

APPENDIX C:

CULTURAL RESOURCES REPORT AND RECORD SEARCH

- C-1: Jenna Snow, Historic Preservation Consulting, Cultural Resources Technical Appendix 361 South Spring Street, Los Angeles, CA, May 2017.
- C-2: Copy of AB52 Consultation Request Letter
- C-3: South Central Coastal Information Center, Records Search Results for the 4th and Spring Hotel Project, May 12, 2017.
- C-4: Natural History Museum of Los Angeles County, Paleontological Resources for the Proposed 4th and Spring Hotel Project in the City of Los Angeles, Los Angeles County, Project Area, April 13, 2017.

Cultural Resources Technical Appendix
361 South Spring Street, Los Angeles, CA



May 2017

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I. INTRODUCTION AND EXECUTIVE SUMMARY

This technical report evaluates potential impacts of a proposed hotel development (proposed project) on historical resources. The proposed project is located at 361 South Spring Street in downtown Los Angeles, at the northwest corner of Spring and 4th Streets, encompassing one assessor parcel (5149-019-034, hereinafter referred to as “subject property”). The subject property currently contains a surface parking lot and no buildings. The proposed project includes construction of an 11-story hotel building. The subject property is adjacent to, but outside the boundaries of, two National Register of Historic Places (National Register)-listed historic districts: Spring Street Financial District and Broadway Theater and Commercial District.

This technical report considers direct and indirect impacts of the proposed project on historical resources. Discussion of the regulatory setting, including a summary of historic preservation law and policies at the federal, state and local levels is followed by a brief description of the subject property. This report focuses on identification of historical resources in the immediate vicinity of the subject property, both adjacent and nearby, and assesses potential direct and indirect impacts of the proposed project on those properties. The report concludes that the proposed project does not have the potential to cause direct impacts to any identified historical resources. While the proposed project has the potential to cause indirect impacts to the historic districts, it is anticipated that these impacts will be less than significant.

The subject property is located in the City Center Redevelopment Project Area and is also subject to review under the Downtown Design Guide and Historic Downtown Los Angeles Design Guidelines. This report evaluates compliance with provisions of these design guidelines pertaining to treatment of historical resources and concludes the proposed project is in compliance.

II. QUALIFICATIONS

This report was prepared by Jenna Snow with assistance provided by Kathryn McGee. Ms. McGee visited and photographed the site on March 9, 2017.

Jenna Snow

In January 2015, Jenna Snow launched an independent historic preservation consulting practice with offices in Los Angeles. With over fifteen years of professional experience, Ms. Snow has a strong and broad understanding of best historic preservation practice, including federal, state, and local regulations. She has worked on a wide range of projects on both the east and west coasts, as well as internationally. Ms. Snow holds a M.S. in Historic Preservation from Columbia University and a B.A. in Fine Arts focusing on architectural history from Brandeis University. She meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History. Throughout her career, Ms. Snow has authored, co-authored, and/or served as project manager for nearly 100 historic preservation projects, including a wide variety of historic resource assessments, National Register nominations, and historic resources surveys. She regularly contributes to environmental impact reports, historic preservation certification applications, Section 106 reviews and other work associated with historic building rehabilitation and preservation planning. Ms. Snow has prepared multiple National Register nominations, including the Twohy Building in San José, CA; the Beverly Hills Women's Club in Beverly Hills, CA; the Sam and Alfreda Maloof Compound in Rancho Cucamonga, CA; the Boyle Hotel/Cummings Block in Los Angeles, CA; the West Los Angeles Veterans Affairs Historic District in Los Angeles, CA, and Temple Ohave Israel in Brownsville, PA. She has completed historic resources surveys, including coauthoring historic context statements in Hollywood, Whittier, CA, and South Los Angeles. Prior to her consulting work, Ms. Snow worked for the New York City Department of Design and Construction in New York, NY, the Freedom Trail Foundation in Boston, MA, and the Neighborhood Preservation Center in New York, NY.

Kathryn McGee

Ms. McGee is an architectural historian and historic preservation planner based in Los Angeles. She has over eight years of experience in the field of historic preservation consulting and launched an independent practice in 2015. Her educational background includes a Bachelor of Arts degree in architectural history from the University of California, Santa Barbara and a Master of Urban and Regional Planning degree from the University of California, Irvine. She has also completed the Summer Program in Historic Preservation at the University of Southern California and is a LEED Accredited Professional with specialty in Neighborhood Development. Her consulting work entails writing reports for purposes of environmental and local project review; preparation of historic resource assessments and surveys; preparation of technical reports for General Plan Updates; evaluation of properties seeking or complying with Mills Act Contracts; and consultation on adaptive reuse and federal Investment Tax Credit projects.

III. REGULATORY SETTING

National Register

The National Register of Historic Places is “an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation’s cultural resources and indicate what properties should be considered for protection from destruction or impairment,”¹ Administered by the National Park Service, the National Register is the nation’s official list of historic and cultural resources worthy of preservation. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. Resources are eligible for the National Register if they meet one or more of the following criteria for significance:

- A) are associated with events that have made a significant contribution to the broad patterns of our history; or
- B) are associated with the lives of significant persons in our past; or
- C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D) have yielded or may be likely to yield, information important in history or prehistory.²

Once a resource has been determined to satisfy one of the above criteria, then it must be assessed for “integrity.”³ Integrity refers to the ability of a property to convey its significance. Evaluation of integrity is based on “an understanding of a property’s physical features and how they relate to its significance.” The National Register recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. To retain integrity, a property must possess several, and usually most, of these aspects.

Relationship to Project

The subject property is not listed in the National Register, as it does not contain any buildings. It is located adjacent to two National Register-listed historic districts: Spring Street Financial District and Broadway Theater and Commercial District.

California Register

Based substantially on the National Register, the California Register is “an authoritative guide... used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected.”⁴ For a property to be eligible for listing in the California Register, it must be found by the State Historical Resources Commission to be significant under at least one of the following four criteria:

- 1) is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; or

¹ National Register Bulletin #16A: *How to Complete the National Register Registration Form* (National Park Service, 1997).

² National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

³ National Register Bulletin #15, *How to Apply the National Register Criteria for Evaluation* (National Park Service, 1990, revised 2002).

⁴ California Public Resources Code §5024.1(a), <<http://codes.lp.findlaw.com/cacode/PRC/1/d5/1/2/s5024.1>>.

- 2) is associated with the lives of persons important in our past; or
- 3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values; or
- 4) has yielded, or may be likely to yield, information important in prehistory or history.

Also included in the California Register are properties which have been formally determined eligible for listing in, or are listed in the National Register; are registered State Historical Landmark Number 770, and all consecutively numbered landmarks above Number 770; and Points of Historical Interest, which have been reviewed and recommended to the State Historical Resources Commission for listing.

The primary difference between eligibility for listing in the National and California Registers is integrity. Properties eligible for listing in the National Register generally have a higher degree of integrity than those only eligible for listing in the California Register. There is, however, no difference with regard to significance.

Relationship to Project

The subject property is not listed in the California Register, as it does not contain any buildings. It is located adjacent to two California Register-listed historic districts: Spring Street Financial District and Broadway Theater and Commercial District.

City of Los Angeles

§22.171.7 of the Los Angeles Administrative Code defines criteria for designation of a Historic-Cultural Monument (HCM). For ease in applying local eligibility, the following numbers are assigned to the criteria, which align, to a large degree, with National and California Register criteria.

Resources eligible for HCM designation are:

- 1) Historic structures or sites in which the broad cultural, economic or social history of the nation, state or community is reflected and exemplified; identified with important events in the main currents of national, state, or local history; or
- 2) Historic structures or sites identified with personages in the main currents of national, state or local history; or
- 3) Historic structures or sites which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction or a notable work of a master builder, designer, or architect whose individual genius influenced his age.

Relationship to Project

The subject property is not a designated HCM, as it does not contain any buildings. The subject property is located adjacent to four properties designated as HCMs: Continental Building, 408 S. Spring Street (HCM no. 730), Hellman Building Annex, 410 S. Spring Street (HCM no. 729), Stowell (El Dorado) Hotel, 416 S. Spring Street (HCM no. 1029), and Title Insurance and Trust Company Building Annex, 413-419 S. Spring Street (HCM no. 385).

Downtown Design Guide

The Downtown Design Guide provides guidance for projects in downtown Los Angeles and is implemented by staff from the Los Angeles Department of City Planning, former Community

Redevelopment Agency of the City of Los Angeles, Department of Transportation and Department of Public Works.⁵ This document divides downtown Los Angeles into geographic areas. The proposed project is located within the Historic Downtown area and therefore must also comply with separate guidelines known as the Historic Downtown Los Angeles Design Guidelines.

Historic Downtown Los Angeles Design Guidelines

The Historic Downtown Los Angeles Design Guidelines were sponsored and prepared by stakeholders including the Los Angeles Conservancy (the Conservancy), the Historic Core Business Improvement District (BID), the Downtown Center BID, and the Fashion District BID with financing from the Getty Grant Program's "Preserve LA."⁶ The purpose of the Historic Downtown Los Angeles Design Guidelines is to "serve as a tool to enhance economic activity and attract investment in the area by encouraging high quality, historically compatibility design."⁷ The guidelines are consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)*. The study area for the Design Guidelines is defined as South Hill Street on the west, South Main Street to the east, 3rd Street on the north, and 9th Street on the south, and includes both sides of each street at the boundaries.⁸

Relationship to Project

The proposed project is also reviewed in this document under the Downtown Design Guide and Historic Downtown Los Angeles Design Guidelines.

⁵ *City of Los Angeles Downtown Design Guide*, June 15, 2009.

⁶ Architectural Resources Group, *Historic Downtown Los Angeles Design Guidelines*, July 2002, 1.

⁷ Architectural Resources Group, *Historic Downtown Los Angeles Design Guidelines*, July 2002, 1.

⁸ Architectural Resources Group, *Historic Downtown Los Angeles Design Guidelines*, July 2002, 2.

IV. IDENTIFICATION OF HISTORICAL RESOURCES

Subject Property Description

Located in downtown Los Angeles at the northwest corner of 4th and Spring Streets, the subject property is currently occupied by a surface parking lot paved in concrete. The property is fenced with openings for pedestrian and automobile gates at its northeast corner along Spring Street and at the center of its south border along 4th Street. There is a driveway running along the west border of the property, leading from 4th Street to the parking structure adjacent to the north.

The subject property is generally surrounded by a combination of surface parking lots and historic and contemporary high-rise commercial buildings. The parking structure, part of Broadway Spring Center to the north, was constructed c. 1991 and is 11-stories tall. The building across Spring Street to the east, Banco Popular, was constructed c. 1902 and is 8-stories tall. Diagonally across at the southeast corner of 4th and Spring Streets, the Continental Building was constructed c. 1902 and is 12-stories tall. To the south across 4th Street is a surface parking lot; beyond that is the Title Insurance and Trust Company Building Annex, constructed 1927 and 13-stories tall. West of the subject property, fronting 4th street, is a two-story commercial building constructed in 1977.

Subject Property History

Historic Sanborn maps show that in 1888 the subject property was developed with five separate buildings. Fronting 4th Street were a church, a two-unit boarding house, and a dwelling, while there was a commercial building fronting the corner of 4th and Spring Streets, and a dwelling to the north, fronting Spring Street. By 1894, the arrangement of buildings appeared denser than it had previously, either due to expansion of existing buildings or construction of new. Fronting 4th Street were a commercial building housing a restaurant, a church called “Holiness Tabernacle,” a commercial building labeled “Los Angeles Artificial Lumber Co,” and an office and store building, while there was a commercial building with furnished apartments above at the corner of 4th and Spring Streets, and a commercial building to the north, fronting Spring Street. By 1906, the property appeared to have been developed with a continuous street wall along its 4th and Spring Street frontages, with an L-shaped footprint of a commercial building, with stores at the ground level, and offices above. In 1950, the subject property still contained an L-shaped commercial building with space for stores, although by 1943, the Spring Street frontage contained a bank. By 1967, a small portion of the westernmost arm of the building fronting 4th Street had been demolished. The buildings remained in the same configuration through the 1970s. The subject property currently operates as a surface parking lot.

Adjacent and Nearby Historical Resources

This report evaluates potential impacts of the proposed project on identified historical resources that are adjacent and nearby. The map below defines a study area in red, with the subject property at the center in yellow. The table following identifies each parcel in the study area, with relevant data and a determination about whether or not historical resources are present. Current and historic photographs of adjacent and nearby properties are included in Attachments C and D.

Study Area

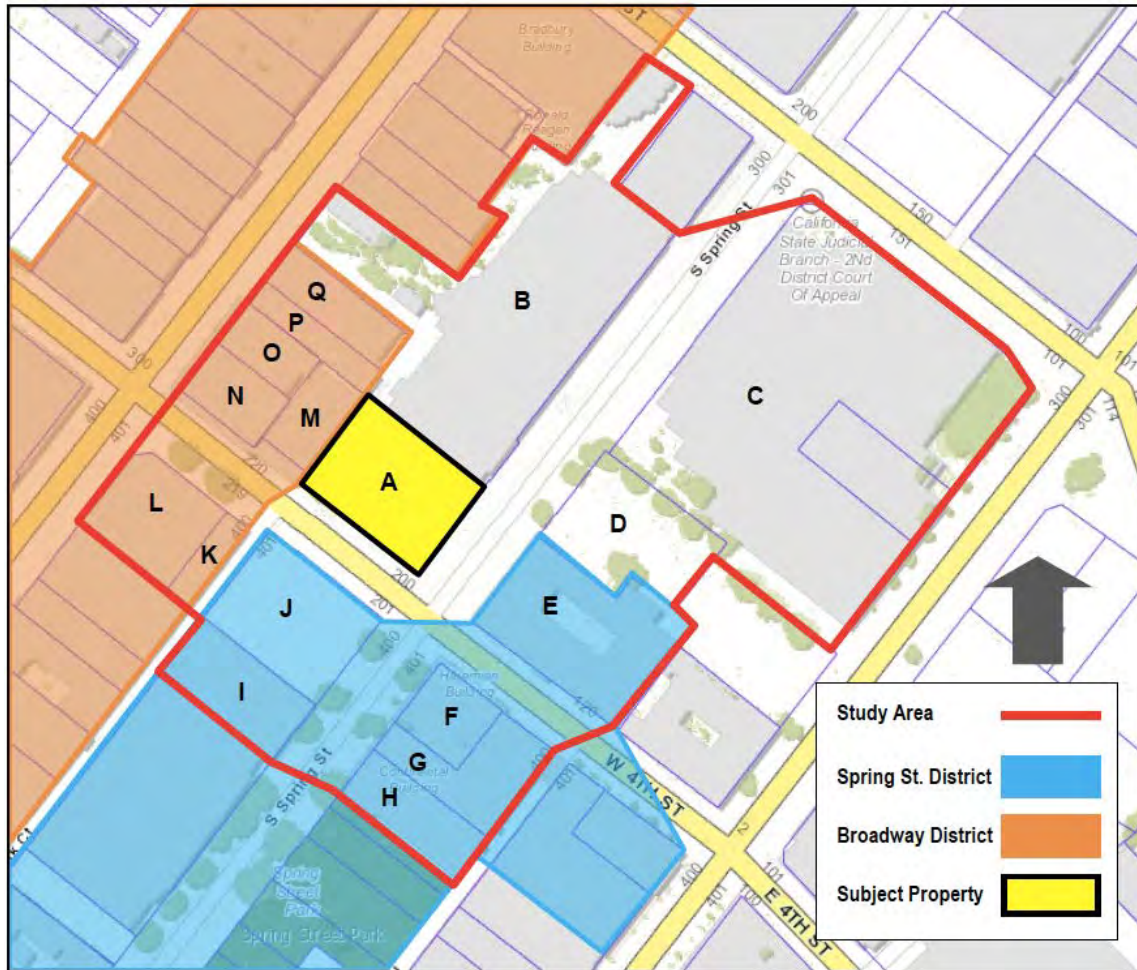


Table of Study Area

<i>Letter</i>	<i>Address</i>	<i>Name</i>	<i>APN</i>	<i>Dates of Construction</i>	<i>Historical resource?</i>
A	361 S. Spring Street	Subject property	5149019034	N/A (Vacant)	No.
N/A	Multiple	Spring Street Financial District	Multiple	1905-1957	Yes. National Register-listed Spring Street Financial District.
N/A	Multiple	Broadway Theater and Commercial District	Multiple	Early 1890s-early 1930s	Yes. National Register-listed Broadway Theater and Commercial District.

<i>Letter</i>	<i>Address</i>	<i>Name</i>	<i>APN</i>	<i>Dates of Construction</i>	<i>Historical resource?</i>
B	331-333 S. Spring Street	Broadway Spring Center, with Bidly Mason interpretive artwork (former location of Bidly Mason Home) ⁹	5149019035	1991	No.
C	300 S. Spring Street	Ronald Reagan State Building	5149020941	1989	No.
D	344 S. Spring Street	Surface parking lot	5149020001	N/A	No.
E	354 S. Spring Street	Banco Popular	5149020010	1902	Yes. Contributor to Spring Street Financial District.
F	408 S. Spring Street	Continental Building (Braly Building, S. California Savings Bank)	5149023011	1904	Yes. Contributor to Spring Street Financial District. City of Los Angeles HCM No. 730.
G	410 S. Spring Street	Hellman Building Annex	5149023013	1914	Yes. Contributor to Spring Street Financial District. City of Los Angeles HCM No. 729.
H	416 S. Spring Street	El Dorado Hotel (Stowell Hotel)	5149038BR K	1913	Yes. Contributor to Spring Street Financial District. City of Los Angeles HCM No. 1029.
I	413-419 S. Spring Street	Title Insurance and Trust Company Building Annex	5149024027	1928-1929	Yes. City of Los Angeles HCM No. 385.
J	403 S. Spring Street	Surface parking lot	5149024004	N/A	No. Non-contributor to the Spring Street Financial District.

⁹ This property is the site of Bidly Mason Park, an outdoor art installation that includes a timeline of the life of Bidly Mason, “a onetime Mississippi slave who fought to win her freedom and became a major Los Angeles landowner and philanthropist in the late 1880s.” (Bob Pool, “Proud Legacy: Park Opens on Site Owned by L.A. Pioneer,” *Los Angeles Times*, 31 July 31, 1991.)

<i>Letter</i>	<i>Address</i>	<i>Name</i>	<i>APN</i>	<i>Dates of Construction</i>	<i>Historical resource?</i>
K	400 S. Broadway	Surface parking lot	5149024022	N/A	No. Non-contributor to the Broadway Theater and Commercial District.
L	400 S. Broadway	Surface parking lot	5149024021	N/A	No. Non-contributor to the Broadway Theater and Commercial District.
M	217-221 W. 4 th Street	N/A	5149019017	1977	No. Non-contributor to the Broadway Theater and Commercial District.
N	223-231 W. 4 th Street; 356-364 S. Broadway	N/A	5149019019	1910	No. Non-contributor to the Broadway Theater and Commercial District.
O	350-354 S. Broadway	N/A	5149019018	1920	No. Non-contributor to the Broadway Theater and Commercial District.
P	346-348 S. Broadway	N/A	5149019021	1890	No. Non-contributor to the Broadway Theater and Commercial District.
Q	342-346 S. Broadway	Trustee Building	5149019010	1905	Yes. Contributor to the Broadway Theater and Commercial District.

Spring Street Financial District

The subject property is located immediately outside of the Spring Street Financial District. The district was listed in the National Register on August 19, 1979, consisting of properties located at 354-704 South Spring Street. The boundary of the district was officially expanded on April 21, 2000 to include properties located at 401 S. Main Street and 405-11 S. Main Street. The period of significance is 1903-1931. The following statement of significance is excerpted from the National Register nomination for the Spring Street Financial District: “As the city of New York has its Wall Street, a thoroughfare which dominates the financial affairs of the city and surrounding areas, Los Angeles has its counterpart in South Spring Street. Known for many years as the “Wall Street of the West,” Spring Street is a remarkably homogenous collection of financial structures which document the economic activity of the city.”¹⁰ Contributors to the Spring Street Financial District that are located in the study area are described below.

