPARTMENT USE ONLY

PERMIT NO. 25443	Plans and Specifications checked and found in conformity to Ordinances, State Laws, etc.	Application checked and found O. K.	Issued this permit to REC'D OCT 3 1922 1107 BUIL. DEPT.
	_____ Plan Examiner	_____ Clerk	

PLANS

Thomas

All Applications must be filled out by Applicant

Std. Form 3

PLANS AND SPECIFICATIONS
and other data must also be filed

3

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

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

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

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

REMOVED FROM			REMOVED TO		
Lot <u>11</u>	Block <u>C</u>		Lot	Block	
Tract			Tract		
<u>Vignolo 2</u>					
Book	Page	F. B. Page	Book	Page	F. B. Page
From No. <u>131 E 5th</u>					
To No. <u>W. C. Los Angeles</u>					

(USE INK OR INDELIBLE PENCIL)

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

TAKE TO
ROOM No. 405
SOUTH
ANNEX
ENGINEER
PLEASE
VERIFY

O.R. City Clerk

O.R. City Engineer

- What purpose is the present Building now used for? Hotel and Garage
- What purpose will Building be used for hereafter? Hotel above, garage below
- Owner's name: Ernest Veerky Phone: 875-167
- Owner's address: 131 E 5th St.
- Architect's name: Wohlman & Nylo Phone: 295-938
- Contractor's name: Wohlman & Nylo Phone: 6.1505
- Contractor's address: 270 So. Main St. \$150.00
- VALUATION OF PROPOSED WORK (Including Plumbing, Gas Fitting, Sewers, Casework, Elevators, Painting, Finishing, all Labor, etc.)
- Class of present Building: C No. of rooms at present: 5
- Number of stories in height: 5 Size of present Building: x
- State how many buildings are on this lot: 1
- State purpose buildings on lot are used for: Hotel and Store.

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING.

Removing plate glass and installing cigar case with sliding door and food.
No structural changes whatever.

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

OVER

(Sign here) Chas. Barton
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>21362</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc.	Application checked and found O.K. <u>5-10-23</u> <u>5-10-23</u>	Stamp here when permit is received RECEIVED MAY 10 1923 L. A. Bldg. Dept.
	Plan Examiner <u>E. P. Roney</u>	Clerk	

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entitling into the exercise of the permit:

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

	REMOVED FROM			REMOVED TO		
TAKE TO REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY	Lot.....	Block.....	Tract.....	Lot.....	Block.....	Tract.....
	Tract.....			Tract.....		
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	Book.....	Page.....	F. B. Page.....	Book.....	Page.....	F. B. Page.....
	From No. 131 East 5th St					Street
	To No.					Street

(USE INK OR INDELIBLE PENCIL)

1. What purpose is the present Building now used for? Hotel & Stores.
2. What purpose will Building be used for hereafter? Same
3. Owner's name C. T. Blumenthall. Phone.....
4. Owner's address 131 E. 5th St.
5. Architect's name..... Phone.....
6. Contractor's name Universal Cabinet Co Phone 62597
7. Contractor's address 232 west 1st St
8. VALUATION OF PROPOSED WORK {including Plumbing, Gas Fitting, Sewers, Crocods, Elevators, Painting, Finishes, all Labor, etc.} \$ 600.
9. Class of present Building A. No. of rooms at present.....
10. Number of stories in height 3 Size of present Building x
11. State how many buildings are on this lot One
12. State purpose buildings on lots are used for Same as above
(Tenement House, Hotel, Residence, or any other purpose.)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

To remove the present plate glass show window, on main floor, and install metal gates. No structural work disturbed;

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

OVER

(Sign here)

[Signature]
UNIVERSAL CABINET CO. (Name of authorized agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. <u>42500</u> <u>00277</u>	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>9/13/23</u> <i>[Signature]</i> Plan Examiner	Application checked and found O. K. <u>3/10</u> <i>[Signature]</i> Clerk	Stamp here when returned to Department RECEIVED SEP 14 1923 L.A. Bldg. Dept.
--	--	---	---

No. Plans 20

13. Size of new addition *no addition* No. of Stories in height *1*
14. Material of foundation *concrete* Size footings *12" x 12"* Size wall *12"* Depth below ground *4"*
15. Size of Redwood Mudsills *4" x 6"* Size of interior bearing studs *2" x 4"*
16. Size of exterior studs *2" x 4"* Size of interior non-bearing studs *2" x 4"*
17. Size of first floor joists *2" x 6"* Second floor joists *2" x 6"*
18. Will all provisions of State Dwelling House Act be complied with?

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

(Sign here)

(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

APPLICATION	O. K.	<i>mm</i>
CONSTRUCTION	O. K.	<i>mm</i>
ZONING	O. K.	<i>mm</i>
SET-BACK LINE	O. K.	<i>mm</i>
ORD. 33761 (N. S.)	O. K.	<i>mm</i>
FIRE DISTRICT	O. K.	<i>mm</i>

All Applications Must be Filled Out by Applicant

Hdg. Form 3

PLANS AND SPECIFICATIONS
and other data must also be filed

BOARD OF PUBLIC WORKS

DEPARTMENT OF BUILDINGS

3

Application to Alter, Repair or Demolish

To the Board of Public Works of the City of Los Angeles:

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the issuance of the permit:

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

	REMOVED FROM			REMOVED TO			
TAKE TO ROOM No. 6 REAR OF NORTH ANNEX 1st FLOOR CITY CLERK PLEASE VERIFY	Lot.....	Block.....		Lot.....	Block.....		O.R. City Clerk
	Tract.....			Tract.....			
TAKE TO ROOM No. 405 SOUTH ANNEX ENGINEER PLEASE VERIFY	Book.....	Page.....	F. B. Page.....	Book ¹³	Page.....	F. B. Page.....	O.R. City Engineer
	From No. <u>N.W. Corner 5th & Los Angeles Sts</u> Street			To No. <u>119 E 5th St.</u> Street			

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? Hotel
- What purpose will Building be used for hereafter? Hotel
- Owner's name King Edward Hotel Co Phone Trinity 5741
- Owner's address 119 E 5th St
- Architect's name John Parkinson, Donald B. Parkinson Phone Trinity 4584
- Contractor's name West Bldg. & Contracting Co Phone Ward 6972
- Contractor's address Widening Bldg
- VALUATION OF PROPOSED WORK {including Plumber, Gas Fitting, Sewers, Ceasings, Elevators, Painting, Finishing, all Labor, etc.} \$ 2500.00
- Class of present Building "A" No. of rooms at present 180
- Number of stories in height 6 Size of present Building 100' x 138'
- State how many buildings are on this lot One
- State purpose buildings on lot are used for Hotel
(Apartment House, Hotel, Residence, or any other purpose)

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Construction of a mezzanine floor in north east corner of the Hotel lobby - as shown on plans. Wood construction.

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

OVER 9/15 (Sign here) J. M. Johnston (Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 32200	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>9-19-25</u> <u>C. Mahutson</u> Plan Examiner	Application checked and found O.K. <u>9-19-25</u> <u>J. M. Johnston</u> Clerk	Stamp here when permit is issued SEP 19 1925 TWO
----------------------------	--	--	--

PT Plans
no old plan
Com. Rev. 1A
550

All Applications Must be Filled Out by Applicant

PLANS AND SPECIFICATIONS and other data must also be filed

Dep. Form 3

BUILDING DIVISION

3

DEPARTMENT OF BUILDING AND SAFETY

Application to Alter, Repair or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

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

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

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

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

REMOVED FROM

REMOVED TO

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

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

Lot _____	Block _____	Lot _____	Block _____
Tract _____		Tract _____	
Book _____	Page _____	F. B. Page _____	Book _____
Page _____			Page _____
F. B. Page _____			F. B. Page _____
From No. <u>119 East</u>			Street <u>5th</u>
To No. <u>Bth Main</u>			Street <u>Los Angeles</u>

Deposited by _____
 O. K. City Clerk
 O. K. City Engineer
 Deposited by _____

(USE INK OR INDELIBLE PENCIL)

- What purpose is the present Building now used for? Hotel
- What purpose will Building be used for hereafter? "
- Owner's name King Edward Hotel Co Phone In 5041
- Owner's address 119 E 5th St
- Architect's name _____ Phone _____
- Contractor's name Chas. Arnold & Co. General Phone DU 2619
- Contractor's address 227 Mission Ave.
- VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building} \$ 1000.00
- Class of present Building a No. of rooms at present 200
- Number of stories in height 6 Size present Building 132 x 94
- State how many buildings are on this lot one
- State purpose buildings on lot are used for Hotel
(Apartment House, Hotel, Residence, or any other purpose.)
- What Zone is Property in? D

STATE ON FOLLOWING LINES EXACTLY WHAT ALTERATIONS, ADDITIONS, ETC., WILL BE MADE TO THIS BUILDING:

Install 5 Shower booths on 2-3-4-5-6
floors 3" Hollow tile plaster
No structural change
does not block lights or fire escape

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

OVER

(Sign here) W. H. Wolf
(Owner or Authorized Agent)

FOR DEPARTMENT USE ONLY

PERMIT NO. 12284	Plans and Specifications checked and found to conform to Ordinances, State Laws, etc. <u>Maxwell & Features</u>	Application checked and found O. K. <u>5/11/30 note</u>	RECEIVED MAY 27 1930 BUILDING DIVISION
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PLANS Plans 5-26
 File With: Chas. Arnold 395

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

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

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

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

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

REMOVED FROM

REMOVED TO

Lot _____ Lot _____

Tract _____ Tract _____

Present location of building } 127-129-131 5th Street
 (House Number and Street)
 New location of building } _____
 (House Number and Street)
 Between what cross streets } _____

Approved by City Engineer.

Deputy.

1. Purpose of PRESENT building Stores Families _____ Rooms _____
Store, Residence, Apartment House, or any other purpose.

2. Use of building AFTER alteration or moving Stores Families _____ Rooms _____

3. OWNER (Print Name) JOHN PARKINSON Phone TR. 4584

4. Owner's address 808 Title Insurance Bldg.

5. Certificated Architect yes State License No. _____ Phone _____

6. Licensed Engineer _____ State License No. _____ Phone _____

7. Contractor _____ State License No. _____ Phone _____

8. Contractor's address _____

9. VALUATION OF PROPOSED WORK [Including all Material, Labor, Finishing, Equipment] and Appliances in Completed Building. \$ 400

10. State how many buildings NOW } Hotel & Stores
 on lot and give use of each. } Residence, Hotel, Apartment House, or any other purpose.

11. Size of existing building 50 x 150 Number of stories high 5 Height to highest point _____

12. Class of building A Material of existing walls tile Exterior framework brick
Wood or Steel

Describe briefly and fully all proposed construction and work:

Change part of corner store
Stairway to, and toilet in basement of corner store 131 5th St.
Toilets in rear of store 127 5th St.
Toilet " " " 129 " "
Toilet " " " 13 " "
Boiled Stairway
Toilets

Fill in Application on other Side and Sign Statement (OVER)

FOR DEPARTMENT USE ONLY			
PERMIT NO. 910	Plans and Specifications checked <u>Oberlies can</u>	Zone <u>N12</u>	Fire District No. <u>1</u>
	Corrections verified <u>Murphy</u>	Set Back <u>16</u>	Street Widening Pl. <u>OK</u> Pl. <u>OK</u>
PLANS Rev. <u>1-25-33</u>	Plans, Specifications and Applications rechecked and approved <u>Murphy</u>	Application checked and approved <u>125/33 orb.</u>	Clerk.
	For Plans See _____	Filed with _____	SPRINKLER Required Valuation Included _____
Stamp here when Permit is issued RECEIVED JAN 25 1933 TWOUL			Ins. by <u>W.P. Pickett</u>

3

chk
100
322678

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

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

REMOVED FROM

REMOVED TO

Lot..... Lot.....

Tract..... Tract.....

Present location of building } 131 E. 5th Street.
(House Number and Street)

New location of building }
(House Number and Street)

Between what cross streets } North-West Corner 5th + Los Angeles

Approved by
City Engineer.

Deputy.