¹⁰ Tom Sitton, “Spring Street Financial District,” National Register of Historic Places Inventory-Nomination Form, October 14, 1977.

Banco Popular (Property E), 354 S. Spring Street (1902)

Description: Located at the northeast corner of 4th and Spring Streets, Banco Popular is an eight-story, Beaux Arts style building of granite, glazed brick, and terra cotta, designed by architect Alfred Foist Rosenheim and constructed in 1902.¹¹ There does not appear to be an original building permit available documenting construction of the existing building.¹²

Significance: Banco Popular was constructed for Herman Hellman and was originally known as the Herman Hellman Building.¹³ A contributor to the National Register-listed Spring Street Financial District, the property is significant for its history as an early finance and office building in downtown Los Angeles, historical association with important local investor Herman Hellman, and excellent Beaux Arts architecture.¹⁴

Character-Defining Features: Primary character-defining features of Banco Popular are not specifically listed in the National Register nomination for the Spring Street Financial District, but appear to include the important features conveying the building's history as an early Beaux Arts style finance and office building:

- placement as a corner building oriented toward 4th and Spring Streets
- 8-stories high
- symmetrical composition of primary elevations
- base-shaft-capital composition
- extant early materials, including but not limited to granite, glazed brick and terra cotta
- extant early ornamentation including but not limited to detailing of columns, spandrel panels, cornices, and other such detail espousing the building's Beaux Arts style

Continental Building (Braly Building, S. California Savings Bank, Property F), 408 S. Spring Street (1904, City of Los Angeles HCM No. 730)

Description: Located at the southeast corner of 4th and Spring Streets, the Continental Building is a 12-story Beaux Arts style building clad in tan brick, cast concrete, and terra cotta, designed by architect John Parkinson, and constructed in 1904.¹⁵ The HCM nomination for the property describes the architectural design as follows:¹⁶

Typical of the Beaux-Arts style in which it is rendered, the building is horizontally organized with a base represented by the first three stories, a shaft represented by the

¹¹ Tom Sitton, "Spring Street Financial District," National Register of Historic Places Inventory-Nomination Form, October 14, 1977.

Los Angeles Conservancy, "Banco Popular do Puerto Rico," www.laconservancy.org/locations/banco-popular-de-puerto-rico.

¹² City of Los Angeles Department of Building and Safety, Online Building Records, ladbsdoc.lacity.org/idispublic/.

¹³ Tom Sitton, "Spring Street Financial District," National Register of Historic Places Inventory-Nomination Form, October 14, 1977.

¹⁴ Tom Sitton, "Spring Street Financial District," National Register of Historic Places Inventory-Nomination Form, October 14, 1977.

¹⁵ Kristen Soderberg, Gilmore Associates, "Continental Building," City of Los Angeles Historic-Cultural Monument Application, September 25, 2002.

¹⁶ Kristen Soderberg, Gilmore Associates, "Continental Building," City of Los Angeles Historic-Cultural Monument Application, September 25, 2002.

fourth through tenth stories, and a capital represented by the eleventh and twelfth stories.

The north and west facades face Fourth Street and Spring Street, respectively, and are divided vertically into five bays. The ground level has been completely altered and is now covered with a barricade. The second story is clad with concrete blocks designed to appear as dressed stone. Wood-framed, tripartite windows are set in each bay. A decorative frieze divides the second and third stories. The third through tenth stories are sheathed with tan brick. On the third story, wood-framed, tripartite windows, slightly more narrow than those on the second story are framed by exaggerated terra cotta quoins and crowned by elaborate pediments also of terra cotta. In contrast to the base and capital, the shaft of the building, i.e., the fourth through tenth stories, are unadorned other than the string course which divides each story. Located at lintel level, the string course has a Greek key pattern. At the top of the tenth story, are terra cotta brackets and bosses. The top two stories are highly decorated with terra cotta elements in high relief including pediments above the eleventh story windows, fluted columns between the windows, keystones above the twelfth story windows, a frieze, and cornice. The interior has been completely altered.

Significance: The Continental Building was originally known as the Braly Building, named for early California pioneer and banker John Hyde Braly.¹⁷ It was Los Angeles' first skyscraper, constructed before the City instituted a height limit of 150-feet and remaining the tallest building in the downtown neighborhood until the height limit was repealed in 1957.¹⁸ A contributor to the National Register-listed Spring Street Financial District and separately listed as an HCM, the property is significant for its history as an early finance and office building in downtown Los Angeles, as the important work of noted architect John Parkinson who designed many buildings in the Spring Street Financial District, as Los Angeles' first skyscraper, and as an excellent example of Beaux Arts architecture.

Character-Defining Features: Primary character-defining features of the Continental Building are not specifically listed in the National Register nomination for the Spring Street Financial District or in the HCM nomination, but appear to include the important features conveying the building's history as an early Beaux Arts style finance and office building:

- placement as a corner building oriented toward 4th and Spring Streets
- 12-stories high
- symmetrical composition of primary elevations
- base-shaft-capital composition
- extant early material, including but not limited to tan brick, cast concrete, and terra cotta

¹⁷ Kristen Soderberg, Gilmore Associates, "Continental Building," City of Los Angeles Historic-Cultural Monument Application, September 25, 2002.

¹⁸ Kristen Soderberg, Gilmore Associates, "Continental Building," City of Los Angeles Historic-Cultural Monument Application, September 25, 2002.

- extant early ornamentation including but not limited to detailing of columns, spandrel panels, cornices, and other such detail espousing the Beaux Arts style

Hellman Building Annex (Property G), 410 S. Spring Street (1914, City of Los Angeles HCM No. 729)

Description: Located south of the Continental Building, fronting Spring Street, the Hellman Building Annex is a 7-story, Beaux Arts style reinforced concrete building faced with white terra cotta and brick, designed by the architectural firm of Morgan, Walls & Morgan. The building was constructed in 1914 as the last addition to the Hellman Building, which has frontage on Fourth, Main, and Spring Streets and was constructed in three phases between 1905 and 1914.¹⁹ According to the HCM nomination for the property:²⁰

The Hellman Annex is physically connected to the Fourth Street Building at the rear. Typical of the style, the primary (west) façade is horizontally organized with a base represented by the ground level, a shaft represented by the second through sixth stories, and a capital represented by the seventh story. The ground level now houses a single modern storefront which is framed by original end piers and entablature. The building was designed without a lobby, elevator, or staircase. The main entrance to the building and access to the upper floors has always been through the Fourth Street Building. The piers are faced with panels trimmed with molding which terminates in a trefoil-patterned tracery.

Significance: The Hellman Building Annex was constructed for Isaias W. Hellman. A contributor to the National Register-listed Spring Street Financial District, the property is significant for its history as an early finance and office building in downtown Los Angeles, historical association with important local businessman and banker Isaias W. Hellman, as an important work by Morgan, Walls & Morgan, and as an excellent example of Beaux Arts architecture. Excerpts from the statement of significance included in the HCM nomination for the property contains the following description of the Hellman Building Annex and earlier phases of construction of the Hellman Building:²¹

The Hellman Building is significant in the history of Los Angeles for several reasons. The building was constructed in three phases between 1905 and 1914 by Isaias W. Hellman, the first banker of Los Angeles. The building is also significant as a good example of the work of Morgan & Walls, as well as their successor firm Morgan, Walls & Morgan, an important local architecture firm.

Isaias W. Hellman began the construction of the building which bears his name in 1905. Hellman is considered the first banker of Los Angeles and was one of the most prominent and influential bankers in California. He was the founder of the Farmers and Merchants Bank and was president of the institution from 1876 until his death in

¹⁹ Kristen Soderberg, Gilmore Associates, "Hellman Building," City of Los Angeles Historic-Cultural Monument Application, September 25, 2002.

²⁰ Kristen Soderberg, Gilmore Associates, "Hellman Building," City of Los Angeles Historic-Cultural Monument Application, September 25, 2002.

²¹ Kristen Soderberg, Gilmore Associates, "Hellman Building," City of Los Angeles Historic-Cultural Monument Application, September 25, 2002.

1920. In 1876, Hellman constructed a wood-framed mansion on the corner of Fourth and Main Streets. In 1903, Hellman, who had moved to San Francisco in 1890 to manage another bank, sold the corner lot with the mansion to the Farmers and Merchants Bank. The mansion was demolished to make way for a new bank building. Shortly after the new bank was constructed, Hellman decided to develop the surrounding property. In 1905, Hellman retained the architecture firm of Morgan and Walls to design a six-story, L-shaped building to wrap around the bank on the corner. For some reason, only the south wing of the building was constructed.

Two years earlier, Morgan and Walls designed a large commercial building for Hellman which was constructed on the northeast corner of Broadway and Second street (demolished). The following year, Hellman recommended the firm to the directors of the Farmers and Merchants Bank to design their new building.

The south wing of the Hellman Building opened in 1906 and was first leased to the Traders Bank of Los Angeles. When they moved out in 1915, the Farmers and Merchants Bank expanded its facilities by leasing the space.

By 1910, Hellman was prepared to complete the building, but by then he had decided that it should extend west along Fourth Street across the alley. Morgan and Walls were retained to complete plans for the addition to the building, known as the Fourth Street Building, which is a continuation of the original design. In 1914, the complex was expanded for the third and final time. Known as the Hellman Annex, the addition extended the building to Spring Street; however, the main lobby remained in the Fourth Street Building. By that time, Hellman's preferred architecture firm, Morgan and Walls, had become Morgan, Walls & Morgan.

The Farmers and Merchants Bank leased the basement, ground level, and second floor of the building, but did not purchase it until 1945. There was no other major financial institution or business closely associated with the building.

Octavius Morgan, John Walls and Octavius Weller Morgan belonged to the earliest and most distinguished architecture firm in Los Angeles. From 1876 to 1937, individually and through various partnerships these men were responsible for many of the city's major landmarks. Their contribution to the architectural character of Los Angeles cannot be underestimated. A biography in the *Press Reference Library* from 1910s boast that Octavius Morgan was responsible for "fully one-third of all of the architecture work in the city." The article goes on to state that the value of the firm's work had risen from \$600,000 when he began his career to the total of \$12,000,000 per annum. While many of their buildings still stand, many have also been lost. The Hellman Building is significant as one of only a dozen commercial buildings designed by the firm still standing in downtown Los Angeles. The Main and Fourth Street facades of the building are rather conservative compared with the firm's other Beaux-Arts style buildings such as the W.P. Story Building (1903). These first phases of the building were obviously designed, however, to provide a backdrop for the Farmers and Merchants Bank, a quintessential temple of finance and one of the finest Neoclassical-style bank buildings in the West. The design of the Spring Street

façade is differentiated from the rest of the building with its white terra cotta skin and ornamentation.

Character-Defining Features: Primary character-defining features of the Hellman Building Annex are not specifically listed in the National Register nomination for the Spring Street Financial District or in the HCM nomination, but appear to include the important features conveying the building's history as an early Beaux Arts style finance and office building:

- orientation toward Spring Street
- connection to larger Hellman Building
- 7-stories high
- symmetrical composition of primary elevation
- base-shaft-capital composition
- extant early material, including but not white terra cotta and brick
- extant early ornamentation including but not limited to detailing of columns, spandrel panels, cornices, and other such detail espousing the Beaux Arts style

El Dorado Hotel (Stowell Hotel, Property H), 416 S. Spring Street (1914, City of Los Angeles HCM No. 1029)

Description: Located south of the Hellman Building Annex, the El Dorado Hotel is a 12-story, Gothic Art Nouveau “reinforced concrete building faced with enameled brick and terra cotta by Frederick Noonan, highly stylized façade with bright coloration.”²² It was constructed in 1913.²³

Significance: The Stowell Hotel was constructed for owner N.W. Stowell. A contributor to the National Register-listed Spring Street Financial District and an HCM, the property is at a minimum significant for its historical association with early commercial development in downtown Los Angeles and for its excellent Gothic Art Nouveau architecture. The HCM nomination for the property contains the following information on the building's history and significance:²⁴

While the majority of the financial district structures kept ornamentation to a minimum, more flamboyant styles and detailing of the early 1900s were sometimes utilized in the construction of hotel establishments in the district. The Hotel Stowell was designed to stand out from other buildings on Spring Street.

Builder N.W. Stowell was prominently identified with the brick and manufacturing interests of Southern California, due to his role as vice-president of the Pacific Sewer Pipe Company. At the start of the construction of the hotel, Stowell announced his intention of using a variety of local products in the design and construction of his hotel. Instructions to that effect were given to his architect, Frederick Noonan, and

²² Tom Sitton, “Spring Street Financial District,” National Register of Historic Places Inventory-Nomination Form, October 14, 1977.

²³ Ulviyya Nasibova, El Dorado Property Owners Association, “The Stowell,” City of Los Angeles Historic-Cultural Monument Application, adopted April 5, 2013.

²⁴ Ulviyya Nasibova, El Dorado Property Owners Association, “The Stowell,” City of Los Angeles Historic-Cultural Monument Application, adopted April 5, 2013.

to the general contractor, Carl Leonardt, who were asked to specify only Southern California materials. Accordingly, the cement used in the massive reinforced concrete frame of the hotel came from Riverside. Patented hollow blocks composed of gypsum plaster and prepared fibers used for fireproofing around the columns and for the construction of the partitions were made in Redlands. The enameled facing brick was manufactured by the Pacific Sewer Pipe Company of Los Angeles, of which Mr. Stowell was vice-president. The architectural terra cotta was made in Tropic, now part of Glendale. The beautiful tiles that decorate the lobby are a Pasadena product according to the *Los Angeles Times* article entitled “Local Product in Every Sense” possibly manufactured by the Batchelder Tile Company. (However, the November 1914 issue of *The Architect and Engineer of California* mentions that the tile work is by Parker Tile & Mantel Co, then located at 637 S. Oliver Street.) A San Diego concern manufactured much of the finish tile in the interior adornment. The fire escapes, the handsome marquee over the entrance and other metal appointments were fabricated in and around Los Angeles. According to the same *Los Angeles Times* article, the Hotel Stowell was “probably the most notable example in Los Angeles of the possibilities embodied in the idea of patronizing home industries.” Described as a magnificent hostelry with a strikingly beautiful façade and metropolitan conveniences, the Hotel Stowell is further described as a “Made-in Southern California” exhibit, with all materials of the walls, floors, partitions, finish and adornment produced in the Southland.

Character-Defining Features: Primary character-defining features of Stowell Hotel are not specifically listed in the National Register nomination for the Spring Street Financial District or HCM nomination, but appear to include the important features conveying the building’s history as an early hotel and excellent example of Gothic Art Nouveau architecture employing local materials:

- orientation toward Spring Street
- 12-stories high
- symmetrical composition of primary elevation; base-shaft-capital composition incorporating balconettes on the primary elevation
- extant early materials including but not limited to enameled brick and terra cotta
- bright coloration of these early materials especially at the façade
- extant early ornamentation including but not limited to detailing around main entrance and at columns, spandrel panels, and cornices, and other detail espousing the building’s Gothic Art Nouveau style.

Title Insurance and Trust Company Annex (Property I), 413-419 S. Spring Street (1928-1929, City of Los Angeles HCM No. 385)

Description: Also located within the boundary of the Spring Street Financial District on the west side of South Spring Street and south of 4th Street, the Title Insurance and Trust Company Annex is not a contributor to that district. It was not included in the nomination for the National Register-listed Spring Street Financial District and was identified as noncontributing in that nomination, identified as one of the

“nonconforming intrusions detracting from the integrity of the district.”²⁵ The fact that the building was not included may have been due to the fact that its International Style architecture is not generally in keeping with the mostly Beaux Arts style architecture of other buildings in the district, and was not recognized as important at the time the nomination was prepared in 1978. The property is, nevertheless, listed as an HCM, along with the Title Insurance and Trust Company Building at 433 South Spring Street.

The Title Insurance and Trust Company Annex is a 13-story International Style building originally designed as a parking garage, with floors four through thirteen later converted to offices. The nomination form describes the Title Insurance and Trust Company Annex as, “A multi-story reinforced concrete structure of contemporary design with a flat façade punctuated by three vertical window bands.”²⁶ The building was designed by noted architect John Parkinson, and is described in the HCM nomination as follows:²⁷

The Annex is located immediately to the north of the primary building in the Design Center Complex. Originally constructed in 1929 as a parking garage for the Title Insurance Building it is a thirteen-story reinforced concrete building, and is finished concrete and plaster above the polished granite ground level. The ground level contains three openings, a large central opening leading to the parking area flanked by two smaller entrances to the building. The southernmost of these entrances is shaded by a flat canopy which extends over the sidewalk. Above the ground level, a broad band of plain concrete separates the base of the building from channels of slightly recessed windows, grouped in a broad A-B-A pattern. Above the second plain band which serves as a cornice, a mechanical penthouse is set back from the parapet of the building. Converted to office usage in 1954, the building is connected to the Design Center by pass-throughs located on the basement, fourth, fifth, sixth, seventh, and thirteenth floors of the annex.

Significance: The Title Insurance and Trust Company Annex was built as a parking garage to serve corporate offices of Title Insurance and Trust Company. Although the building is not a contributor to the National Register listed-Spring Street Financial District, it has been listed as an HCM significant for its historical association with Title Insurance and Trust Company and for its International style architecture by John Parkinson. Excerpts from the HCM nomination for the property provide the following statement of significance:²⁸

Designed in 1927 by John Parkinson, the Title Insurance and Trust Company Building, and its neighboring annex, served as the corporate offices for a company riding high on the wave of Southern California real estate development during the 1920s. Title Insurance opened an office in Los Angeles in 1894, and provided

²⁵ Tom Sitton, “Spring Street Financial District,” National Register of Historic Places Inventory-Nomination Form, October 14, 1977, 2.

²⁶ Tom Sitton, “Spring Street Financial District,” National Register of Historic Places Inventory-Nomination Form, October 14, 1977, 2.

²⁷ Los Angeles Conservancy, “Title Insurance and Trust Co. Building and Annex,” Request for Historic-Cultural Monument Declaration, June 1, 1988.

²⁸ Los Angeles Conservancy, “Title Insurance and Trust Co. Building and Annex,” Request for Historic-Cultural Monument Declaration, June 1, 1988.

certificates of title to real estate owners. By the 1920s, Title Insurance was providing title research and title insurance to millions of real estate buyers and sellers in Southern California. In 1927, the board of directors of Title Insurance hired John Parkinson, one of Los Angeles' most prominent architects to design a new, height-limit building to serve as their corporate headquarters.

Soon after the building was occupied, Title Insurance began construction of the Annex, a thirteen-story parking garage. Designed in a spare International style, the structure provided parking for Title Insurance's many employees with automobiles. In 1954, the fourth through thirteenth floor were converted to offices for Title Insurance employees, and pass-throughs were constructed on the fourth, fifth, sixth, seventh, and thirteenth floors to connect the two buildings.

Character-Defining Features: Primary character-defining features of the Title Insurance and Trust Company Annex are not specifically listed in the HCM nomination but appear to include the important features conveying its history as a parking garage and office building designed in the International Style:

- orientation toward Spring Street
- connection to Title Insurance and Trust Company building
- 13-stories high
- symmetrical composition of facade
- verticality of design of facade
- base-shaft composition of facade
- blank wall surface of facade, punctuated by rows of metal sash windows interspersed with wide spandrel panels
- simplicity of detailing espousing the International Style
- unadorned side and rear elevations

Broadway Theater and Commercial District

The subject property is also located immediately outside of the Broadway Theater and Commercial District. The district was listed in the National Register on May 9, 1979, consisting of properties located at 300-849 South Broadway. The boundary of the district was officially expanded on April 12, 2002 to include properties located at 242, 248-260, 249-259, 900-906, 901-911, 908-910, 921-937, and 930-947 South Broadway. The following statement of significance is excerpted from the National Register nomination for the Broadway Theater and Commercial District

The Broadway Theater and Commercial District is a six-block thoroughfare containing the vestiges of the Los Angeles theater and commercial center developed from the early 1890s to the early 1930s. The area is significant not only for this activity, but also for the high concentration of important architectural creations which document the development of both commercial and theater growth in Los Angeles, and the evolution of progressive design for these types of structures.²⁹

²⁹ Tom Sitton, "Broadway Theater and Commercial District," National Register of Historic Places Inventory-Nomination Form, May 9, 1979.

Contributors to the Broadway Theater and Commercial District located in the study area include only one property, the Trustee Building, which is described below.

Trustee Building, 342-346 S. Broadway (1907)

Description: Located north of the intersection of 4th Street and Broadway, oriented toward Broadway, the Trustee Building is a four-story brick and concrete retail and office structure. The building's primary, west, elevation features simple elements of the Beaux Arts architectural style, with its symmetrical composition containing ground floor storefront and cladding in terra cotta. Fenestration at the primary, west, elevation appears to have been altered. Side and rear elevations are utilitarian in character. According to the National Register nomination for the Broadway Theater and Commercial District, the building was designed by the architectural partnership Parkinson and Bergstrom. Alterations to the original design include the tile façade and part of the cornice. The building was constructed in 1905.³⁰

Significance: The Trustee Building was constructed for owner The Trustee Company of Los Angeles around 1907 at a cost of \$80,000.³¹ A contributor to the Broadway Theater and Commercial District, the property is considered significant as an example of an early commercial building on Broadway and is an example of work by Parkinson and Bergstrom.

Character-Defining Features: Primary character-defining features of the Trustee Building are not specifically listed in the National Register nomination for the Broadway Theater and Commercial District, but appear to include extant features conveying the building's history as an early commercial building on Broadway:

- orientation west toward Broadway
- 4-stories high
- symmetrical composition of façade
- composition with ground floor storefronts
- cladding of façade in terra cotta tile

³⁰ Tom Sitton, "Broadway Theater and Commercial District," National Register of Historic Places Inventory-Nomination Form, May 9, 1979.

³¹ City of Los Angeles, Department of Building and Safety, "Application for Erection of "Class A" Building," Permit #8566, December 12, 1905.

IV. HISTORIC CONTEXT

Spring Street Financial District

The following historic context is excerpted from the National Register nomination for the Spring Street Financial District:³²

Prior to 1900 South Spring Street was still a predominately residential neighborhood. The northern terminus at Temple Street was in the heart of the 1890s business district and large commercial structures were common as far south as Fifth Street. Although the financial center of the city was still located along North Main Street, several banks were built on Spring Street north of Second during the late 80s and early 90s. By the turn of the century the trend was clearly moving south.

The earliest remaining structures in the present district were both begun in 1902. The Continental Building (first known as the Braly Building) was considered the first “skyscraper” in Los Angeles. Directly north of it across Fourth Street, the Herman Hellman Building (now Banco Popular) was constructed for its namesake. The construction of these two bank and office buildings began the push southward. In the next two decades, a number of financial structures followed suit including the Security Building (1906), the Rowan Building (built as the Title Insurance Building) and the Pacific Southwest Bank (the Los Angeles Trust and Savings Bank) in 1910, the Bartlett Building and I.N. Van Nuys Building in 1911, Lloyds Bank (Merchants National Bank) and the Mortgage Guarantee Building and Isais W. Hellman’s Annex to the Farmers and Merchants Bank in 1913, the Crocker Bank (Citizen’s National Bank) in 1914, the President Trading Company Building (Security National Bank) in 1916, and Barclay’s Bank (built as the Los Angeles Stock Exchange) in 1919. In addition, several hotel buildings which complemented and supported the financial district were built at the same time; the Alexandria and Hayward in 1905, and the colorful El Dorado (Stowell Hotel) in 1913.

As financial activity accelerated after World War I, the Spring Street district as developed to Seventh Street was expanding internationally by a number of new structures. The Financial Center Building and the California-Canadian Bank were erected in 1923, and the following year saw the construction of the Arcade Building and the Bank of American Building (then another Herman Hellman Building). By the end of the decade the mammoth Title Insurance and Trust Building (1928) and the Pacific Stock Exchange (1929) were completed. Only two other major structures, the Banks & Hundley Building (1930) and the E.F. Hutton Building (1931) were to be added after the beginning of the Great Depression.

By 1931 the Spring Street district was complete. Major local investors in the institutions located there such as Col. J.B. Lankershim, I.N. Van Nuys, the Hellman Brothers, and the leading bankers of the city had constructed a thoroughfare composed of banks, insurance companies, the stock exchange, and investment companies which became known as the “Wall Street of the West.” Decisions made on this street vitally affected all of Southern California. The district continued in this capacity until the 1960s when a number of banks began moving westward to the developing “Gold Coast” area around Wilshire Boulevard

³² Tom Sitton, “Spring Street Financial District,” National Register of Historic Places Inventory-Nomination Form, October 14, 1977.

and Figueroa Street. Although the district continued to lose its financial members, it is attempting to turn in the opposite direction with present plans for its redevelopment by the city.

From an architectural standpoint, the most homogeneous streetscape of the district in Classical, Commercial and Moderne styles emits an aura of stability and permanence usually associated with financial structures. Most ornamentation was kept to a minimum and the more flamboyant styles of the 1920s and 30s did not gain favor here. Since the height limit for these types of buildings did not fluctuate too drastically during the 1900-1930 period, the buildings were kept somewhat uniform in scale along both sides of the street. The visual appeal of the district no doubt played an important role in convincing the public that this was indeed the center of financial strength on the West Coast.

Broadway Theater and Commercial District

The following historic context is excerpted from the National Register nomination for the Broadway Theater and Commercial District:³³

Prior to the turn of the century the commercial center in Los Angeles was located near the intersection of Spring and First Streets. The area of Broadway below Third Street was primarily residential until small businesses located there in the 1890s. Construction of the new city hall in the late 1880s on Broadway between Second and Third Streets was a primary impetus in turning the commercial district southward to take advantage of the close proximity of municipal headquarters. By 1900, several large business structures including the Bradbury Building (1893), the Grand Central Market (Homer Laughlin Block in 1897), the Nelson Building (Grant Building in 1897), and several smaller blocks, the O.T. Johnson Block (1895), the Hubert-Thom McAn Building (1900), and the Jacoby Brothers Store (1900) began to change the Broadway skyline and pulled the business center further south.

The 1900-1910 period was a decade of rapid development in Los Angeles, as well as all of southern California. Broadway was a perfect example of this growth along just one street. Although many small blocks were built to about Sixth Street at this time, including the large O.T. Johnson Building (1902), Finney's Cafeteria (Gebhart Building in 1904), the Reeves Block (1903), the Remick Block (1902), Karl's Shoes (1903), and a number of small brick structures, the dramatic turning point in this development was the announcement that Hamberger's (now the May Company) was going to build a large department store at Broadway and Eighth Street, then generally considered too far south of the business district. This statement by one of the city's largest retailers was met with skepticism by local businessmen. However, as construction of Hamberger's began in 1905, many investors followed suit so that before the end of the decade a number of important structures were added to the district including the Trustee Building and O.T. Johnson Building #2 in 1905, the Judson-Rives, Bumiller, Hoffman, Norton, and Bullock's buildings in 1906, the Blackstone, Forrester, and Parmelee buildings in 1907, the W.P. Story and J.E. Carr structures in 1908, and the Barker Brothers and Wilson Buildings in 1909. The Lankershim Hotel (1902) and the Yorkshire Hotel (J.D. Hooker Building in 1909) were built during this

³³ Tom Sitton, "Broadway Theater and Commercial District," National Register of Historic Places Inventory-Nomination Form, May 9, 1979.

period to help support the district. By 1910, Broadway was the commercial and retail thoroughfare of the city.

In the next decade still more new structures appeared which increased retail trade and office space in the district. The Chapman Building and Baker Building (1911), the Jewelry Trades Building and Bullock's-Hollenbeck (1912), the Metropolitan, Issacs, Cheney, and Broadway Mart Center buildings (1913), and the Merritt Building (1914) provided additional growth in this area. Clifton's Cafeteria (Boos Brothers Restaurant in 1916) was also built at this time, as were many of the theaters that eventually made Broadway the theatrical center of Southern California.

The real estate and building boom of Southern California in the 1920s is probably best illustrated in the further development of Broadway during this decade. A number of notable structures including Silverowod's, Woolworth's, and the Sweldom Building (1920), the Singer and Wood Brothers buildings (1922), the Metropolitan Theater Annex and the highly colorful Apparel Center Building (originally the Wurlitzer Building) in 1923, Desmond's (1924), the Chester Williams Building (1926), the Anjac Fashion Building and the Fifth Street Store (1927), and the Ninth & Broadway and Eastern-Columbia buildings (1929-30) were all completed during this decade. Along with the Broadway Cafeteria (1928) and several more theaters, the district as it appears today was substantially complete by 1930. Other than Hartfield's and Reed's (1931), the only major changes since that time have been a number of façade alterations and the addition of several intrusions which include parking structures and small food stands.

As the commercial center of the Southland, the Broadway district continued to function in this capacity until well after World War II. As suburban shopping centers began to increase in number and popularity, major retailers along Broadway found it convenient to place regional stores in these centers to attract customers living a good distance from downtown Los Angeles. Along with other factors, the increase of these shopping centers diminished the trade that once came to Broadway. The area now serves a clientele that, for the most part, resides in and near the downtown area.

The development of Broadway as a commercial district coincides with its emergence as the theatrical center for the Southland. At the turn of the century the major theaters of Los Angeles (the Merced, Grand Opera House, and the Burbank) were located along Main Street. In 1903 the Mason Opera House (now demolished) opened on Broadway and began the accelerated development of the theatrical district on this street. The Orpheum (now the Palace), Clune's (now the Cameo), and the Panteges (now the Arcade), opened in 1911 and were the first theaters to locate within the present district. Following these pioneers were the Morosco (Globe) in 1912, the Rialto in 1917, the Million Dollar in 1918, Loew's State Theater (United Building) in 1920, the Metropolitan in 1923, the new Orpheum in 1925, the Tower in 1928, the Los Angeles in 1930, and finally the Roxie in 1931. Of these, only the Metropolitan has since been razed.

The importance of the theater district in the home of the motion picture industry is clearly evident. The theaters provided drama, comedy, and vaudeville presentations until full-length motion pictures became popular. Thomas Tally, Sid Grauman, Oliver Morosco, and others vied for the honor of city impresario as the theaters along Broadway became larger and more

numerous. Theater architecture was more flamboyant than commercial styles and the influx of theatrical structures helped to provide variety for the Broadway streetscape. In all, theater development along Broadway provided a major source of revenue and a location for premieres for the movie industry, an important form of entertainment for Southern Californians, and a variety of architectural designs which gave a unique character to Broadway.

The zenith of the Broadway theater district was in the 1920s. In 1922 the Egyptian Theater was built on Hollywood Boulevard in the midst of movie studios, and in 1926 Sid Grauman's Chinese Theater opened further down the street. The major theater chains were now beginning to establish Hollywood as the center for motion picture theaters. Although several Broadway theaters were built as late as 1931, the new trend had already been clearly established.

It is surprising now that so many of the theaters built on Broadway have survived even though the theatrical center moved so long ago. The structures that remain on Broadway, typically flamboyant in design both inside and out, are still viable movie houses from both economic and functional standpoints. As older theatrical sections of many cities have since been leveled for new use, the Broadway theater network continues to provide motion picture entertainment in buildings that are remarkably intact considering their uninterrupted use over so many years.

Architecturally, the Broadway district contains some of the best examples of commercial and theater architecture in Southern California. The Bradbury Building, Million Dollar Theater, and Eastern-Columbia Building are well-known, and the Los Angeles Theater is considered to be the best example of theater architecture in the entire Southland. The district is represented by a number of important styles including American Commercial, Sullivanesque, Italianate (O.T. Johnson Block), Romanesque (Jewelry Trades Building and the O.T. Johnson Building), Spanish Renaissance (United Building, Apparel Center Building, Million Dollar Theater, etc.), French Renaissance (Tower and Los Angeles theaters), Italian Renaissance (Merritt Building and Swelldom Building), Spanish Baroque (Desmond's), Gothic Revival (Anjac Fashion Building and Issacs), Art Deco (Woolworth's, Hartifeld's, and the Roxie Theater), and Zig Zag-Moderne (Eastern-Columbia And Ninth & Broadway buildings), among others. Architects from New York (Schultz & Weaver), Seattle (B. Marcus Priteca), Oakland (Weeks & Day), and San Francisco (G. Albert Landsburgh, and Kenneth MacDonald, and the Reid Brothers), as well as local architects Morgan & Walls, R.B. Young, George Wyman, A.F. Rosenheim, A.C. Martin, A.M. Edelman, Meyer & Holler, J.M. Cooper, C.R. Aldrich, Walker & Eisen, Curlett & Beelman, S. Charles Lee, C.F. Whittlesey, and others have contributed to the architectural integrity of the street. Although not always consistent in scale, Broadway as a whole contains some of the best examples of commercial and theater architecture in Southern California that could possibly be integrated in such a compact area.

VII. THRESHOLDS FOR DETERMINING SIGNIFICANCE OF IMPACTS

California Environmental Quality Act (CEQA) Guidelines

According to the CEQA Guidelines, a project would result in a significant impact to historical resources if it would cause a *substantial adverse change* in the significance of an historical resource. A substantial adverse change is defined in CEQA Guidelines §15064.5(4)(b)(1), as “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the *significance of an historical resource would be materially impaired.*” The significance of an historical resource is materially impaired, according to CEQA Guidelines §15064.5(4)(b)(2), when a project:

- (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
- (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to §5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of §5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of the evidence that the resource is not historically or culturally significant; or
- (C) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

The CEQA Guidelines also specify a means of evaluating the relative significance of project impacts on historical resources. CEQA Guidelines §15064.5(b)(3) state:

Generally, a project that follows the *Secretary of the Interior’s Standards for the Treatment of Historic Properties (Secretary’s Standards, Weeks and Grimmer, 1995)*, shall be considered as mitigated to a level of less than a significant impact on the historical resource.³⁴

The City of Los Angeles 2006 publication *LA CEQA Thresholds Guide* identifies the following thresholds for determining if a project will result in a significant impact:

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

³⁴ CEQA Guidelines §15064.5(b)(3).

Under CEQA, the key issue relates to how a proposed development may impact the potential eligibility of a structure(s) or a site for designation as an historic resource. The *Secretary's Standards* were developed by the U.S. Department of the Interior as a means to evaluate and approve work for federal grants for historic buildings and then for the federal rehabilitation tax credit (see 36 Code of Federal Regulations Section 67.7). Similarly, the City's Cultural Heritage Ordinance provides that compliance with the *Secretary's Standards* is part of the process for review and approval by the Cultural Heritage Commission of proposed alterations to Historic-Cultural Monuments (see Los Angeles Administrative Code Section 22.171.14. a.1). Therefore, the *Secretary's Standards* are used for regulatory approvals for designated resources but not for resource evaluations. Similarly, CEQA recognizes the value of the *Secretary's Standards* by using them to demonstrate that a project may be approved without an EIR. In effect, CEQA has a "safe harbor" by providing either a categorical exemption or a negative declaration for a project which meets the *Secretary's Standards* (see State CEQA Guidelines Section 15331 and 15064.S(b)(3)).

According to Appendix G of the State CEQA Guidelines, the appropriate threshold of significance is whether a project causes a substantial adverse change in the significance of a historical resource as defined in State CEQA Guidelines Section 15064.5. That Section provides a detailed definition of "substantial adverse change." In summary, the definition of substantial adverse change and, hence, the threshold of significance is whether a project demolishes or materially alters in an adverse manner the physical characteristics that convey historical significance of the resource or that justify its eligibility for the California Register of Historical Resources or a local register such as the list of Historic-Cultural Monuments. In other words, if a project would render an eligible historic resource ineligible then there would be a significant adverse effect under CEQA. This refinement to the factors listed in the City's *CEQA Thresholds Guide* has been reviewed and concurred with by the City of Los Angeles Planning Department's Office of Historic Resources.

Secretary of the Interior's Standards for Treatment of Historic Properties

The *Secretary's Standards* consist of four treatments, the most common of which is rehabilitation, which is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." The rehabilitation standards are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The *Secretary's Standards* are intended to be flexible and adaptable to specific project conditions to balance change while retaining historic building fabric to the maximum extent feasible. The National Park Service has created a substantial amount of written guidance, most of it available online, including Illustrated Guidelines for Rehabilitating Historic Buildings, Preservation Briefs, Preservation Tech Notes, and Interpreting the Standards Bulletins (ITS).

Downtown Design Guide

The Downtown Design Guide does not deal directly with the potential impacts of new buildings on adjacent historical resources, though historical resources are referenced. Sections that may be applicable to review of the proposed project include:

- Respect historically significant districts and buildings, including massing and scale, and neighborhood context, while at the same time, encouraging innovative architectural design that expresses the identity of contemporary urban Los Angeles.³⁵
- Projects that preserve and rehabilitate historic structures must comply with the Secretary of the Interior's Standards for Rehabilitation.³⁶
- Generally, buildings over 150' tall (the historic datum for Downtown) should not be historicized. They are contemporary interventions in the skyline and should appear as such.³⁷
- In order to respect existing historic datums, the cornice or roof line of historic structures should be reflected with a demarcation on new adjacent structures.³⁸
- On streets having an established historic street light, continue the predominant street light pattern, modified as required by Bureau of Street Lighting (BSL) to meet current illumination standards, using replicas of the historic street lights as specified by BSL. If a project includes Roadway widening, refurbish and relocate the historic street lights with supplemental replicas as required by BSL.³⁹

³⁵ *City of Los Angeles Downtown Design Guide*, June 15, 2009, 7.

³⁶ *City of Los Angeles Downtown Design Guide*, June 15, 2009, 9.

³⁷ *City of Los Angeles Downtown Design Guide*, June 15, 2009, 33.

³⁸ *City of Los Angeles Downtown Design Guide*, June 15, 2009, 39.

³⁹ *City of Los Angeles Downtown Design Guide*, June 15, 2009, 47.

Historic Downtown Los Angeles Design Guidelines

The Historic Downtown Los Angeles Design Guidelines provides guidance on compatibility of new construction with existing historical resources under “Infill Construction Guidelines,” as follows:⁴⁰

- Consult with design professionals who have expertise in design within historic districts.
- Consider the value of an existing building, even if it is not historic, and its potential for rehabilitation before making any decision to demolish and rebuild.
- Document existing signs and murals on building walls where they will be lost or covered due to new construction.
- Construct new buildings, of compatible design with the surrounding neighborhood, on parking lot sites. Corner sites, because of their importance in defining the urban grid, should be the first priority for infill construction.
- Pursue creative and innovative contemporary designs for new buildings in the Historic Downtown, especially on Broadway where bold design will complement the exuberance of the street’s historic theaters.
- Build consistently with the street wall, particularly at corner sites.
- Design new buildings to respond to the existing building context within a block, and provide continuity to the overall streetscape. Frequently, a new building will be inserted on a site between two existing buildings of disparate scale and design.
- Use compatible types of masonry such as terra cotta when constructing new structures in the Historic Downtown.
- Employ durable, locally produced permanent, natural, and recycled materials in new construction.
- Employ modern terrazzo as decorative paving in new construction projects.
- Set back upper floors, especially when a taller building is permitted by code, so that dominant roof and cornice lines remain consistent along the street wall.
- Explore options for multi-use buildings, combining residential, commercial, and other compatible uses where appropriate.
- Provide multi-tenant retail space and other public uses at the street level. These should be accessible directly from the sidewalk, rather than through common interior lobbies.
- When developing vacant sites, consider incorporating through-block public arcades or “paseos,” like those of the Broadway-Spring Arcade or the Grand Central Market.
- Arcades encourage pedestrian movement across the downtown area and provide opportunities for burgeoning retail businesses in an open market-like venue.
- Provide easy-to-locate building entrances on all street-facing facades.
- Where a building extends through an entire block or is located at a corner, connect its entrances with a suitably scaled public lobby. Highlight entrances with signage and lighting to distinguish them from storefronts.
- Design infill parking structures with retail use at the street level, when practical.
- Facades of parking structures that face public streets should be designed to the same standards as any other new construction, with particular attention to fenestration.
- New infill parking structures should have minimal curb cuts on major thoroughfares; encourage parking structure entries at side streets.