1. Purpose of PRESENT building Cafe Families..... Rooms.....
Store, Residence, Apartment House, or any other purpose.

2. Use of building AFTER alteration or moving..... Families..... Rooms.....

3. Owner (Print Name) King Edwards Cellar Cafe Phone.....

4. Owner's address 131 E. 5th Street.

5. Certificated Architect..... State License No..... Phone.....

6. Licensed Engineer..... State License No..... Phone.....

7. Contractor United Tent & Awning Co State License No..... Phone.....

8. Contractor's address 759 N. Spring St.

9. VALUATION OF PROPOSED WORK {Including all Material, Labor, Finishing, Equipment and Appliances in Completed Building} \$ 40.00

10. State how many buildings NOW on lot and give use of each. }
Residence, Hotel, Apartment House, or any other purpose.

11. Size of existing building..... x..... Number of stories high..... Height to highest point.....

12. Class of building..... Material of existing walls..... Exterior framework.....

Describe briefly and fully all proposed construction and work: Wood or Steel

1- Entrance Canopy

Per Letter Building + Safety Commission 5/18/32

Fill in Application on other Side and Sign Statement

(OVER)

PERMIT NO <u>7522</u>	FOR DEPARTMENT USE ONLY			Fee..... Stamp here when Permit is issued MAY 21 1932 Inspector <u>W. H. [Signature]</u>
	Plans and Specifications checked	Zone	Fire District No.	
	Corrections specified	Set Back Ft.	Street Widening Ft.	
	Plans, Specifications and Applications rechecked and approved	Application checked and approved <u>Licen 5/18/32</u> Clerk		
PLANS	Fee Plans See	Filed with	Required Valuation Included	Specified Yes-No

3

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application to Alter, Repair, Move or Demolish

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

REMOVED FROM	REMOVED TO
Lot.....	Lot.....
Tract.....	Tract.....
Present location of building } <u>117 E 119 E 5th Street</u> (House Number and Street)	Approved by City Engineer. Deputy.
New location of building } _____ (House Number and Street)	
Between what cross streets } <u>LOS ANGELES & MAIN STREET</u>	

- Purpose of PRESENT building Hotel & Store Families..... Rooms 150.
Store, Residence, Apartment House, or any other purpose.
- Use of building AFTER alteration or moving Hotel & Store Families..... Rooms 150.
- Owner (Print Name) JOHN PARKINSON Phone TR. 4584
- Owner's address 808 Title Ins Bldg - Los Angeles
- Certificated Architect John Parkinson & Partners State License No 1200 Phone TR. 4584
Donald W. Parkinson
- Licensed Engineer..... State License No..... Phone.....
- Contractor..... State License No..... Phone.....
- Contractor's address.....
- VALUATION OF PROPOSED WORK (including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) \$ 400
- State how many buildings NOW on lot and give use of each. } Hotel & Store
Residence, Hotel, Apartment House, or any other purpose.
- Size of existing building 100 x 139 Number of stories high 5 Height to highest point 78' 2"
- Class of building A Material of existing walls Brick & Tile Exterior framework Steel
Wood or Steel

Describe briefly and fully all proposed construction and work:
Building of toilets and wash rooms for restaurant 117 E 5th Street
Building of toilet for store 119 E 5th Stn.

Fill in Application on other Side and Sign Statement

FOR DEPARTMENT USE ONLY				750 (OVER)	
PERMIT NO. 3661	Plans and Specifications checked <u>Thomas</u>	Zone <u>M-2</u>	Fire District No. <u>1</u>	Stamp here when Permit is issued MAR 15 1934	
	Corrections verified <u>Thomas</u>	Div. Line <u>None</u>	Street Widening <u>None</u>		
	Plans, Specifications and Applications rechecked and approved <u>Muscat</u>	Application checked and approved <u>Price</u> 3/15/34	SPRINKLER Required Valuation Insures	Specified Yes-No	Inspector <u>Howes</u>
PLANS <u>3/15/34</u>	For Plans See	Filed with			

3

APPLICATION TO ALTER, REPAIR, or DEMOLISH AND FOR A Certificate of Occupancy

Form 1-2
CITY OF LOS ANGELES
DEPARTMENT
OF
BUILDING AND SAFETY
BUILDING DIVISION

Lot No. _____

Tract _____

Location of Building 131 E 5th St.
(House Number and Street)

Approved by
City Engineer _____
Deputy _____

Between what cross streets? N.W. Corner 5th + Los Angeles

USE INK OR INDELIBLE PENCIL

- Present use of building Bar and hotel Families _____ Rooms _____
(Store, Dwelling, Apartment House, Hotel or other purpose)
- State how long building has been used for present occupancy 40 yrs
- Use of building AFTER alteration or moving same Families _____ Rooms _____
- Owner Estate of John Parkinson Phone _____
(Print Name)
- Owner's Address 419 N. La Brea Ave. P. O.
- Certificated Architect Parkinson, Powellson, Briney State Bernard + Woodford Phone _____
- Licensed Engineer None State _____ License No. _____ Phone _____
- Contractor Harry M. Lukens State _____ License No. 17869 Phone _____
- Contractor's Address 1419 Essex St
- VALUATION OF PROPOSED WORK \$1000
including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and elevator equipment therein or thereon.
- State how many buildings NOW } 1
on lot and give use of each. (Store, Dwelling, Apartment House, Hotel or other purpose)
- Size of existing building 100 x 100 Number of stories high 5 Height to highest point 60
- Material Exterior Walls Masonry Exterior framework _____
(Wood, Steel or Masonry) (Wood or Steel)
- Describe briefly all proposed construction and work:

Remove existing windows at bar and install metal lath + plaster wall. No change in legal exits

NEW CONSTRUCTION

- Size of Addition x Size of Lot 100 x 100 Number of Stories when complete _____
- Footing: Width _____ Depth in Ground _____ Width of Wall _____ Size of Floor Joists x
- Size of Studs x Material of Floor _____ Size of Rafters x Type of Roofing _____

I hereby certify that to the best of my knowledge and belief the above application is correct and that this building or construction work will comply with all laws, and that in the doing of the work authorized thereby I will not employ any person in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.

Sign here Sheikher
By _____
(Owner or Authorized Agent)

DISTRICT OFFICE _____

FOR DEPARTMENT USE ONLY

PLAN CHECKING		OCCUPANCY SURVEY		Investigation Fee \$
Valuation \$ <u>1,000</u>	Area of Bldg. _____ Sq. Ft.	Occupancy Fee \$ <u>00</u>	Bldg. Permit Fee \$ <u>36</u>	Total \$ _____
Fee \$ <u>2.00</u>	Fee \$ _____			
TYPE <u>I</u>	Maximum No. Occupants <u>N.C.</u>	Inside Lot <u>no legal</u>	Key Lot <u>no legal</u>	Lot Size <u>100 x 100</u>
GROUP <u>H2B-2</u>	Plans and Specifications checked <u>Alan Paley</u>	Corner Lot <u>no legal</u>	Zone <u>M-2</u>	Fire District <u>60</u>
For Plans See	Corrections Verified <u>Alan Paley</u>	Mag. Line <u>—</u>	Street Widening <u>—</u>	District Map No. <u>129-209</u>
Filed with	Plans, Specifications and Application rechecked and approved. <u>Jack M. ...</u>	Continuous Inspection <u>—</u>	SPRINKLER Specified - Required Valuation Included <u>Yes - No</u>	Inspector <u>J. R. ...</u>
				Application checked and approved <u>J. R. ...</u>