⁴⁰ Architectural Resources Group, *Historic Downtown Los Angeles Design Guidelines*, July 2002, 129-138.

- Consider locating entrances to and exits from parking structures in alleys or the numbered side streets because these access points are inappropriate along primary pedestrian routes, for both visual and safety reasons.
- Consider the differences of the four major north south streets in the study area (Hill, Broadway, Spring and Main) when designing infill construction.

VII. ASSESSMENT OF PROJECT IMPACTS

Description of Proposed Project

The proposed project is shown in the entitlement drawing set dated April 27, 2017 (18 pages, Attachment E), and related renderings and involves construction of a new 11-story building for use as a hotel. The proposed building is approximately 117-feet to the parapet with a mechanical penthouse (total height 130'8"). The composition includes a one-and-a-half-story base with tower above. The building is rectangular in plan at the ground floor and L-shaped above. The modular concrete construction is expressed in the building's regular fenestration pattern. With its primary entrance at the southeast corner, the mass of the building steps back slightly to address the corner. The overall appearance of the building is defined by a regularized grid of square-shaped window openings punctuated by permanent artwork to be installed in two locations: wrapping the northeast corner of the building at the third and fourth floors and wrapping the southwest corner of the building at the sixth through ninth floors. This artwork will consist of metal screens that cover windows while still allowing light through. The content of the artwork has not yet been determined.

The base of the building includes a row of large glazed windows with aluminum sash with a bronze anodized finish. A canopy extends across south and east elevations at the first floor level with a row of transom windows above. Rolling shelving units located at the interior of the building are able to roll out to the exterior, further defining the ground floor of the building. The main entrance is oriented south and includes glazed doors. Planters are proposed to be installed between bays along 4th Street.

At the south and east elevations, the tower is defined by a regularized grid of windows. Windows at the second floor are rectangular, while windows at floors 3-11 are square-shaped. Each guest room will be composed of a separate, cube-like module. Each window on the south and east elevations corresponds to a guest room at the interior. Thus, the regularized grid of windows on these exterior walls is created by the size and shape of the guest room modules at the interior.

The west and north elevations are both secondary in nature. The west elevation is a blank wall articulated by variation in cladding colors and joints as well as by the aforementioned artwork that wraps the southwest corner of the building. Similarly, the north elevation closely abuts the adjacent parking garage of the Broadway Spring Center, is a blank wall, and contains the aforementioned artwork that wraps the northeast corner of the building.

Conformance with the *Secretary's Standards*

Because there are no historical resources at the subject property, the proposed project is evaluated for its ability to adversely impact adjacent and nearby historical resources. Secretary's Standard 9 is therefore the main standard that applies to this evaluation, as it can be used to evaluate whether or not new construction will impact the setting of an historic district and/or separately listed properties. As described below, in conformance with Secretary's Standard 9, the proposed new building will not destroy the historic spatial relationships that characterize the adjacent historic districts and buildings.

Design of the new building is compatible with the adjacent Spring Street Financial District and Broadway Theater and Commercial District, along with separately listed historic properties. As the proposed new building is located outside of the districts and is not immediately adjacent to any historical resource, the most important factors regarding its compatibility are the proposed scale,

mass, and relationship to the street. The proposed building is of similar height to surrounding buildings, with the Banco Popular building across the street being a few stories shorter and the Continental Building nearby being one story taller. The mass of the proposed building is also similar to surrounding properties as it is not substantially larger than these properties. The proposed building creates a continuous streetwall where there is currently a void by adding a new building with the same setback from the sidewalk edge as other adjacent buildings in the Spring Street Financial District. The proposed building is of similar height and size to nearby buildings in the Broadway Theater and Commercial District. Finally, in order to complement the architectural style of existing historic buildings on Spring Street, the materials and colors of the exterior walls have been carefully studied. While the applicant's typical branding includes exterior walls painted in shades of light and dark gray, a range of options has been considered for the materials and colors to appear more specifically contextual to Spring Street, picking up on and complementing the tan, stone, and concrete coloring of materials of surrounding historic properties.

Because the proposed new building is compatible in terms of scale, mass, and setback, continuing the historic street wall, and is compatible in terms of design, materials and colors of the exterior walls, it adds to rather than diminishes the historic setting of adjacent and nearby historical resources. It should also be noted that in conformance with Secretary's Standard 3, the proposed project will not create a false sense of historical development. With its exterior fenestration pattern reflecting the building's modular-type construction, the resulting aesthetic is clearly that of a contemporary architectural style harnessing new building technologies and differentiated from the historic styles of surrounding historic properties.

Compliance with Downtown Design Guide

The proposed project is in compliance with the Downtown Design Guide. As described above, it is in conformance with the *Secretary's Standards*, which are referenced in the Downtown Design Guide. No identified historical resources are adversely impacted. The proposed architecture is contemporary in style, designed in a manner compatible with, yet distinct from, surrounding historic styles.

Compliance with Historic Downtown Los Angeles Design Guidelines

The proposed project is in compliance with the Historic Downtown Los Angeles Design Guidelines. Taking into consideration the historic context, the design of the proposed new building is compatible with adjacent resources in terms of its scale, mass and setback. The proposed project also effectively reuses an existing surface parking lot, considered an underutilized parcel. It continues the streetwall and adds density at an important corner property, which will in turn encourage pedestrian activity. The building's modular-type construction adds an interesting new architectural element to the downtown landscape without overpowering surrounding historical resources. Incorporation of a ground floor level distinct from upper floors and picking up on the look and feel of storefronts, helps to activate the streetscape, and fosters a dynamic experience of the area.

Direct Impacts

Construction activities will not directly impact any historical resources on or immediately adjacent to the project site. As described in this report, the project site contains only a surface parking lot and is not an historical resource, and the immediately adjacent buildings to the north and west are not historical resources.

Indirect Impacts

The proposed development consists of new construction in close proximity to identified historical resources, namely the Spring Street Financial District and Broadway Theater and Commercial District. Therefore, there is the potential for indirect impacts to the setting of those districts. In general, CEQA describes an *indirect* impact as one that results from the "...alteration of the resource or *its immediate surroundings* such that the significance of an historical resource would be materially impaired" (emphasis added - CEQA Guidelines §15064.5(b)(1)). Therefore, the following considers indirect impacts to the setting of identified historical resources adjacent to and nearby the subject property.

Spring Street Financial District

Comprised of buildings designed in late 19th and 20th century Revival styles with emphasis on Beaux-Arts and Neo-Classical architecture, the Spring Street Financial District is historically significant for its "remarkably homogenous collection of financial structures which document the economic activity of the city,"⁴¹ with buildings constructed from 1903-1931. This district is urban in nature, with commercial and office buildings that are generally constructed to lot lines, appearing solid in terms of building masses, although with ground floor storefronts oriented toward pedestrians. It is interesting to note that the Ronald Reagan State Building located at 300 South Spring Street, built in 1989 and located northeast of the proposed project, was constructed just outside of the Spring Street Financial District without adversely impacting the district, and is a project much larger in scale than that which is proposed for the subject property.

Located outside of the boundary of the historic district, the proposed new building does not detract from, or materially alter the setting of, the historic district. In addition, it is in keeping with heights of historic buildings in the district, many of which are high-rises. This includes Banco Popular (8-stories), Continental Building (12-stories), Hellman Building Annex (7-stories), and Stowell (El Dorado) Hotel (12-stories). It is in keeping with massing of historic buildings in the district, being of similar shape, size and scale to surrounding properties while also maintaining a continuous streetwall aligning with other historic buildings on Spring and 4th Streets. It employs use of contextual materials and colors, including aluminum window sash with a bronze anodized finish, as well as ivory and mid-gray concrete to reference and be compatible with existing buildings. Clearly contemporary in design with use of modular-type construction, the architectural style of the proposed new building complements, while being distinct from, surrounding Beaux Arts style buildings with its solidity conferred by concrete construction and restrained contemporary architectural design. In addition, the proposed new building features a base-shaft composition that references the composition of historic buildings while allowing for a contemporary style.

Broadway Theater and Commercial District

Comprised of historic theaters and commercial buildings, the Broadway Theater and Commercial district is significant for its historical association with these property types and for its "high concentration of important architectural creations" constructed from the early 1890s through the early 1930s and including buildings constructed in the American Commercial, Sullivanesque, Italianate, Romanesque, Spanish Renaissance, French Renaissance, Italian Renaissance, Spanish

⁴¹ Tom Sitton, "Spring Street Financial District," National Register of Historic Places Inventory-Nomination Form, October 14, 1977.

Baroque, Gothic Revival, Art Deco, Zigzag Moderne, and other architectural styles.⁴² While located adjacent to the boundary of the Broadway Theater and Commercial District boundary, the subject property is not located immediately adjacent to a contributor of that district. The closest contributor is the Trustee Building, located at 342-346 S. Broadway (1907).

Located outside of the boundary of the Broadway Theater and Commercial District, the proposed new building does not detract from or materially alter the setting of the historic district. Whereas the proposed new building would continue the streetwall along Spring Street, it does not have a particularly close connection to the Broadway Theater and Commercial District, as it is not oriented along Spring Street. Given that the proposed new building is of a height similar to that of other buildings nearby on Broadway, it does not overwhelm existing development in terms of scale and mass. Given its physical separation from the Broadway Theater and Commercial District, it cannot be reasonably said that there is any impact on the setting of that district. Further, while the boundary of the Broadway Theater and Commercial District is drawn adjacent to the subject property, the adjacent property to the west of the subject property is not a contributor to the district. The only nearby contributor is the Trustee Building, which fronts Broadway. Despite its listing in the National Register, the Trustee Building is relatively undistinguished architecturally and has sustained alterations; character-defining features of this building are limited to overall height and scale of the four-story building and extant composition and early materials of its façade. The proposed project would be nearest the building's utilitarian rear elevation and would have no bearing on the ability of the Trustee Building to convey its history as an early four-story commercial building oriented toward Broadway. Clearly contemporary in design with use of modular-type construction, the architectural style of the proposed new building complements while being distinct from the district's historic architectural styles.

⁴² Tom Sitton, "Broadway Theater and Commercial District," National Register of Historic Places Inventory-Nomination Form, May 9, 1979.

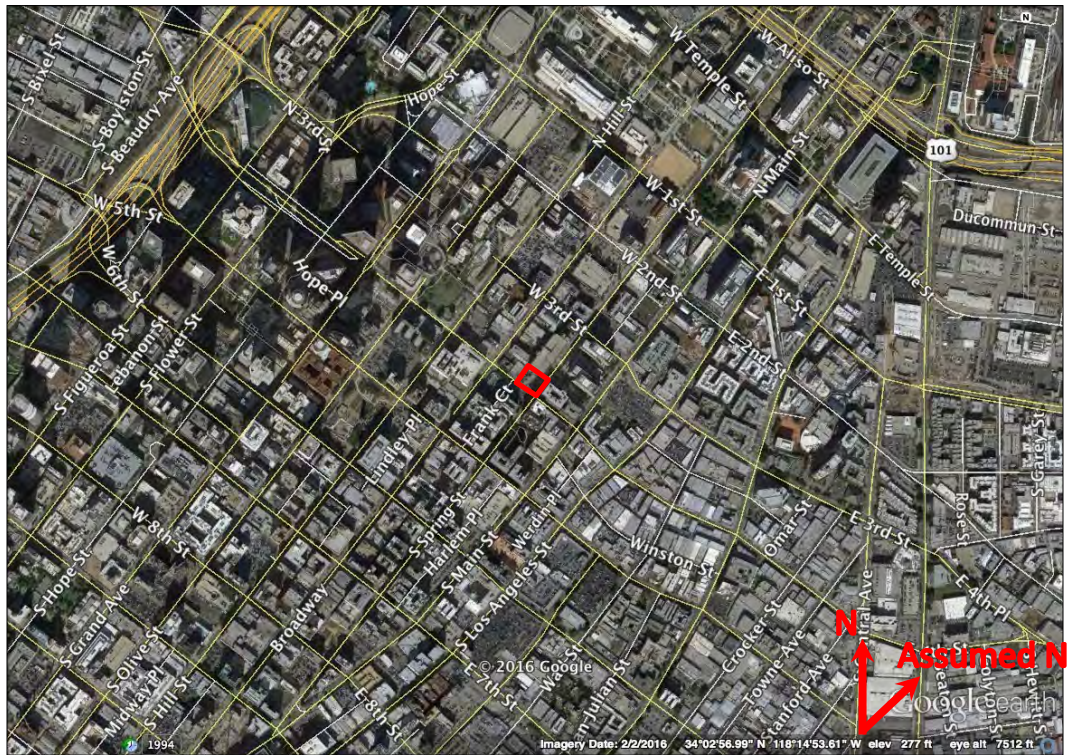
VIII. CONCLUSION

This report evaluates potential historical resources impacts of the proposed project under CEQA. The subject property does not contain buildings and therefore does not appear eligible for listing in the National or California Registers, or for designation as a local HCM. The proposed project was evaluated for direct and indirect impacts and was found to not cause direct or indirect impacts to the Spring Street Financial District or Broadway Theater and Commercial District, nor will it cause direct or indirect impacts to separately listed historic resources in the study area. Therefore, the proposed project is anticipated to have a less than significant impact on historical resources.

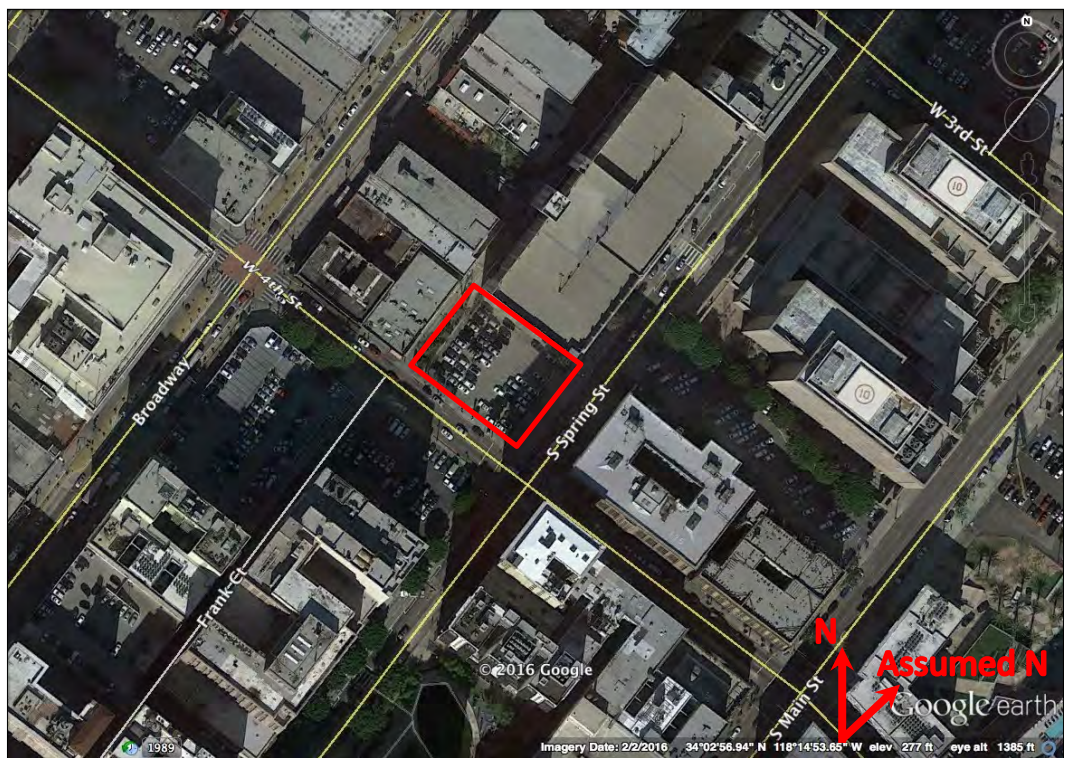
IX. BIBLIOGRAPHY

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- City of Los Angeles Downtown Design Guide*. June 15, 2009.
- Los Angeles Conservancy. "Title Insurance and Trust Co. Building and Annex." Request for Historic-Cultural Monument Declaration." June 1, 1988.
- Nasibova, Ulviyya. "The Stowell." City of Los Angeles Historic-Cultural Monument Application. April 5, 2013.
- Pool, Bob. "Proud Legacy: Park Opens on Site Owned by L.A. Pioneer." *Los Angeles Times*. July 31, 1991.
- Sitton, Tom. "Broadway Theater and Commercial District." National Register of Historic Places Inventory-Nomination Form. May 9, 1979.
- Sitton, Tom. "Spring Street Financial District." National Register of Historic Places Inventory-Nomination Form. October 14, 1977.
- Soderberg, Kristen. "Continental Building." City of Los Angeles Historic-Cultural Monument Application. September 25, 2002.
- Soderberg, Kristen. "Hellman Building." City of Los Angeles Historic-Cultural Monument Application. September 25, 2002.

Attachment A: Current Maps and Aerials



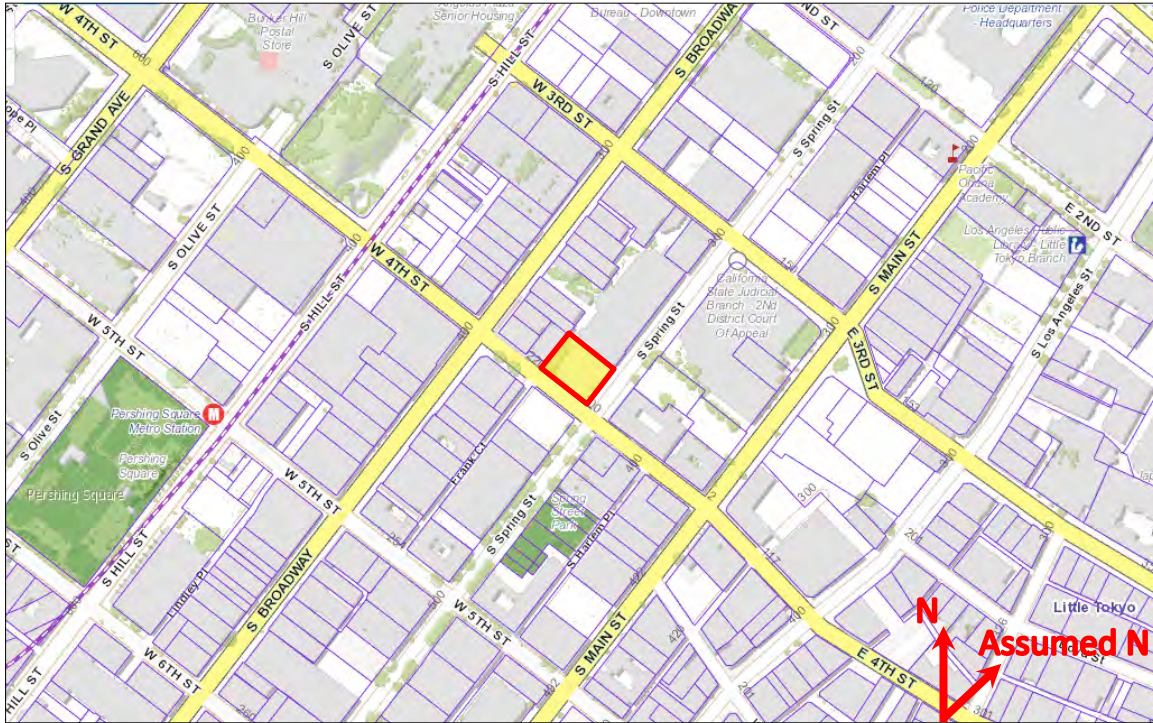
Map 1: Current aerial, subject property in red (Google Earth, 2017)



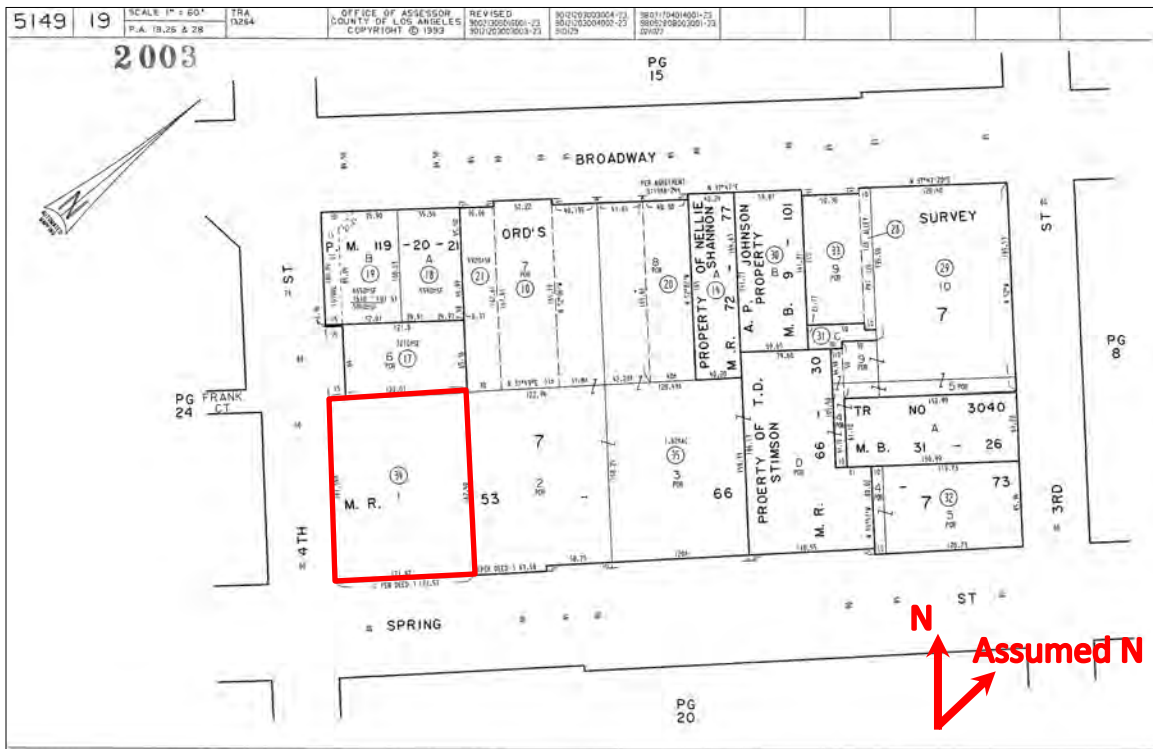
Map 2: Current aerial, subject property in red (Google Earth, 2017)

361 South Spring Street, Los Angeles, California

Attachment A: Current Maps and Aerials



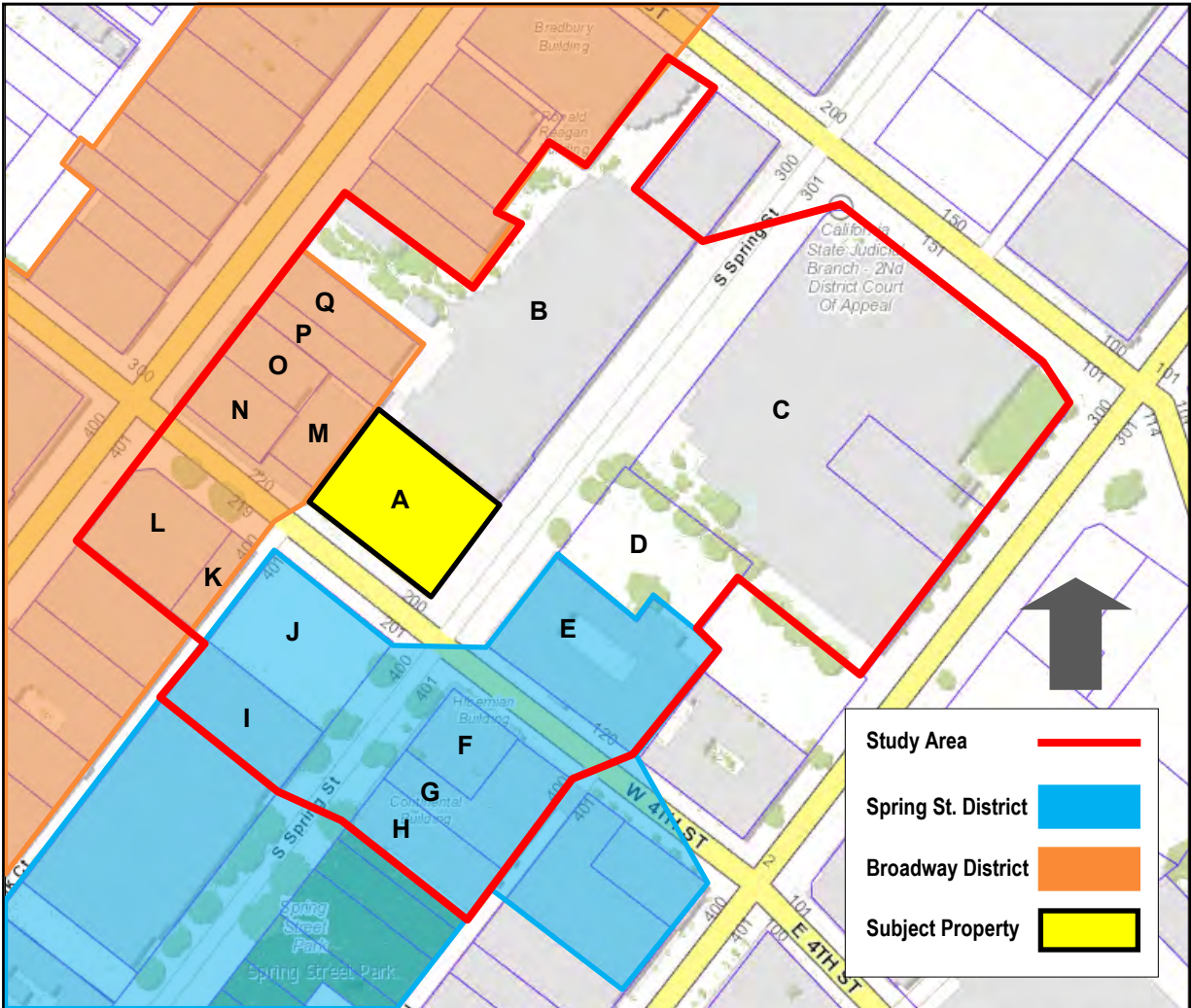
Map 3: Assessor map, subject property in red (Los Angeles County Assessor)



Map 4: Parcel Map, subject property in red (Los Angeles County Assessor)

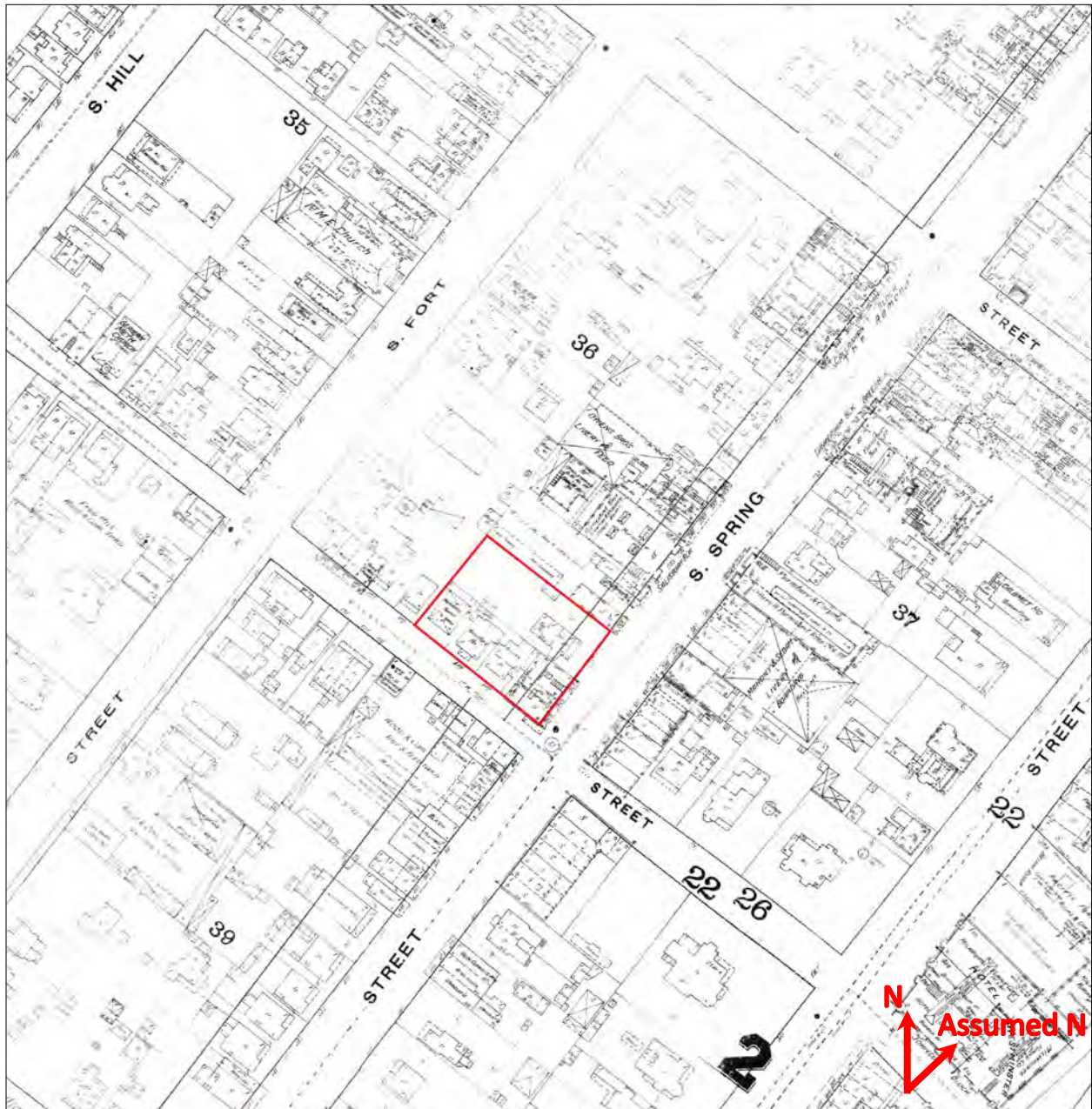
361 South Spring Street, Los Angeles, California

Attachment A: Current Maps and Aerials



Map 5: Parcel map of study area, identifying properties adjacent and nearby subject property (Base map: Los Angeles County Assessor)

Attachment B: Sanborn Maps



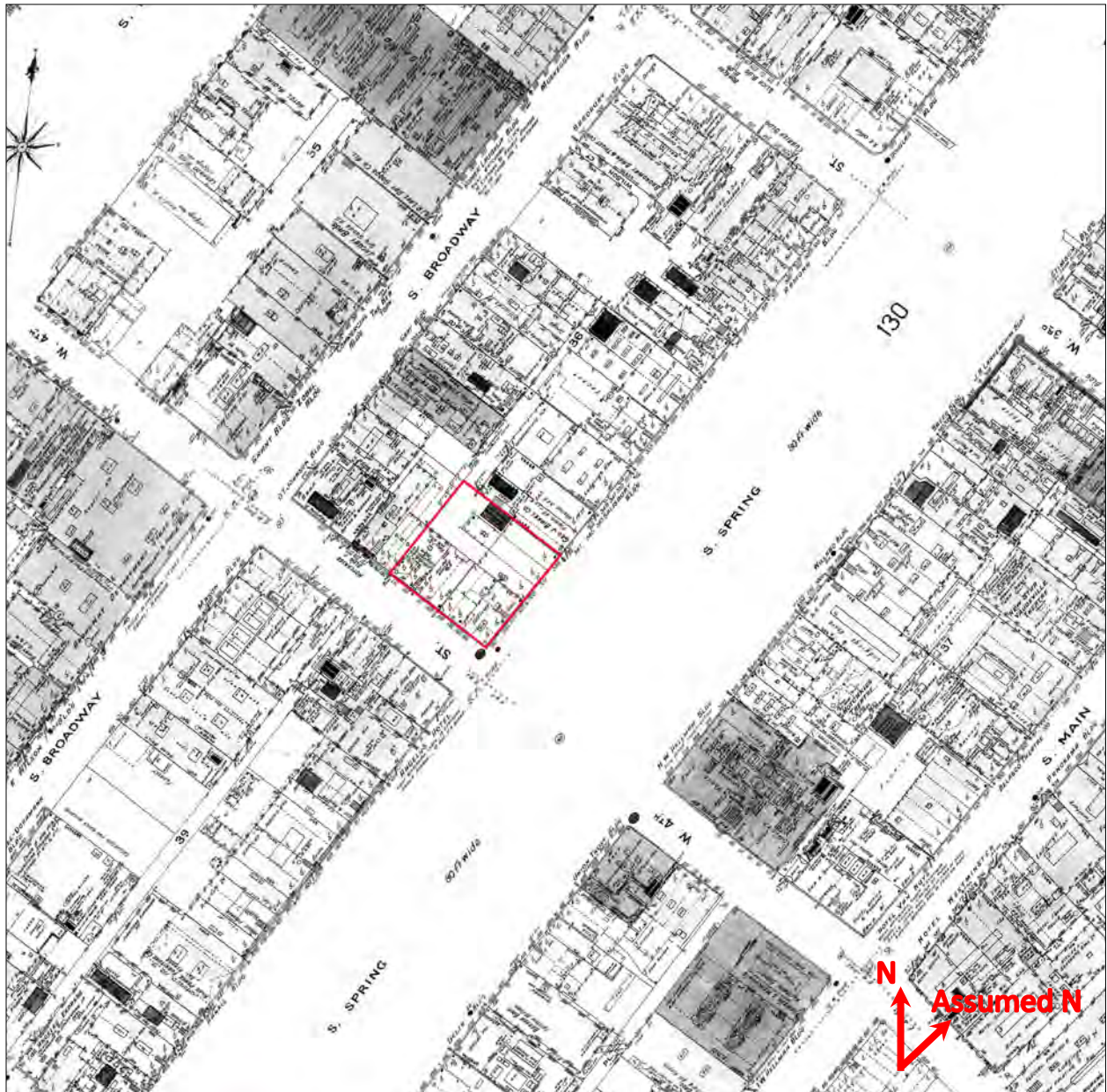
Sanborn Map 1: Sanborn Fire Insurance Map, subject property outlined in red (1888)

Attachment B: Sanborn Maps



Sanborn Map 2: Sanborn Fire Insurance Map, subject property outlined in red (1894)

Attachment B: Sanborn Maps



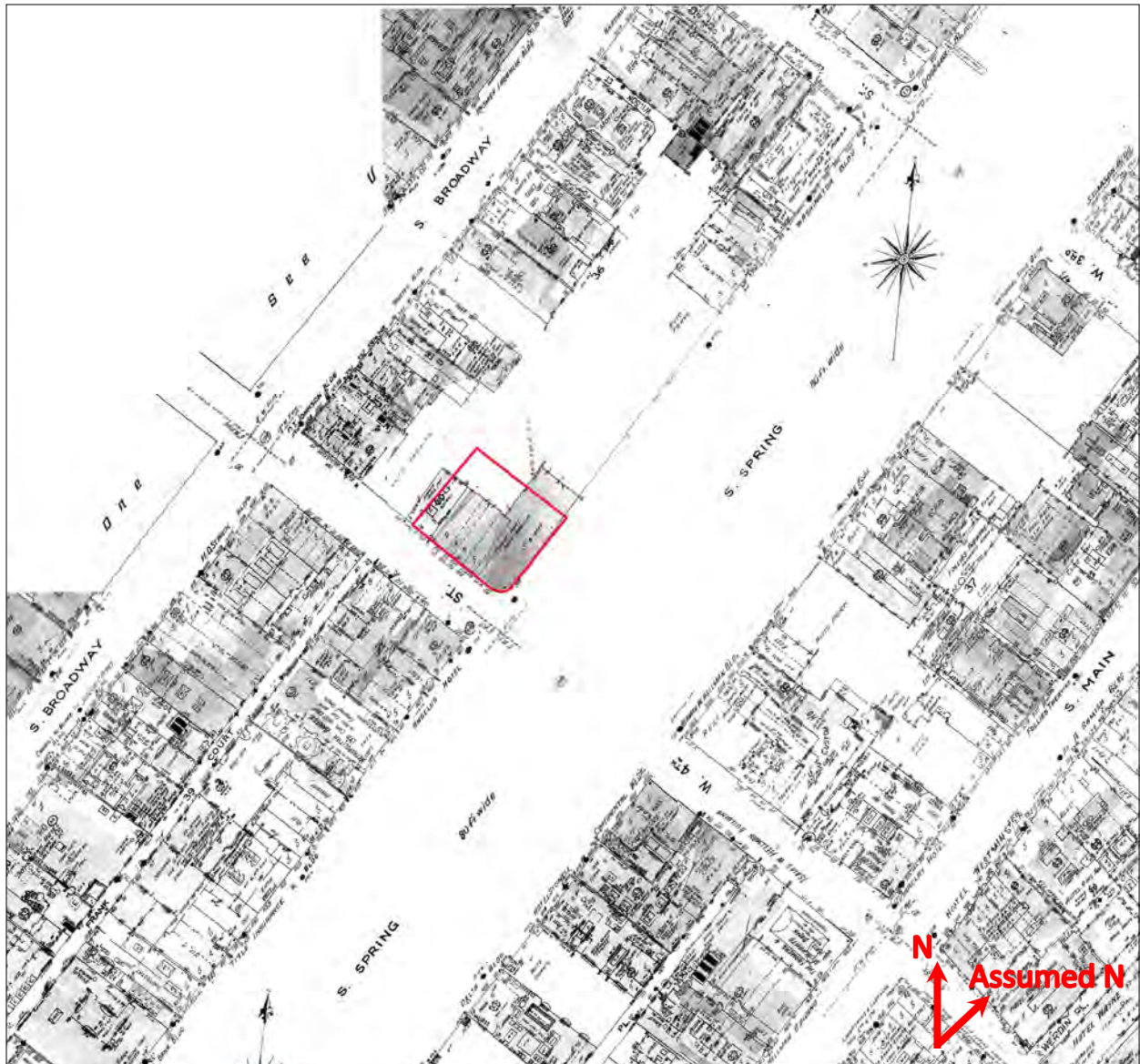
Sanborn Map 3: Sanborn Fire Insurance Map, subject property outlined in red (1906)

Attachment B: Sanborn Maps



Sanborn Map 4: Sanborn Fire Insurance Map, subject property outlined in red (1920)