DO NOT WRITE BELOW THIS LINE

TYPE OF RECEIPT	DATE ISSUED	TRACER NO. (M)	RECEIPT NO.	CODE	FEE PAID
Plan Checking	MAR 16 '53		32168		
Supplemental Plan Checking	MAR 17 '53				
Building Permit			1453533		

Certificate of Occupancy
 RECEIVED
 DATE ISSUED
 TRACER NO. (M)
 RECEIPT NO.
 CODE
 FEE PAID

3**APPLICATION TO 'ALTER - REPAIR - DEMOLISH
AND FOR CERTIFICATE OF OCCUPANCY**

Form B-3

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

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

1. LEGAL LOT Pt of 11	BLK. G	TRACT Rivara and Vighes Tr.	DIST. MAP 129-209
2. BUILDING ADDRESS 129 E. 5th St.	APPROVED JE		ZONE M-2-4
3. BETWEEN CROSS STREETS Main St.	AND Los Angeles		FIRE DIST. I
4. PRESENT USE OF BUILDING Vacant Store	NEW USE OF BUILDING Bar room-G-1		INSIDE KEY
5. OWNER Mr. and Mrs. Leonard Pasieczny	PHONE		COR. LOT
6. OWNER'S ADDRESS Above	P.O.	ZONE	REV. COR. LOT SIZE
7. CERT. ARCH. None	STATE LICENSE	PHONE	N. L.
8. LIC. ENGR. "	STATE LICENSE	PHONE	REAR ALLEY
9. CONTRACTOR Owner	STATE LICENSE	PHONE	SIDE ALLEY BLDG. LINE
10. CONTRACTOR'S ADDRESS Above	P.O.	ZONE	AFFIDAVITS
11. SIZE OF EXISTING BLDG.	STORIES 6	HEIGHT	NO. OF EXISTING BUILDINGS ON LOT AND USE ONE

3 129 E. 5th St.	DISTRICT OFFICE L. A.	
12. MATERIAL <input type="checkbox"/> WOOD <input type="checkbox"/> METAL <input type="checkbox"/> CONC. BLOCK <input type="checkbox"/> ROOF <input checked="" type="checkbox"/> WOOD <input type="checkbox"/> STEEL <input type="checkbox"/> ROOFING <input type="checkbox"/> SPRINKLERS EXT. WALLS: <input type="checkbox"/> STUCCO <input checked="" type="checkbox"/> BRICK <input type="checkbox"/> CONCRETE <input type="checkbox"/> CONST. <input type="checkbox"/> CONC. <input type="checkbox"/> OTHER <input type="checkbox"/> compo <input type="checkbox"/> SPECIFIED	BLDG. AREA	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING. \$ 2000.00	VALUATION APPROVED	
14. SIZE OF ADDITION	STORIES 6	HEIGHT 65
15. NEW WORK: (Describe) EXT. WALLS brick ROOFING compo	APPLICATION CHECKED Adams*	DWELL. UNITS
New bar room in vacant store new ceiling--new front.	PLANS CHECKED	SPACES PARKING
I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.	CORRECTIONS VERIFIED	GUEST ROOMS
Signed <i>L. J. Maroshek</i>	PLANS APPROVED	FILE WITH
This Form When Properly Validated is a Permit to Do the Work Described.	APPLICATION APPROVED <i>Foth</i>	CONT. INSP.
	INSPECTOR	

TYPE III-A	GROUP C-2	MAX. OCC. 37	P.C. S	C.O. S	S.P.C.	G.P.I.	B.P. 10 th	H.F.	O.S.	C/O
---------------	--------------	-----------------	-----------	-----------	--------	--------	--------------------------	------	------	-----

CASHIER'S USE ONLY	LA52534	FEB--3-60	06676	C - 2 CK	5.00
		FEB--3-60	06677	C - 1 CK	10.00

FF 1446

P.C. No. GRADING CRIT. SOIL CONS. ✓

SEWER (Available) (Not Available)

CRITICAL SOIL

3

APPLICATION TO ADD-ALTER-REPAIR-DEMOLISH

B&S B-3-R12-70

CITY OF LOS ANGELES

AND FOR CERTIFICATE OF OCCUPANCY

DEPT OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only.

1. LEGAL DESCR.	LOT	BLK.	TRACT	CENSUS TRACT
	11	C	Rivara & Vignolo	2073
2. PRESENT USE OF BUILDING		NEW USE OF BUILDING		DIST. MAP
(II) Hotel & Stores		(II) Hotel		129-209
3. JOB ADDRESS				ZONE
117-131 East Fifth St				M2-4
4. BETWEEN CROSS STREETS				FIRE DIST.
Los Angeles St AND Main St				I
5. OWNER'S NAME			PHONE	LOT (TYPE)
Estate of Frank W. Fabcook			627 5941	cor/thru
6. OWNER'S ADDRESS			CITY	ZIP
501 S Los Angeles St			LA	90013
7. ARCHITECT OR DESIGNER			STATE LICENSE No.	PHONE
/				
8. ENGINEER			STATE LICENSE No.	PHONE
/				
9. CONTRACTOR			STATE LICENSE No.	PHONE
owner				
10. LENDER			BRANCH	ADDRESS
/				
11. SIZE OF EXISTING BLDG.				AFFIDAVITS
LENGTH	WIDTH	STORIES	HEIGHT	
		6		CCPD
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG.				DPD
EXT. WALLS	ROOF	FLOOR		
brick	cement	cement		
13. JOB ADDRESS				DISTRICT OFFICE
117-131 E Fifth St				LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING				GRADING
\$500				/
15. NEW WORK: (Describe)				CRIT. SOIL
Remove & replace masonry veneer & REPLACE WITH METAL DECKING				/
NEW USE OF BUILDING				HIGHWAY DED.
(II) Hotel				yes
TYPE		GROUP	SPRINKLERS REQ'D SPECIFIED	FLOOD
III		H-3/G-1		/
BLDG. AREA		MAX. OCC.	TOTAL	INSPECTION ACTIVITY
n/c		/	/	COMB GEN MAJ. S. CONS
DWELL. UNITS		GUEST ROOMS	PARKING REQ'D PROVIDED	PLANS CHECKED
/		/	n/c	/
P.C. No.		CONT. INSP.	APPLICATION APPROVED	ZONED BY
/		/	<i>[Signature]</i>	171e
P.C.		S.P.C.	G.P.I.	FILE WITH
/		/	/	/
P.C.		S.P.C.	G.P.I.	INSPECTOR
/		/	/	I
P.C.		S.P.C.	G.P.I.	TYPIST
/		/	/	lc

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

JAN-19-72

03030 E

43501

U-1CS

8.25

ASHER'S USE ONLY



Sign	City of Los Angeles - Department of Building and Safety	Issued on: 08/29/2013
Onsite	APPLICATION FOR INSTALLATION	Last Status: Issued
Plan Check at Counter	AND INSPECTION OF SIGNS	Status Date: 08/29/2013

TRACT	BLOCK	LOTE#	APN	COUNTY MAP REFERENCE	PARCEL AREA (SQ FT)	LAUSD PARCEL #
RIVARA AND VIGNOLO TRACT C		8	1	M R 5-110	12'A211 180	5148-009-008
RIVARA AND VIGNOLO TRACT C		9	1	M R 5-110	12'A211 184	5148-009-008
RIVARA AND VIGNOLO TRACT C		10	1	M R 5-110	12'A211 187	5148-009-008
RIVARA AND VIGNOLO TRACT C		11	1	M R 5-110	12'A211 196	5148-009-008
RIVARA AND VIGNOLO TRACT C		11	2	M R 5-110	12'A211 203	5148-009-008

3. PARCEL INFORMATION		
Area Planning Commission - Central	Central Tract - 2073.02	Parking Dist. - CCP3
LADBS Branch Office - LA	District Map - 129A211	Parking Dist. - DPD
Council District - 14	Energy Zone - 9	Thomas Brothers Map Grid - G34-F4
Certified Neighborhood Council - Downtown Los Angeles	Fire District - 1 (Entire parcel)	
Community Plan Area - Central City	New Source Zone Distance - L3	

1-1 Approval: [Q]C4-2D

4. DOCUMENTS		
ZI - ZI-2353 Residential Hotel Unit Conversion; TNO - Old Bank District / Historic Com	OHD - Yes	CPC - CPC-2005-1122-CA
ZI - ZI-2374 LOS ANGELES STATE ENTER. ORD - ORD-161603	ORA - ZI 2316 CITY CENTER REDEV PRIC	CPC - CPC-2005-1124-CA
ZI - ZI-2385 Greater Downtown Housing Inc. ORD - ORD-166307-SA1130	CPC - CPC-1985-342-ZC	CPC - CPC-2005-361-CA
ZA - ZA-2013-188-CUB-ZV-CUX ORD - ORD-177557	CPC - CPC-1985-606-GPC	CPC - CPC-2005-8250-ICO

5. CHECKLIST ITEMS

6. PROPERTY OWNER, TRUST APPLICANT INFORMATION		For Cashier's Use Only	W/D #: 34891759
Owner(s):			
AOF BRISTOL 423 LLC			
2980 BEVERLY GLEN CIR STE 300, LOS ANGELES CA 90077 --			
Tenant:			
Applicant: (Relationship: Contractor)			
VARTAN YAPUDZHANYAN -			
-- (818) 502-0520			

7. EXISTING SIGNS	PROPOSED USE
	(19) Projecting Sign

8. DESCRIPTION OF WORK

INSTALL (1) NEW ILLUMINATED, DOUBLE-SIDED, ON-SITE PROJECTING SIGN @ (36" X 20" FACE) "KING EDDY SALOON". [SEE COMMENTS] **FINISH STRUCTURAL INVENTORY**

9. Fee Status: See Fee Schedule

10. APPLICATION PROCESSING INFORMATION		LA 0011 103018925 1/29/2013 4:21:15 PM
BLDG. PC By: Alexander Shandefist	DAS PC By:	BUILDING PERMIT COM# \$140.00
OK for Cashier: Constan Salazar	Coord. OK:	BUILDING PLAN CHECK \$0.00
Signatures:	Date: 08/29/2013	EI COMMERCIAL \$0.84
		ONE STOP SURCH \$4.32

11. PROJECT VALUATION (Paid For Period)	PC Valuation:	SYSTEMS DEVT FEE \$12.95
Permit Valuation: \$4,200		CITY PLANNING SURCH \$10.02
		MISCELLANEOUS \$10.00
Sewer Cap ID:	Total Bond(s) Due:	PLANNING GEN PLAN MAINT SURCH \$8.35
		CA BLDG STD COMMISSION SURCHARGE \$1.00

12. ATTACHMENTS	ELECTRICAL PERMIT - COMM	\$36.00
Plot Plan	BUILDING PERMIT COM#	\$12.00

For inspection requests, call toll-free (888) LA4BUILD (524-2845). Outside LA County, call (213) 482-0900 or request inspections via www.ladbs.org. To speak to a Call Center agent, call 311 or (866) 4LACTY (432-2489). Outside LA County, call (213) 473-3231.

Sub Total: \$262.48

Permit #: 130482000001759
 Receipt #: 0103195113
 Building Card #: 2013LA21184



Additional Contemporary Photos



King Edward Hotel
South elevation
Photograph taken: March 29, 2019



King Edward Hotel
South elevation and partial west elevation
Photograph taken: December 17, 2018



King Edward Hotel
South elevation and east elevation
Photograph taken: March 29, 2019



King Edward Hotel
East elevation and north elevation
Photo taken: December 17, 2018