Attachment B: Sanborn Maps



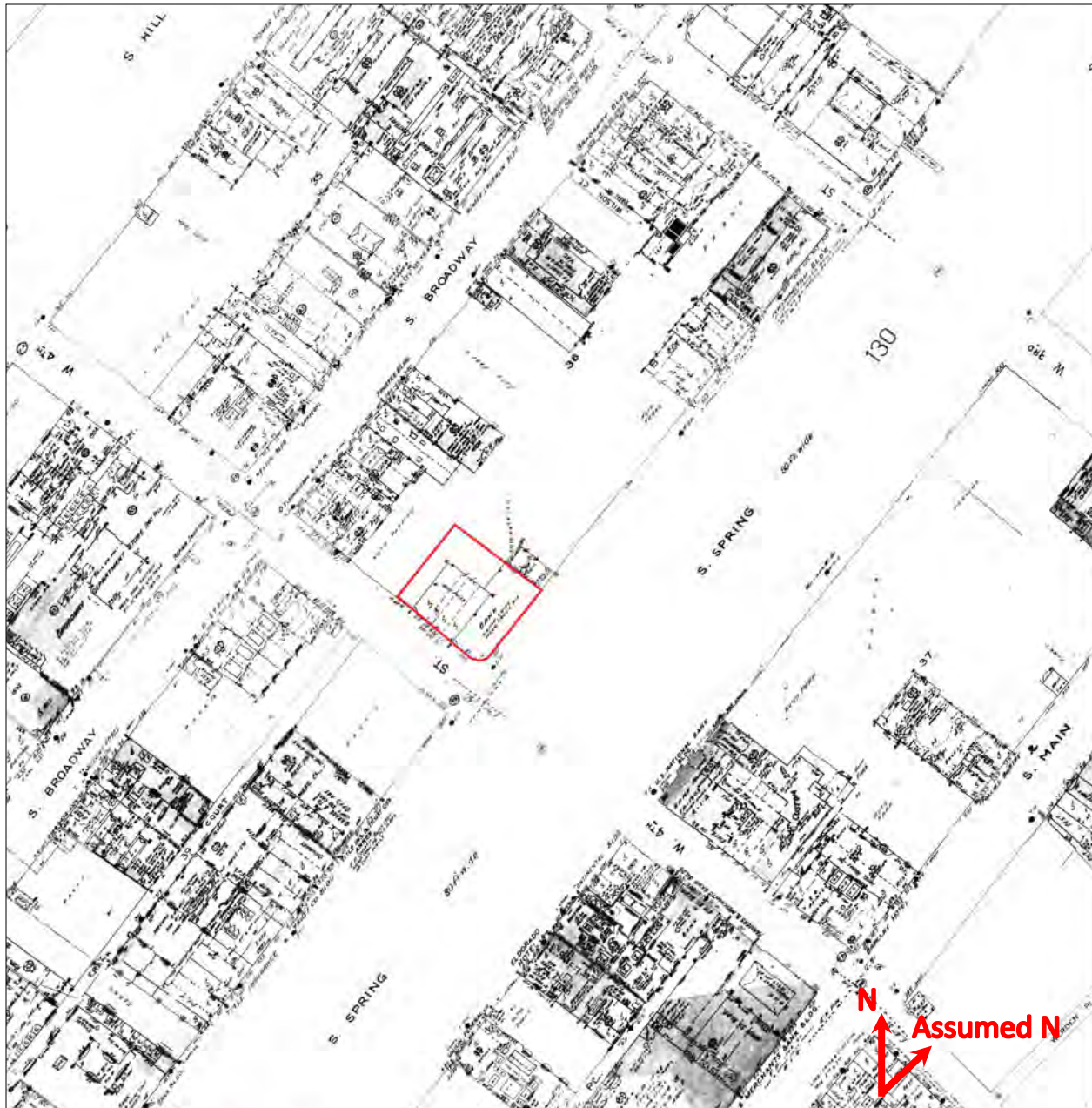
Sanborn Map 5: Sanborn Fire Insurance Map, subject property outlined in red (1950)

Attachment B: Sanborn Maps



Sanborn Map 9: Subject property outlined in red, 1960 (Environmental Data Resources, Inc.)

Attachment B: Sanborn Maps



Sanborn Map 11: Subject property outlined in red, 1970 (Environmental Data Resources, Inc.)

Attachment C: Contemporary Photographs of Subject Property and Surrounding Properties



Figure 1: Subject property (Property A), view northwest (McGee, 2017)



Figure 2: Subject property (Property A), north portion of property, view north (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property and Surrounding Properties



Figure 3: Broadway Spring Center (Property B), view northwest from Spring Street (McGee, 2017)



Figure 4: Broadway Spring Center (Property B), view southwest from Spring Street (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property and Surrounding Properties



Figure 5: Broadway Spring Center (Property B), Bidly Mason interpretive artwork at rear of building, view northwest (McGee, 2017)



Figure 6: Ronald Reagan Building (Property C), view northeast from Spring Street (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property and Surrounding Properties



Figure 7: Banco Popular (Property E, left) and Continental Building (Property F, right), note subject property at right of photo, view northeast from 4th Street (McGee, 2017)



Figure 8: Banco Popular (Property E), view northeast from Spring and 4th Streets (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property and Surrounding Properties



Figure 9: Continental Building (Property F), view southeast from 4th Street (McGee, 2017)



Figure 10: Continental Building (Property F), view southeast from Spring and 4th Streets (McGee, 2017)



Figure 11: From center to right: Continental Building (Property F), Hellman Building Annex (Property G), and El Dorado Hotel (Property H), view southeast from Spring and 4th Streets (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property and Surrounding Properties



Figure 12: From left to right: Continental Building (Property F), Hellman Building Annex (Property G), and El Dorado Hotel (Property H), view southeast from Spring Street (McGee, 2017)



Figure 13: Hellman Building Annex (Property G), view northeast from Spring Street (McGee, 2017)



Figure 14: El Dorado Hotel (Property H), view east from Spring Street (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property and Surrounding Properties



Figure 15: Property I, view northwest from Spring Street (McGee, 2017)



Figure 16: Property I, view southwest from Spring Street (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property and Surrounding Properties



Figure 17: Property J, surface parking lot, view southwest from 4th and Spring Streets (McGee, 2017)



Figure 18: Properties K and L, view southeast from 4th and Broadway (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property and Surrounding Properties



Figure 19: Property M, view north from 4th Street (McGee, 2017)



Figure 20: Properties N and O, view northeast from 4th Street and Broadway (McGee, 2017)

Attachment C: Contemporary Photographs of Subject Property and Surrounding Properties



Figure 21: Property P (right) and Property Q (left), view northeast from Broadway (McGee, 2017)

Attachment D: Historic Photographs



Historic Photo 1: Spring Street, subject property indicated by red arrow, showing early 2-story commercial building at the property (not extant), view north (California Historical Society Collection, University of Southern California Digital Library, 1905.)

Attachment D: Historic Photographs



Historic Photo 2: Spring Street, subject property indicated by red arrow, showing early 2-story commercial building at the property (not extant), view north (California Historical Society Collection, University of Southern California Digital Library, circa 1924)

Attachment D: Historic Photographs



Historic Photo 3: Spring Street, subject property indicated with red arrow, showing commercial building at the property (not extant), view northwest (Los Angeles Public Library, undated)

Attachment D: Historic Photographs



Historic Photo 4: 4th and Spring Streets, subject property indicated with red arrow, showing commercial building at the property (not extant), view west (Los Angeles Public Library, undated)

Attachment F: Proposed Plans



4TH AND SPRING HOTEL

361 SOUTH SPRING STREET

LOS ANGELES, CA

CLIENT:

OSIB LA DOWNTOWN
PROPERTIES, LLC

ARCHITECT:



HNW International LLP
 Architecture
 Engineering
 Interiors
 Planning
 Consulting
 1556 20th Street Suite B
 Santa Monica, CA 90404
 Tel 310 453 2800
 Fax 310 453 7020

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THAT PORTION OF BLOCK 7 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGES 66 TO 73 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF SPRING STREET, 80 FEET WIDE, WITH THE NORTHEASTERLY LINE OF FOURTH STREET, 60 FEET WIDE, THENCE ALONG SAID NORTHEASTERLY LINE OF FOURTH STREET, NORTH 51 DEGREES 41 MINUTES 00 SECONDS WEST 48.67 FEET TO THE POINT OF INTERSECTION WITH THE CENTER LINE OF A COMMON WALL, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG SAID CENTER LINE NORTH 37 DEGREES 56 MINUTES 39 SECONDS EAST 60.23 FEET TO THE CENTER LINE OF A COMMON WALL; THENCE ALONG THE CENTER LINE OF SAID LAST MENTIONED WALL, NORTH 51 DEGREES 55 MINUTES 21 SECONDS WEST 11.37 FEET TO THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY FACE OF A ONE STORY BUILDING; THENCE ALONG SAID PROLONGATION AND SAID BUILDING FACE, NORTH 37 DEGREES 37 MINUTES 36 SECONDS EAST 38.46 FEET; THENCE NORTH 51 DEGREES 11 MINUTES 39 SECONDS WEST 3.30 FEET; THENCE NORTH 37 DEGREES 43 MINUTES 49 SECONDS EAST 23.08 FEET TO THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED RECORDED ON OCTOBER 26, 1935 AS INSTRUMENT NO. 17 IN BOOK 13697 PAGE 183, OFFICIAL RECORDS; THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 51 DEGREES 34 MINUTES 40 SECONDS WEST 86.51 FEET TO THE MOST NORTHERLY CORNER OF SAID LAND; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LAND, SOUTH 38 DEGREES 02 MINUTES 50 SECONDS WEST 61.64 FEET TO THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED RECORDED ON DECEMBER 23, 1958 AS INSTRUMENT NO. 266 IN BOOK 0-313 PAGE 131, OFFICIAL RECORDS; THENCE ALONG SAID LAST MENTIONED NORTHEASTERLY LINE, NORTH 52 DEGREES 11 MINUTES 00 SECONDS WEST 0.25 OF A FOOT TO THE NORTHWESTERLY LINE OF SAID LAST MENTIONED LAND; THENCE ALONG SAID LAST MENTIONED LINE, SOUTH 37 DEGREES 53 MINUTES 50 SECONDS WEST 60.27 FEET TO SAID NORTHEASTERLY LINE OF FOURTH STREET; THENCE ALONG SAID LAST MENTIONED NORTHEASTERLY LINE, 51 DEGREES 41 MINUTES 00 SECONDS EAST 111.84 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER ALL OF THE ABOVE DESCRIBED REAL PROPERTY, BUT WITHOUT ANY RIGHT TO PENETRATE, USE OR DISTURB SAID PROPERTY WITHIN 500 FEET OF THE SURFACE THEREOF, AS RESERVED BY MANY DEEDS RECORDED ON APRIL 7, 1987 AS INSTRUMENT NOS. 87-535918 THROUGH 87-535927, INCLUSIVE OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM (TO THE EXTENT NOW OR HEREAFTER VALIDLY EXCEPTED AND RESERVED BY THE PARTIES NAMED IN DEEDS, LEASES AND OTHER DOCUMENTS OF RECORD) ALL OIL, GAS, HYDROCARBON SUBSTANCES AND MINERALS OF EVERY KIND AND CHARACTER LYING MORE THAN 500 FEET BELOW THE SURFACE, TOGETHER WITH THE RIGHT TO DRILL INTO, THROUGH, AND TO USE AND OCCUPY ALL PARTS OF THE PROPERTY LYING MORE THAN 500 FEET BELOW THE SURFACE THEREOF FOR ANY AND ALL PURPOSES INCIDENTAL TO THE EXPLORATION FOR AND PRODUCTION OF OIL, GAS, HYDROCARBON SUBSTANCES OR MINERALS FROM THE PROPERTY BUT, WITHOUT, HOWEVER, ANY RIGHT TO USE EITHER THE SURFACE OF THE PROPERTY OR ANY PORTION THEREOF WITHIN 500 FEET OF THE SURFACE FOR ANY PURPOSE OR PURPOSES WHATSOEVER, AS RESERVED IN THE DEED FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA A PUBLIC BODY, CORPORATE AND POLITICAL RECORDED JULY 15, 1987 AS INSTRUMENT NO. 87-112102B, OFFICIAL RECORDS. ALSO EXCEPT THEREFROM ALL RIGHTS TO THE FLOOR AREA AND FLOOR AREA RATIO (AS THOSE TERMS ARE DEFINED IN SECTION 412 OF THE REDEVELOPMENT PLAN FOR THE CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT, ADOPTED BY THE LOS ANGELES CITY COUNCIL ON JULY 18, 1975 BY ORDINANCE NO. 141480) WHICH ARE NOT REQUIRED FOR THE IMPROVEMENTS TO BE CONSTRUCTED PURSUANT TO THE OPA, WITH THE EXCEPTION OF 180,000 SQUARE FEET OF FLOOR AREA RATIO PERMITTED FOR THE DEVELOPMENT AS PROVIDED IN THE OPA, AS RESERVED IN THE DEED FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, CALIFORNIA A PUBLIC BODY, CORPORATE AND POLITICAL RECORDED JULY 15, 1987 AS INSTRUMENT NO. 87-112102B, OFFICIAL RECORDS.

PARCEL 2:

THAT PORTION OF BLOCK 7 OF ORD'S SURVEY, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 53 PAGES 66 TO 73 INCLUSIVE OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF SPRING STREET, 80 FEET WIDE, WITH THE NORTHEASTERLY LINE OF FOURTH STREET, 60 FEET WIDE; THENCE ALONG SAID NORTHEASTERLY LINE OF FOURTH STREET, NORTH 51 DEGREES 41 MINUTES 00 SECONDS WEST 48.67 FEET TO THE POINT OF INTERSECTION WITH THE CENTER LINE OF A COMMON WALL; THENCE ALONG SAID CENTER LINE, NORTH 37 DEGREES 56 MINUTES 39 SECONDS EAST 60.23 FEET TO THE CENTER LINE OF A COMMON WALL; THENCE ALONG THE CENTER LINE OF SAID LAST MENTIONED WALL, NORTH 51 DEGREES 55 MINUTES 21 SECONDS WEST 11.37 FEET TO THE SOUTHWESTERLY PROLONGATION OF THE NORTHWESTERLY FACE OF A ONE STORY BUILDING; THENCE ALONG SAID PROLONGATION AND SAID BUILDING FACE, NORTH 37 DEGREES 37 MINUTES 36 SECONDS EAST 38.46 FEET; THENCE NORTH 51 DEGREES 11 MINUTES 39 SECONDS WEST 3.30 FEET; THENCE NORTH 37 DEGREES 43 MINUTES 49 SECONDS EAST 23.08 FEET TO THE NORTHEASTERLY LINE OF THE LAND DESCRIBED IN DEED RECORDED ON OCTOBER 26, 1935 AS INSTRUMENT NO.17 IN BOOK 13697 PAGE 183, OFFICIAL RECORDS; THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 51 DEGREES 34 MINUTES 40 SECONDS EAST 84.40 FEET TO SAID NORTHWESTERLY LINE OF SPRING STREET; THENCE ALONG SAID NORTHWESTERLY LINE, SOUTH 37 DEGREES 49 MINUTES 45 SECONDS WEST 121.63 FEET TO THE POINT OF BEGINNING.

APN: 5149-019-034

(BOUNDARY NOTE: COMMON WALLS AND BUILDING FACES REFERENCED IN THIS LEGAL DESCRIPTION HAVE APPARENTLY BEEN REMOVED.)

BUILDING CODE USED

- 2016 CALIFORNIA BUILDING CODE (TITLE 24 - PART 2) AND LA CITY AMENDMENTS
- 2016 CALIFORNIA ELECTRICAL CODE (TITLE 24 - PART 3) AND LA CITY AMENDMENTS
- 2016 CALIFORNIA MECHANICAL CODE (TITLE 24 - PART 4) AND LA CITY AMENDMENTS
- 2016 CALIFORNIA PLUMBING CODE (TITLE 24 - PART 5) AND LA CITY AMENDMENTS
- 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (TITLE 24 - PART 6) AND LA CITY AMENDMENTS
- 2016 CALIFORNIA FIRE CODE (TITLE 24 - PART 9) AND LA CITY AMENDMENTS
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (TITLE 24 - PART 11) AND LA CITY AMENDMENTS
- 2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R. LA CITY AMENDMENTS

VICINITY MAP



PROJECT INFORMATION

PROJECT NAME
4TH AND SPRING HOTEL

ADDRESS
361 SOUTH SPRING STREET
+201-213 W 4TH STREET
LOS ANGELES, CA 90014

APPLICANT
OSIB LA DOWNTOWN PROPERTIES, LLC

PROJECT DESCRIPTION
11 STORY 315-ROOM HOTEL WITH PUBLIC MEETING ROOMS AND ANCILLARY GUEST BAR

CONSTRUCTION TYPE
I-A

ZONING
[Q] C4-4D

LOT AREA
19,622 SF/ 0.45 ACRES (PER ALTA SURVEY)

OCCUPANCY TYPES
R-1, A-2, A-1

OSIB LA DOWNTOWN PROPERTIES, LLC
4TH AND SPRING HOTEL
361 SOUTH SPRING STREET
LOS ANGELES, CA

NO.	DATE	ISSUE OR REVISION

DRAWING LEGEND

- EXTERIOR ELEVATION REFERENCE
DETAIL NUMBER
SHEET NUMBER
- SECTION REFERENCE
DETAIL NUMBER
SHEET NUMBER
- INTERIOR ELEVATION REFERENCE
DETAIL NUMBER
SHEET NUMBER
- DETAIL OR ENLARGED PLAN CALLOUT
DETAIL NUMBER
SHEET NUMBER
- 1ST FLOOR
0'-0" LEVEL MARKER
- SPOT ELEVATION
- ALIGN

ZONING DATA

GROSS LOT AREA
19,622 SF/ 0.45 ACRES

NET LOT AREA
19,622 SF/ 0.45 ACRES

ALLOWABLE FLOOR AREA
6:1 FAR
19,622 SF * 6 = 117,732 SF ALLOWABLE

PROPOSED FLOOR AREA
99,686 SF

ALLOWABLE BUILDING HEIGHT
150' MAX FOR [Q] CONDITION (ORDINANCE 161603)

PROPOSED BUILDING HEIGHT
130'-8" TO ELEVATOR OVERRUN ROOF

SETBACKS
NONE REQUIRED PER GREATER DOWNTOWN HOUSING INCENTIVE AREA

PARKING TABULATION

4TH AND SPRING HOTEL						
361 S Spring Street						
Los Angeles CA 90013						
Downtown Parking District						
PARKING TABULATION						
REQUIRED PARKING	Area	Parking ratio	Auto	Bike ***	Bike ***	Bike ***
HOTEL						
315 ROOMS	315					
		0-20 rooms @ 1:2 rooms *	10			
		21-40 rooms @ 1:4 rooms	5			
		41+ rooms @ 1:6 rooms	46			
MEETING ROOMS	2000	1/100sf **	20	6	3	1:10K **** 1:5K
TOTAL PARKING REQUIRED			81	38	35	

*LAMC 12.21 A.4(p)
**LAMC 12.21 A.4(i)
***Proposed hotel bike parking requirements per CPC-2016-4216-CA
****LAMC 12.21 A.16 for auditoriums

Bike parking is proposed to be provided via an Attended Bicycle Parking Service, as described in the Case No. CPC-2016-4216-CA

DRAWING LIST

Sheet Number	Sheet Name
A-000	COVER SHEET
A-001	PROJECT INFORMATION
A-020	F.A.R. ANALYSIS
A-030	PLOT PLAN
A-100	BASEMENT FLOOR PLAN
A-101	LEVEL 1 FLOOR PLAN
A-102	LEVEL M FLOOR PLAN
A-103	LEVEL 2 FLOOR PLAN
A-104	TYPICAL LEVEL 3-10 FLOOR PLAN
A-105	ROOF PLAN
A-107	EXTERIOR ELEVATIONS
A-108	EXTERIOR ELEVATIONS
A-109	BUILDING SECTIONS
A-110	SOUTH ELEVATION STREET VIEW
A-111	EAST ELEVATION STREET VIEW
A-120	STREET VIEW
A-121	STREET ELEVATIONS
A-130	CONCEPTUAL LANDSCAPE PLAN

Architect

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Consulting

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Santa Monica, CA 90404
Tel 310 453 2800
Fax 310 453 7020

Signature

PROJECT INFORMATION

SCALE: 1/8" = 1'-0"
DATE: 04/27/17
CHECKED BY: DLS PROJECT NO. 17048
DRAWING NO.

A-001

F

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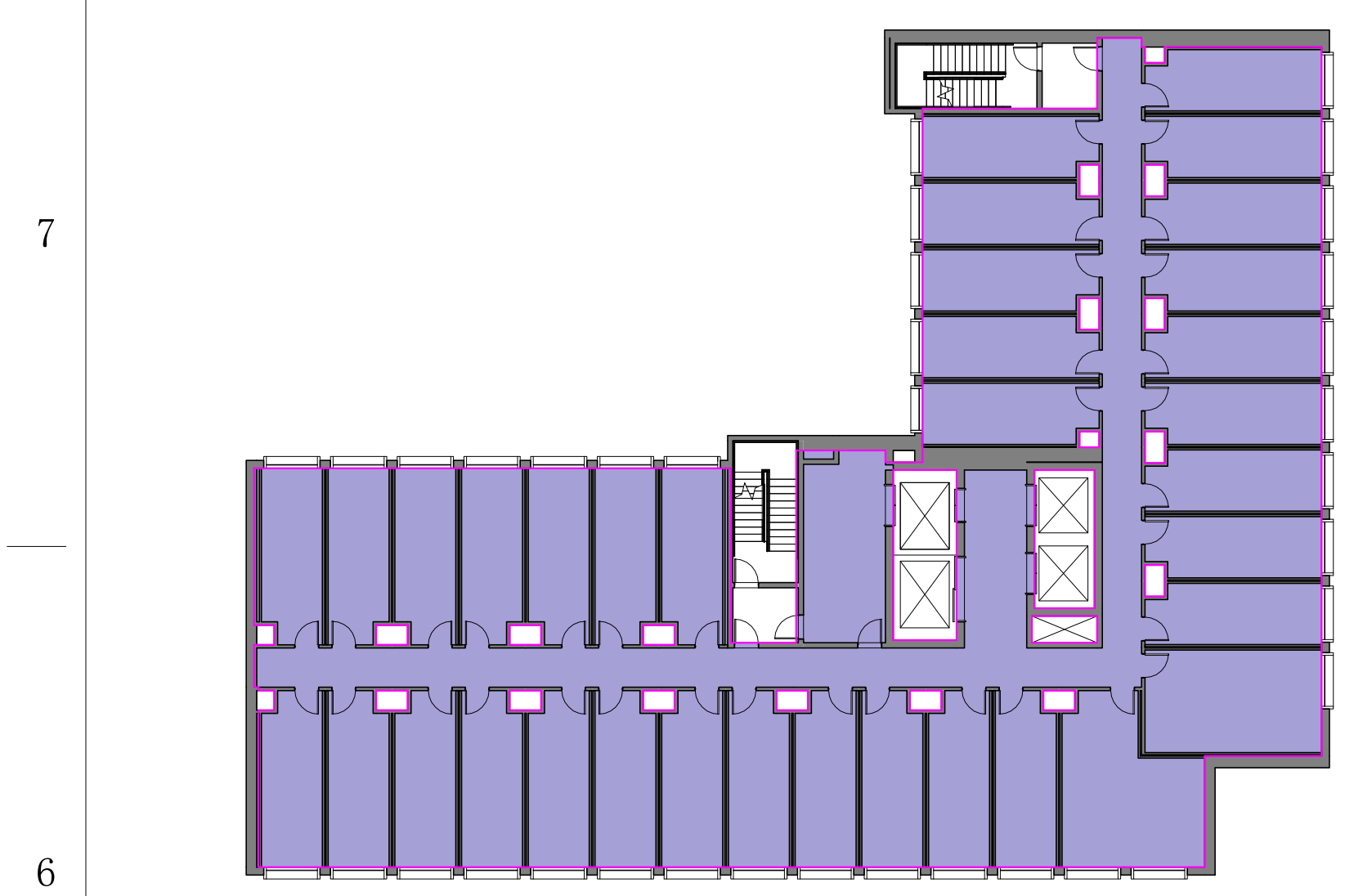
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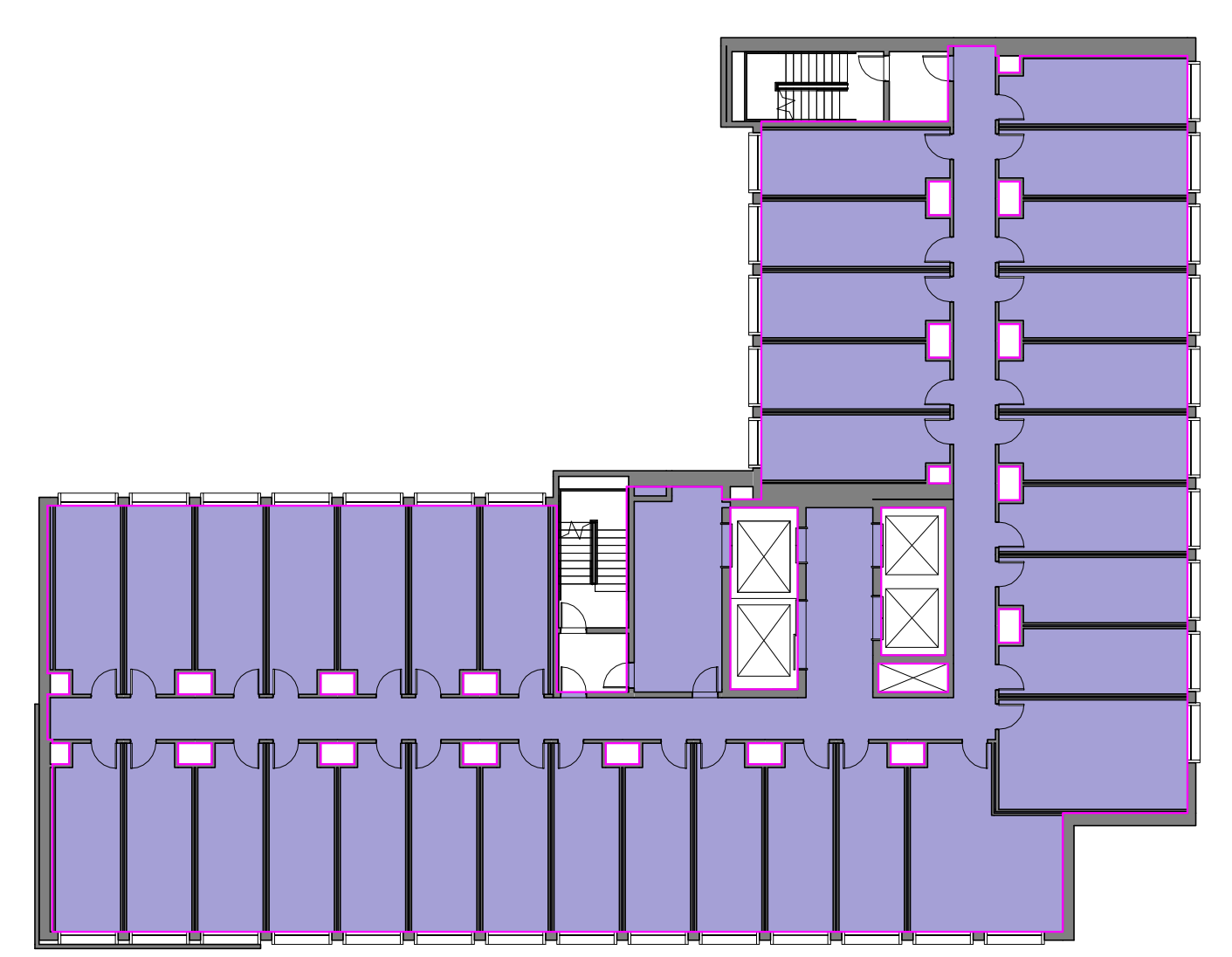
TOTAL NET AREA		
Level	Area	Name
Level 1	11,593 SF	LEVEL 1 NET AREA
Level M	10,764 SF	LEVEL M NET AREA
Level 2	8,647 SF	LEVEL 2 NET AREA
Level 3	8,585 SF	LEVEL 3 NET AREA
Level 4	8,585 SF	LEVEL 4 NET AREA
Level 5	8,585 SF	LEVEL 5 NET AREA
Level 6	8,585 SF	LEVEL 6 NET AREA
Level 7	8,585 SF	LEVEL 7 NET AREA
Level 8	8,585 SF	LEVEL 8 NET AREA
Level 9	8,585 SF	LEVEL 9 NET AREA
Level 10	8,585 SF	LEVEL 10 NET AREA
TOTAL	99,686 SF	

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DOWNTOWN
PROPERTIES, LLC**
4TH AND SPRING HOTEL
361 SOUTH SPRING
STREET
LOS ANGELES, CA

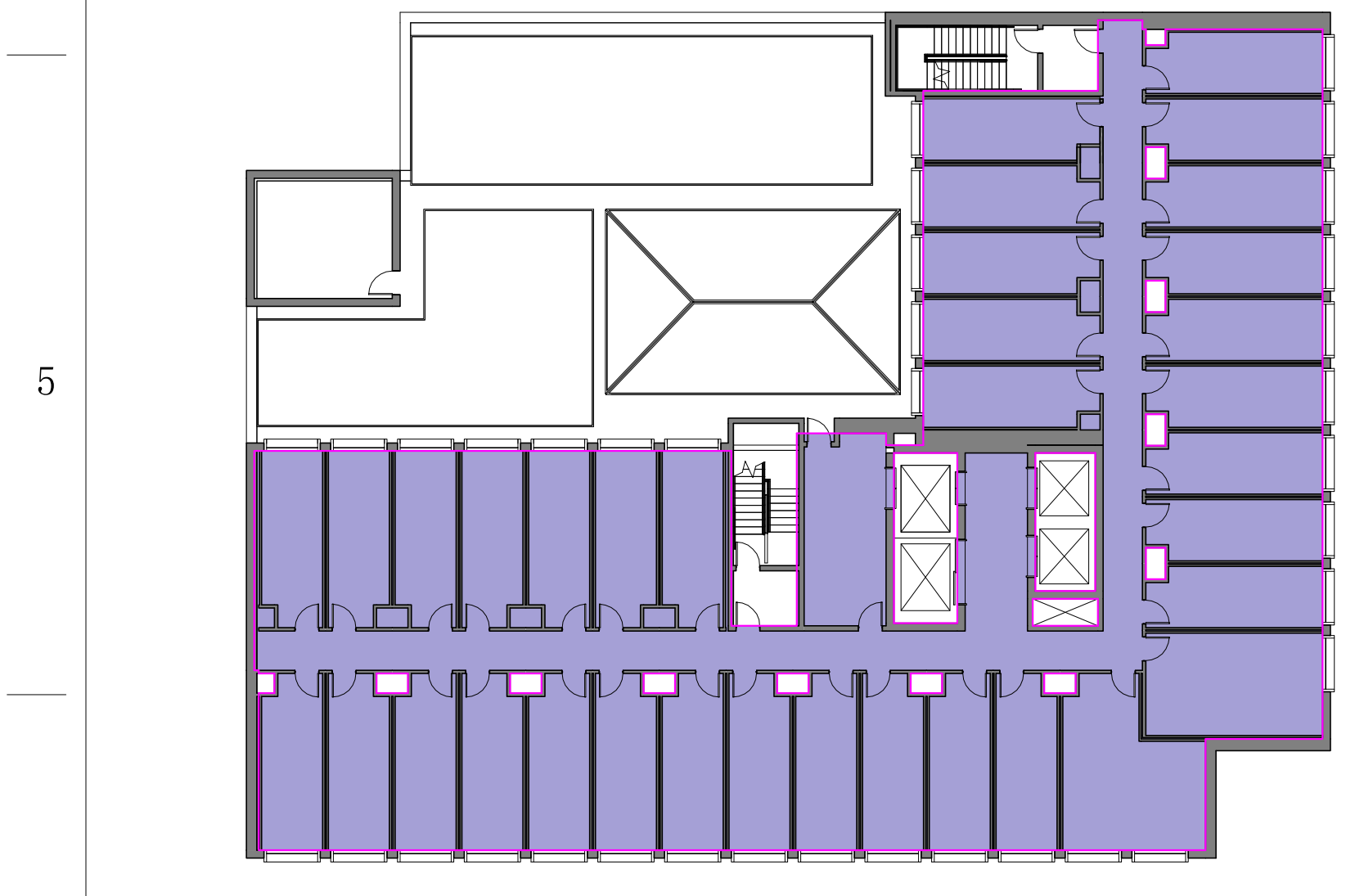
NO.	DATE	ISSUE OR REVISION



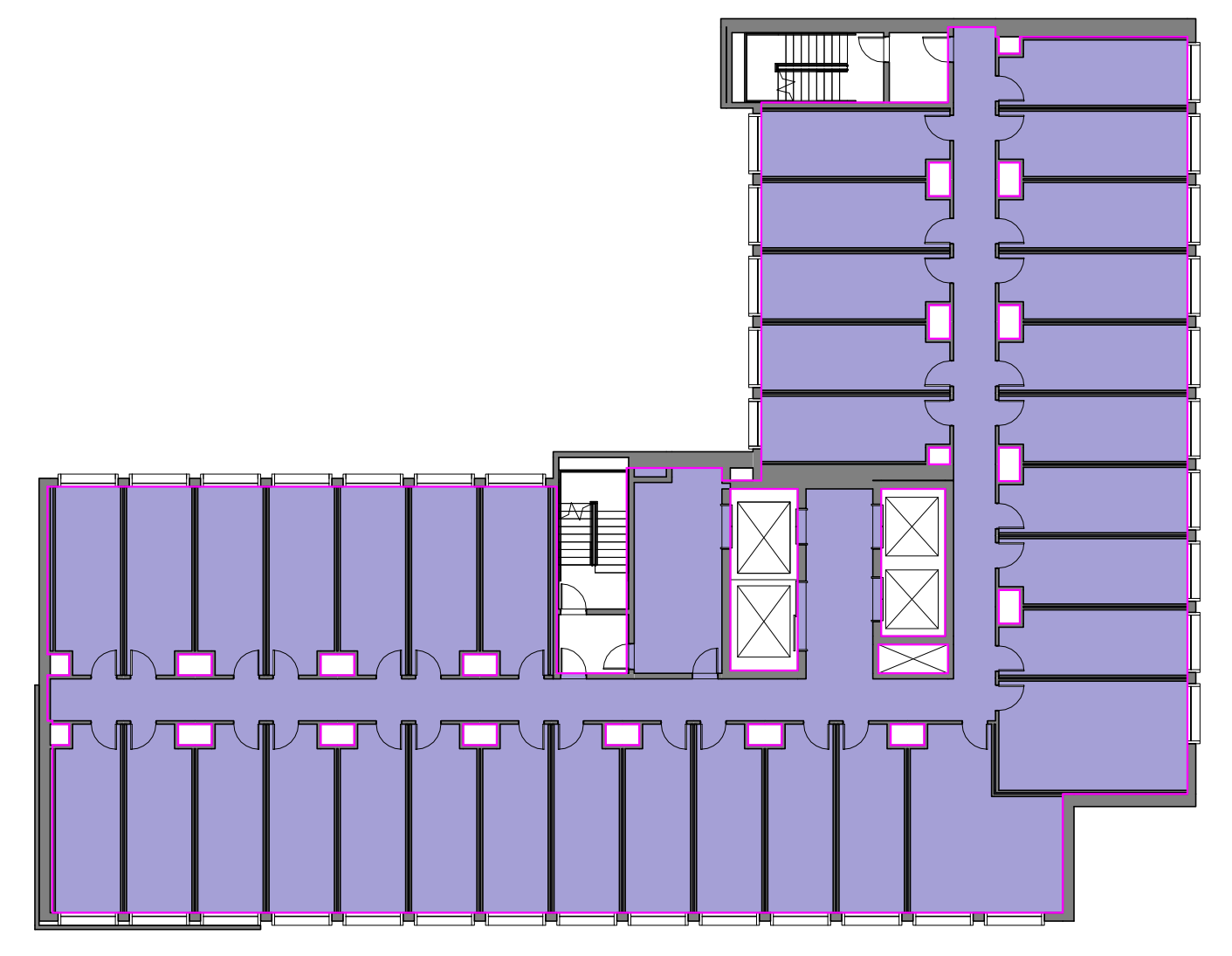
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F.A.R. ANALYSIS - LEVEL 3