King Edward Hotel
Lobby, facing north
Photo taken: March 29, 2019



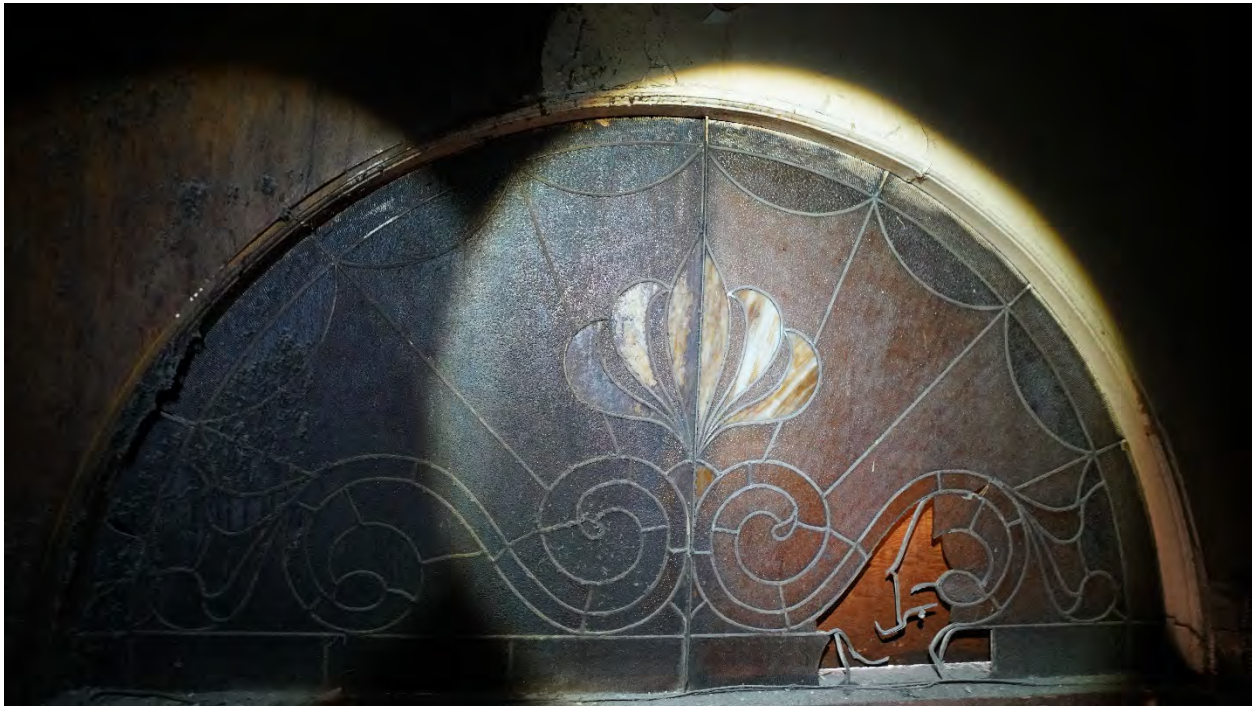
King Edward Hotel
Lobby, facing west toward 119 E. Fifth Street
Photo taken: December 17, 2018.



King Edward Hotel
Lobby, facing east toward 127 E. Fifth Street
Photo taken: December 17, 2018.



King Edward Hotel
Lobby elevator, facing west toward 119 E. Fifth Street
Photo taken: March 29, 2019



King Edward Hotel
Stained glass transom above elevator, behind plywood
Photo taken: March 29, 2019



King Edward Hotel
Cornerstone located on E. Fifth Street – JOHN PARKINSON ARCHITECT
Photo taken: December 17, 2018



King Edward Hotel
Brass letters embedded in sidewalk – JOHN PARKINSON PROPERTY
Photo taken: December 17, 2018



King Edward Hotel
Murals in basement of 129-131 E. Fifth Street, facing east
Photo taken: March 8, 2019



King Edward Hotel
Murals in basement of 129-131 E. Fifth Street, facing west
Photo taken: Mach 8, 2019



King Edward Hotel
Murals in basement of 129-131 E. Fifth Street, facing east
Photo taken: Mach 8, 2019



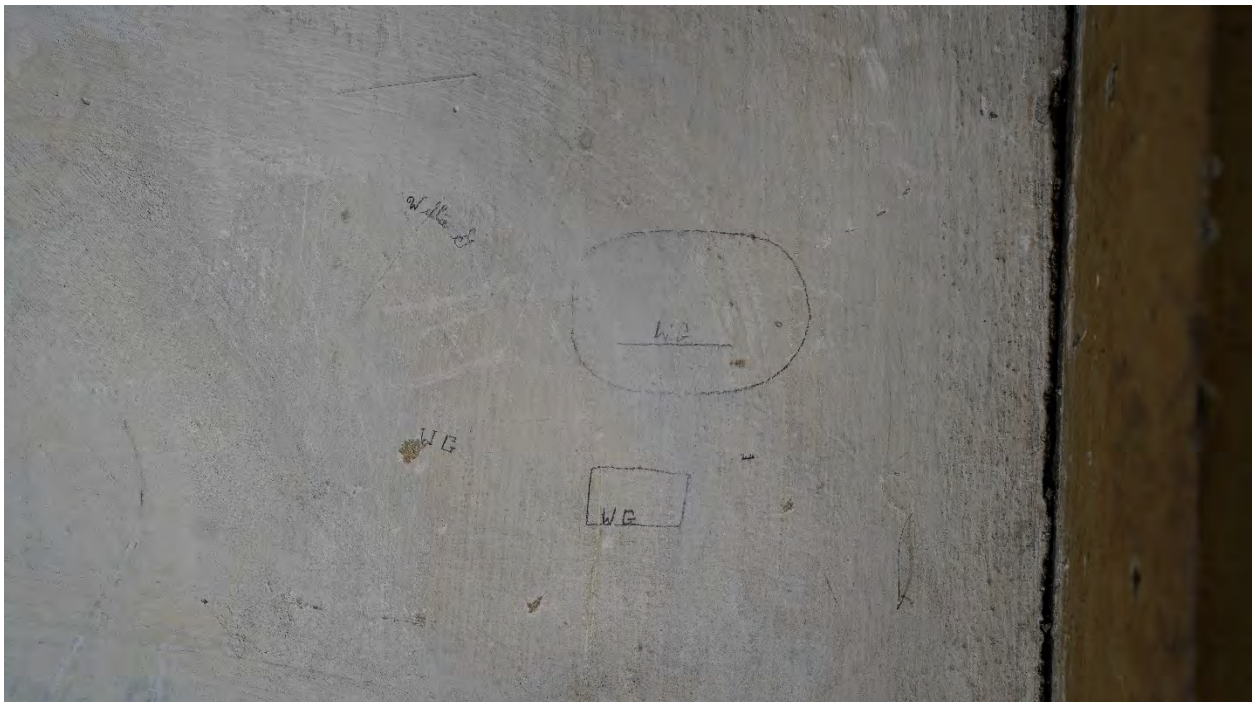
King Edward Hotel
Murals in basement of 129-131 E. Fifth Street, facing south
Photo taken: Mach 8, 2019



King Edward Hotel
Graffiti in basement of 127 E. Fifth Street, facing north
Photo taken: Mach 8, 2019



King Edward Hotel
Graffiti in basement of 127 E. Fifth Street, facing east
Photo taken: Mach 8, 2019



King Edward Hotel
Graffiti in basement of 127 E. Fifth Street, facing east
Photo taken: Mach 8, 2019

Historical Photos



**KING EDWARD HOTEL, FIFTH AT LOS ANGELES
STREETS**

King Edward Hotel

Circa 1906

Source: John Parkinson and Donald B. Parkinson, Architects, Los Angeles, 1922. Book.



King Edward Hotel
Circa 1908-1918
Source: c/o Stephen Gee. Pamphlet.



King Edward Hotel lobby
Circa 1908-1918
Source: c/o Stephen Gee. Pamphlet.



King Edward Hotel lobby
Circa 1925
Source: c/o Stephen Gee. Pamphlet.



King Edward Hotel lobby

Circa 1967

Source: UCLA Special Collections, Robert Luthardt Papers.



King Edward Hotel

Circa 1974

Source: UCLA Special Collections, Robert Luthardt Papers.



City of Los Angeles Department of City Planning

1/14/2020 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

119 E 5TH ST
121 E 5TH ST
127 E 5TH ST
129 E 5TH ST
131 E 5TH ST

ZIP CODES

90013

RECENT ACTIVITY

CHC-2020-288-HCM
ENV-2020-289-CE
ZA-2013-288-CUB-ZV-CUX

CASE NUMBERS

CPC-2017-432-CPU-CA
CPC-2010-213-CA
CPC-2008-4502-GPA
CPC-2005-8250-ICO
CPC-2005-361-CA
CPC-2005-1124-CA
CPC-2005-1122-CA
CPC-2002-1128-CA
CPC-1986-606-GPC
CPC-1985-342-ZC
ORD-177557
ORD-175038
ORD-164307-SA1130
ORD-161603
ORD-137036
ORD-135901
ORD-129944
ZA-2019-1091-CUW
ZA-2013-288-CUB-ZV-CUX
ENV-2019-1092-CE
ENV-2017-433-EIR
ENV-2013-3392-CE
ENV-2013-289-MND
ENV-2010-214-ND
ENV-2008-4505-ND
ENV-2005-362-CE
ENV-2005-1125-CE
ENV-2005-1123-CE
ENV-2002-1131-ND
ENV-2002-1130-ND

Address/Legal Information

PIN Number	129A211 203
Lot/Parcel Area (Calculated)	2,498.4 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID F4
Assessor Parcel No. (APN)	5148009008
Tract	RIVARA AND VIGNOLO TRACT
Map Reference	M R 5-110
Block	C
Lot	11
Arb (Lot Cut Reference)	2
Map Sheet	129A211

Jurisdictional Information

Community Plan Area	Central City
Area Planning Commission	Central
Neighborhood Council	Downtown Los Angeles
Council District	CD 14 - José Huizar
Census Tract #	2073.02
LADBS District Office	Los Angeles Metro

Planning and Zoning Information

Special Notes	None
Zoning	[Q]C4-2D
Zoning Information (ZI)	ZI-2488 City Center ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE ZI-2487 City Center/Central Ind. Dev. Guidelines & Controls for Residential Hotels ZI-2385 Greater Downtown Housing Incentive Area ZI-2353 Residential Hotel Unit Conversion Demolition Ordinance ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Community Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Design Review Board	No
Historic Preservation Review	Yes
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RFA: Residential Floor Area District	None

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

Assessor Information

Assessor Parcel No. (APN)	5148009008
Ownership (Assessor)	
Owner1	AIDS HEALTHCARE FOUNDATION CORP
Address	6225 SUNSET BLVD 21ST FL LOS ANGELES CA 90028
Ownership (Bureau of Engineering, Land Records)	
Owner	AOF BRISTOL 423, LLC (ET AL) C/O CAPITAL FORESIGHT/ACCOUNTING DEPT.
Address	2980 BEVERLY GLEN CIRCLE STE. 300 BEL AIE CA 90077
Owner	AOF BRISTOL 423, LLC (ET AL) C/O CAPITAL FORESIGHT/ACCOUNTING DEPT.
Address	2980 BEVERLY GLEN CIRCLE STE. 300 BEL AIR CA 90077
APN Area (Co. Public Works)*	0.206 (ac)
Use Code	1810 - Commercial - Hotel and Motel - Hotel - 50 Rooms and Over - One Story
Assessed Land Val.	\$6,346,440
Assessed Improvement Val.	\$9,519,660
Last Owner Change	04/25/2018
Last Sale Amount	\$15,250,152
Tax Rate Area	13263
Deed Ref No. (City Clerk)	65438 595840 555250-51 543977-79 532907-8 389891 325793-4 109509 1084058 97954-55
Building 1	
Year Built	1905
Building Class	CX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	60,979.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3

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Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5148009008]

Additional Information

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

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.3475208
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	HISTORIC CORE
Hubzone	Redesignated until Dec 2021
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	Yes [APN: 5148009008]
Ellis Act Property	No

Public Safety

Police Information	
Bureau	Central
Division / Station	Central
Reporting District	145
Fire Information	

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Bureau	Central
Batallion	1
District / Fire Station	9
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	CPC-2017-432-CPU-CA
Required Action(s):	CA-CODE AMENDMENT CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	CPC-2010-213-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	CPC-2005-8250-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	AN INTERIM CONTROL ORDINANCE TEMPORARILY SUSPENDING THE CONVERSIION, DEMOLITION, OR CHANGE OF USE OF RESIDENTIAL HOTELS CITYWIDE.
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETScape GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-2002-1128-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONCSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHNAGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGESOF HEIGHT AS NEEDED
Case Number:	CPC-1985-342-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	ZONE CHANGE FROM M2, C5 AND CM TO (Q)C4
Case Number:	ZA-2019-1091-CUW
Required Action(s):	CUW-CONDITIONAL USE - WIRELESS
Project Descriptions(s):	PURSUANT TO 12.24.W.49, A CONDITIONAL USE PERMIT FOR THE INSTALLATION OF A NEW ROOFTOP WTF IN THE C4-2D ZONE.
Case Number:	ZA-2013-288-CUB-ZV-CUX
Required Action(s):	CUB-CONDITIONAL USE BEVERAGE-ALCOHOLI CUX-ADULT ENTERTAINMENTS ZV-ZONE VARIANCE
Project Descriptions(s):	CONDITIONAL USE PURSUANT TO SEC. 12.24W1 TO PERMIT THE CONTINUED SALE OF A FULL LINE ALCOHOL FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING BAR AND AN ADDITION OF A BASEMENT AREA, WITH LIVE ENTERTAINMENT AND PATRON DANCING, WHILE SEATING A TOTAL OF 280 PATRONS AND WITH HOURS OF OPERATION AND ALCOHOL SALES FROM 6 A.M. TO 2 A.M., DAILY; ZONE VARIANCE PURSUANT TO SEC. 12.27 TO ALLOW ZERO PARKING STALLS IN THE DOWNTOWN PARKING DISTRICT AND TO INCREASE THE FAR TO 7.24:1 IN ORDER TO ALLOW FOR 65,140 SF. FT. OTHERWISE NOT PERMITTED PER THE D LIMITATION.
Case Number:	ENV-2019-1092-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

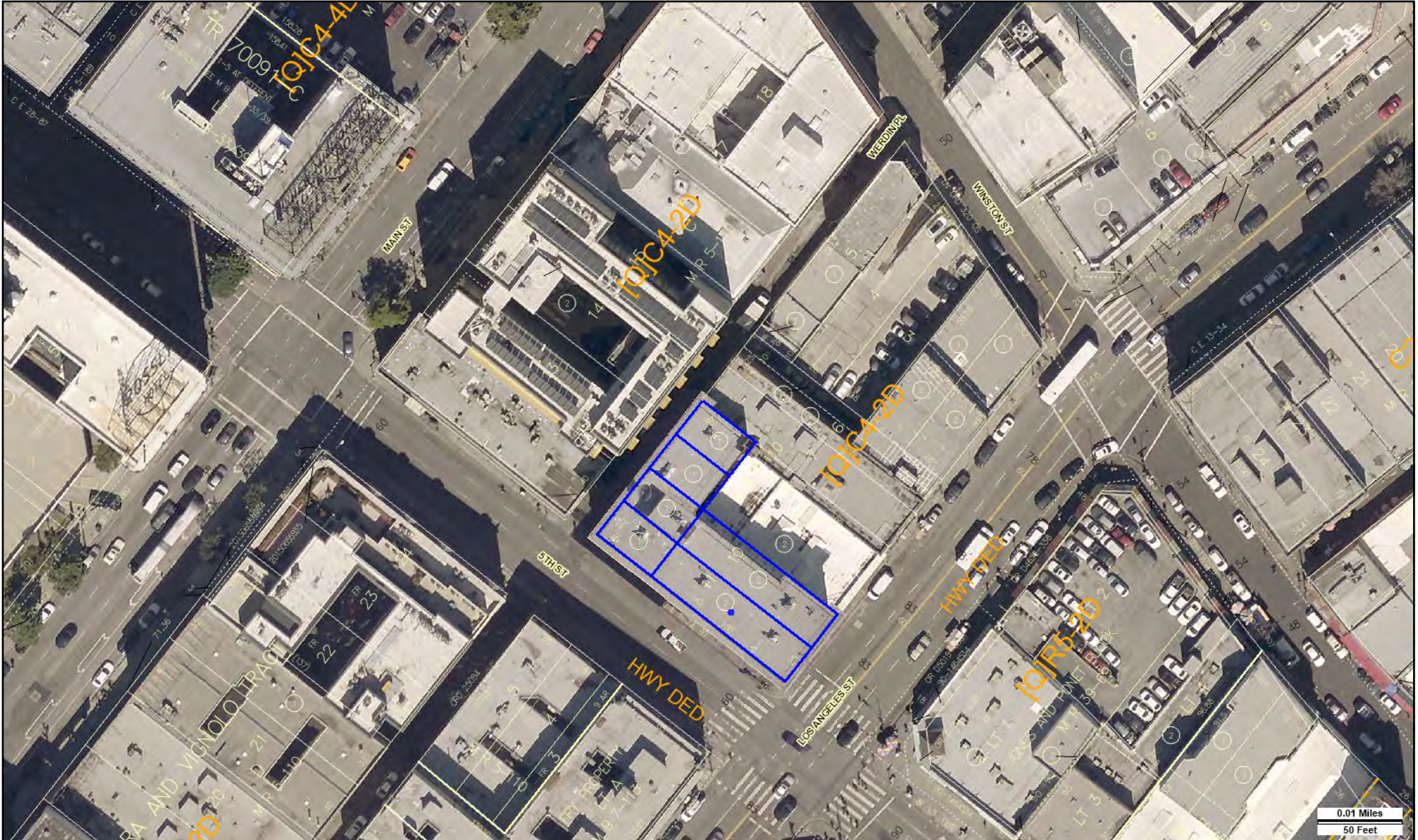
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Project Descriptions(s):	PURSUANT TO 12.24.W.49, A CONDITIONAL USE PERMIT FOR THE INSTALLATION OF A NEW ROOFTOP WTF IN THE C4-2D ZONE.
Case Number:	ENV-2017-433-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	COMMUNITY PLAN UPDATE
Case Number:	ENV-2013-3392-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	THE PROPOSED ORDINANCE MODIFIES SECTION 22.119 OF THE LOS ANGELES ADMINISTRATIVE CODE TO ALLOW ORIGINAL ART MURALS ON LOTS DEVELOPED WITH ONLY ONE SINGLE-FAMILY RESIDENTIAL STRUCTURE AND THAT ARE LOCATED WITHIN COUNCIL DISTRICTS 1, 9, AND 14.
Case Number:	ENV-2013-289-MND
Required Action(s):	MND-MITIGATED NEGATIVE DECLARATION
Project Descriptions(s):	CONDITIONAL USE PURSUANT TO SEC. 12.24W1 TO PERMIT THE CONTINUED SALE OF A FULL LINE ALCOHOL FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH AN EXISTING BAR AND AN ADDITION OF A BASEMENT AREA, WITH LIVE ENTERTAINMENT AND PATRON DANCING, WHILE SEATING A TOTAL OF 280 PATRONS AND WITH HOURS OF OPERATION AND ALCOHOL SALES FROM 6 A.M. TO 2 A.M., DAILY; ZONE VARIANCE PURSUANT TO SEC. 12.27 TO ALLOW ZERO PARKING STALLS IN THE DOWNTOWN PARKING DISTRICT AND TO INCREASE THE FAR TO 7.24:1 IN ORDER TO ALLOW FOR 65,140 SF. FT. OTHERWISE NOT PERMITTED PER THE D LIMITATION.
Case Number:	ENV-2010-214-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	ENV-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	CENTRAL CITY PLAN AMENDMENT FOR URBAN DESIGN STANDARDS AND GUIDELINES AND MODIFIED STREETS, CODE CLARIFICATIONS
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	ENV-2005-1125-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	ENV-2005-1123-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	ENV-2002-1131-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	
Case Number:	ENV-2002-1130-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	

DATA NOT AVAILABLE

- ORD-177557
- ORD-175038
- ORD-164307-SA1130
- ORD-161603
- ORD-137036
- ORD-135901
- ORD-129944

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Address: 119 E 5TH ST

APN: 5148009008

PIN #: 129A211 203

Tract: RIVARA AND VIGNOLO TRACT Zoning: [Q]C4-2D

Block: C

Lot: 11

Arb: 2

General Plan: Community Commercial