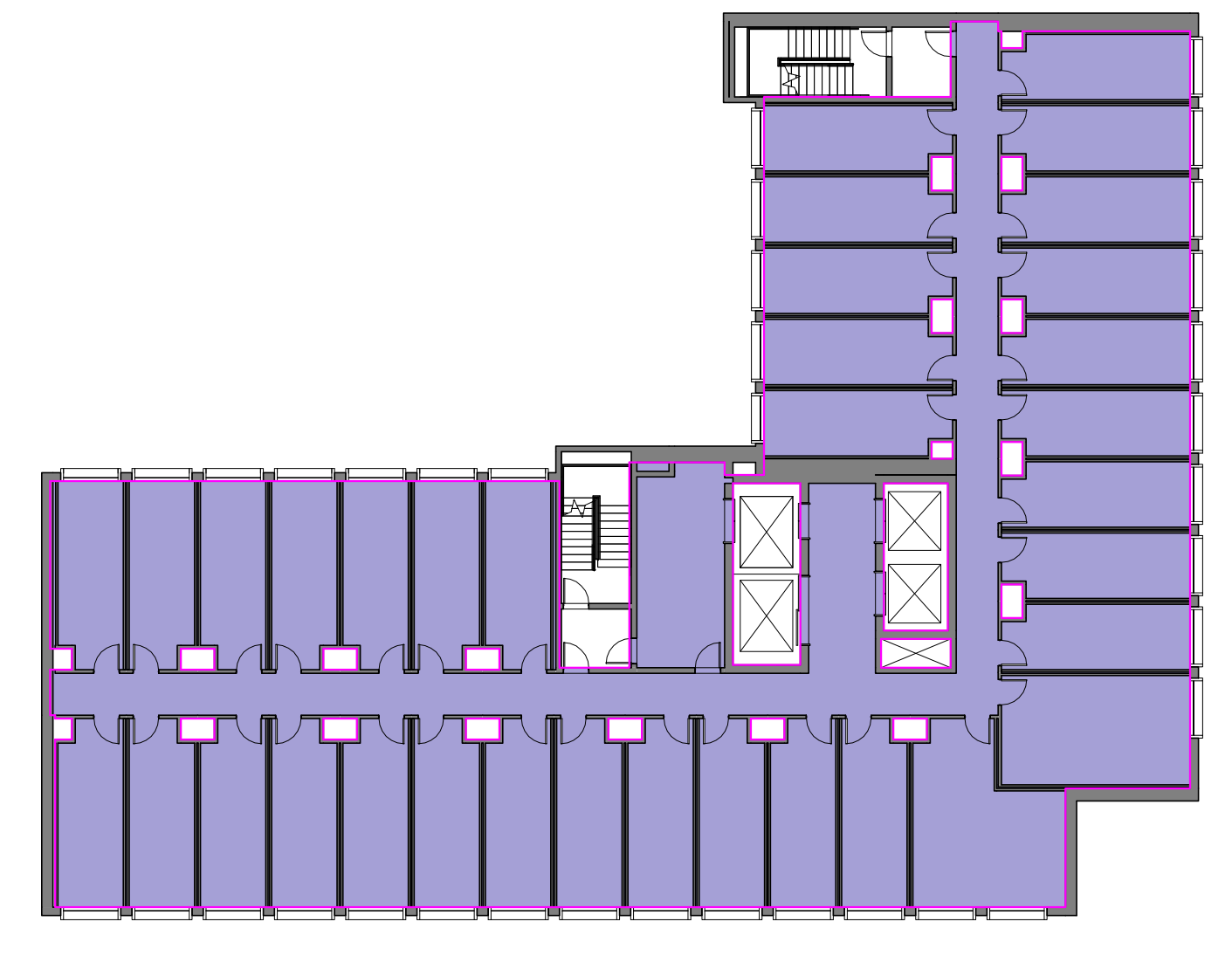
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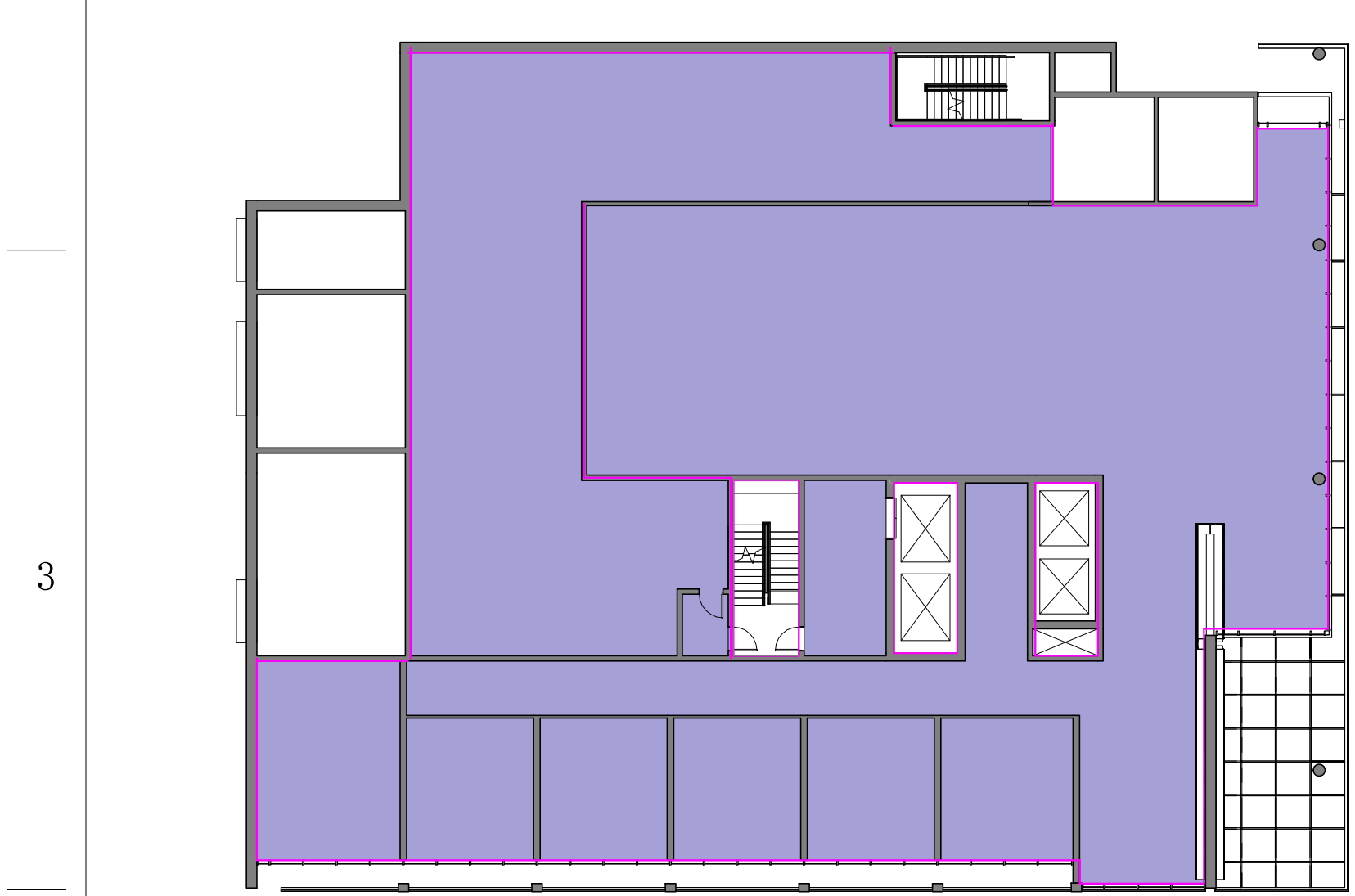
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F.A.R. ANALYSIS - LEVEL 2



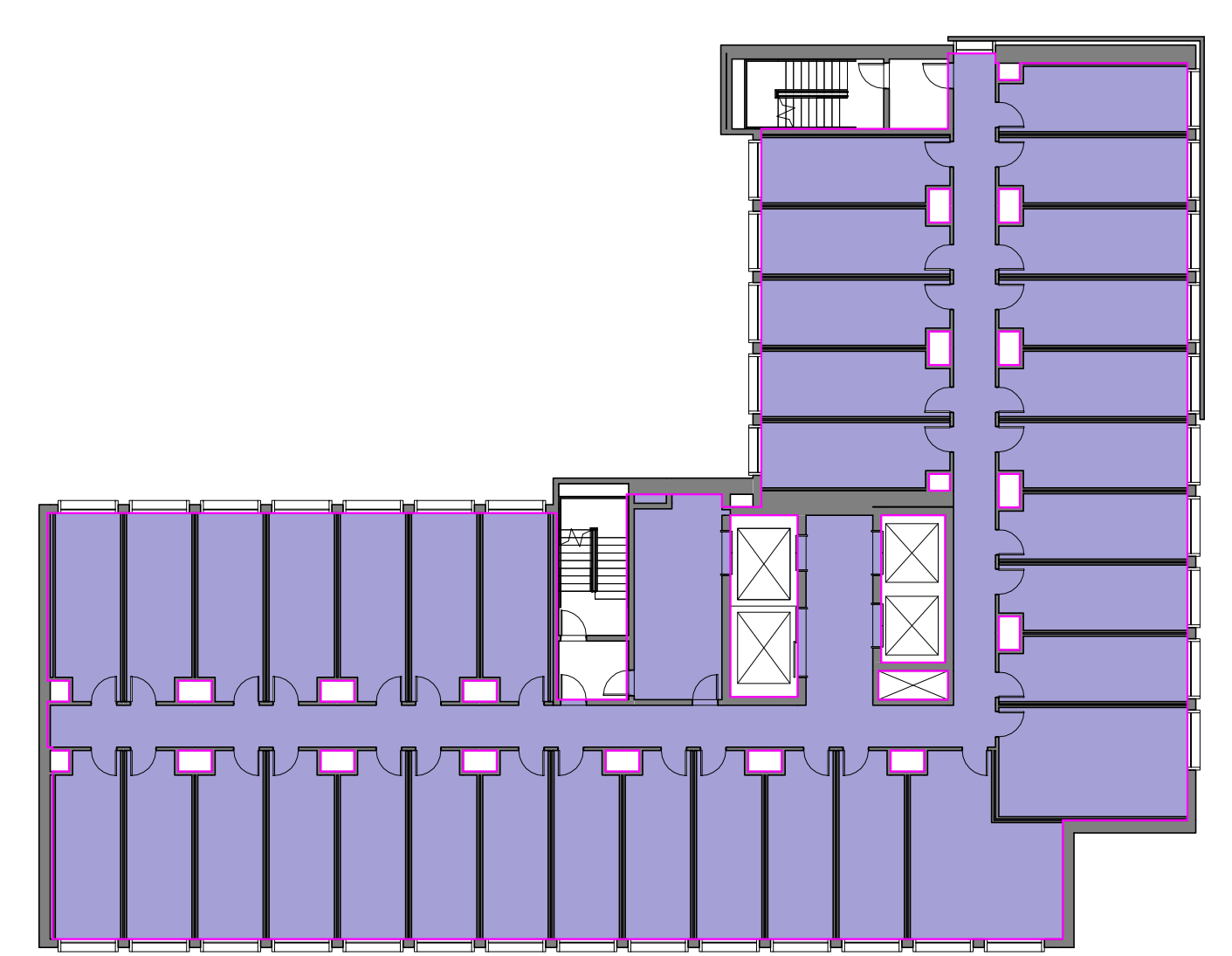
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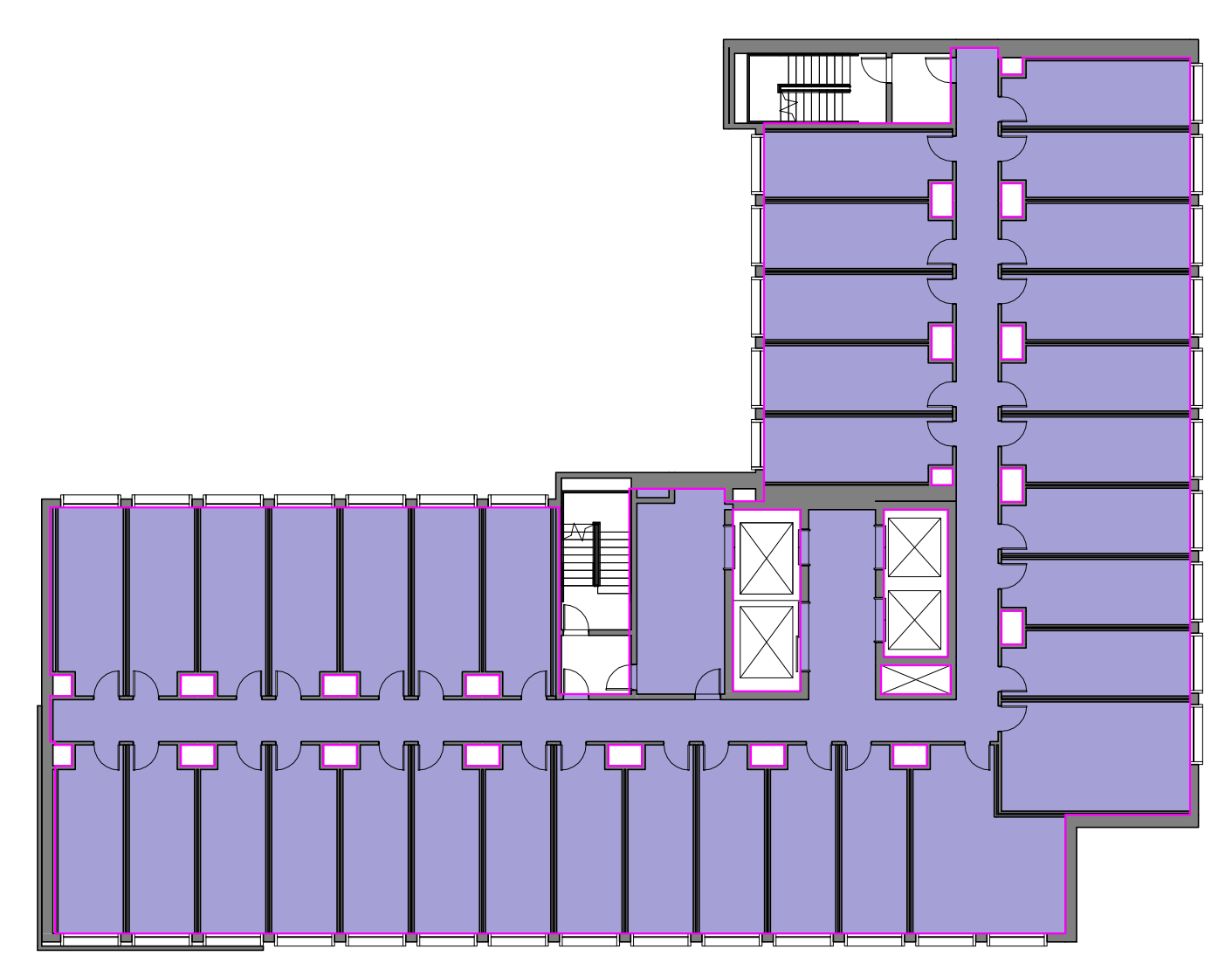
C2
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F.A.R. ANALYSIS - LEVEL 10



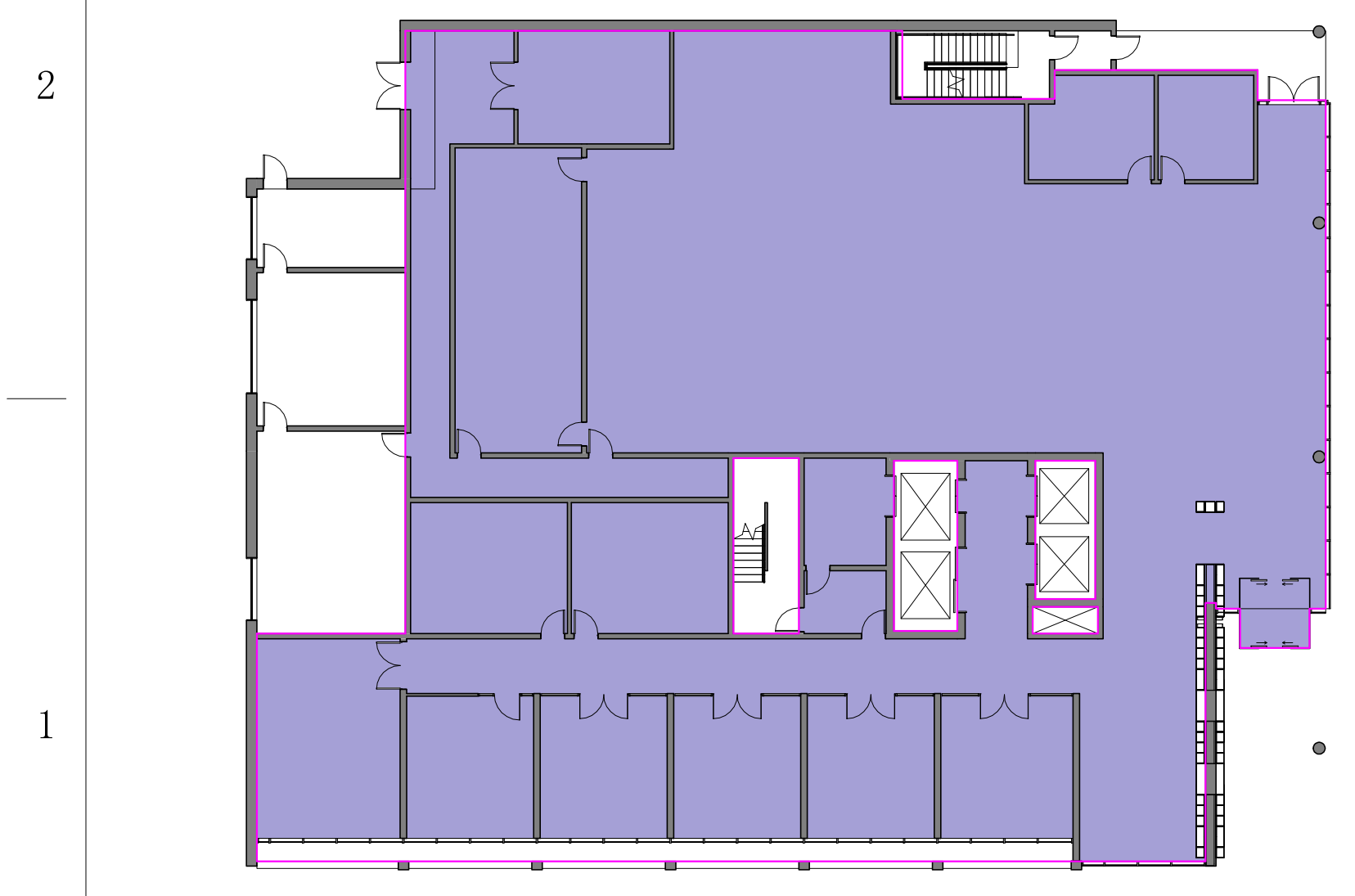
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F.A.R. ANALYSIS - LEVEL M



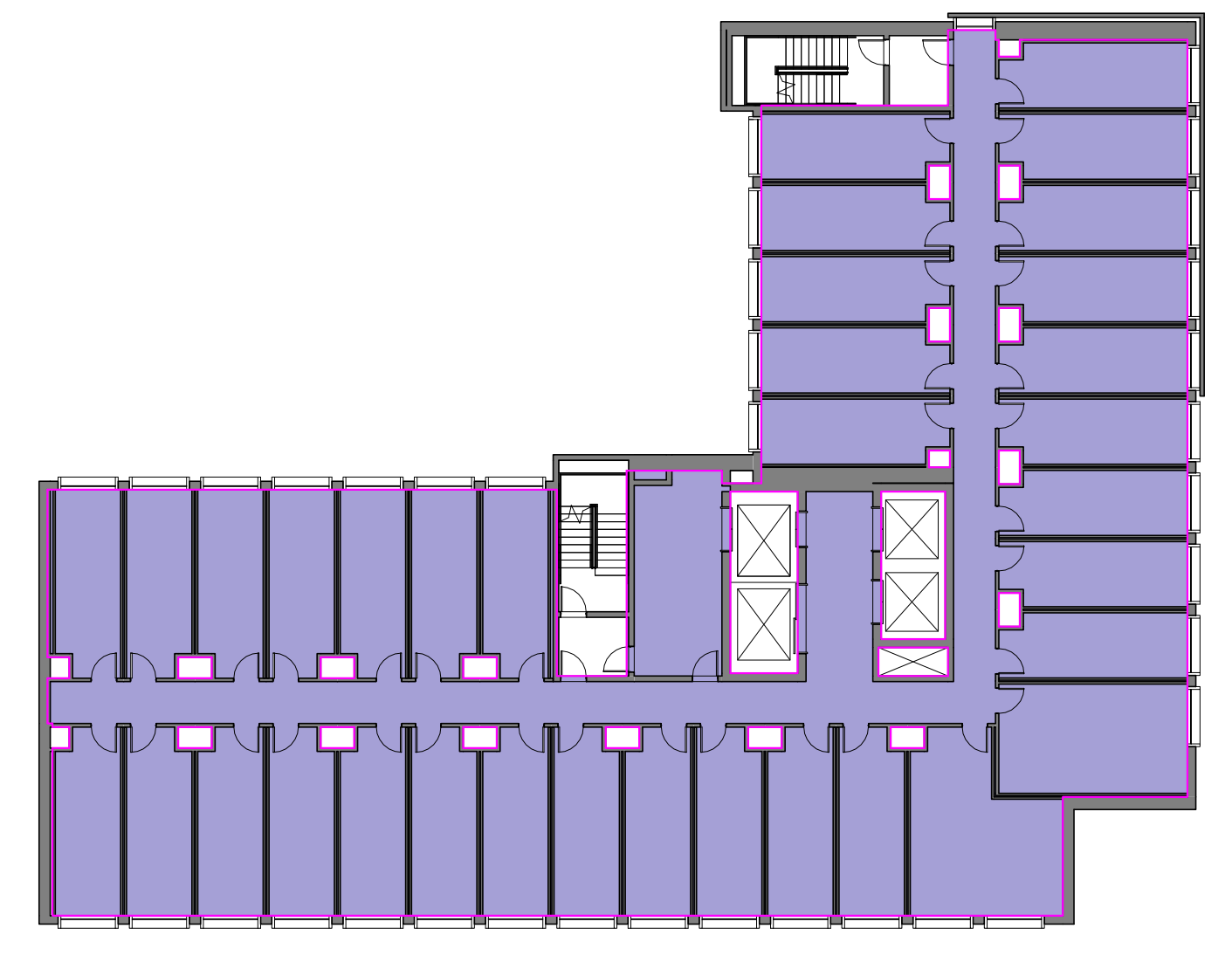
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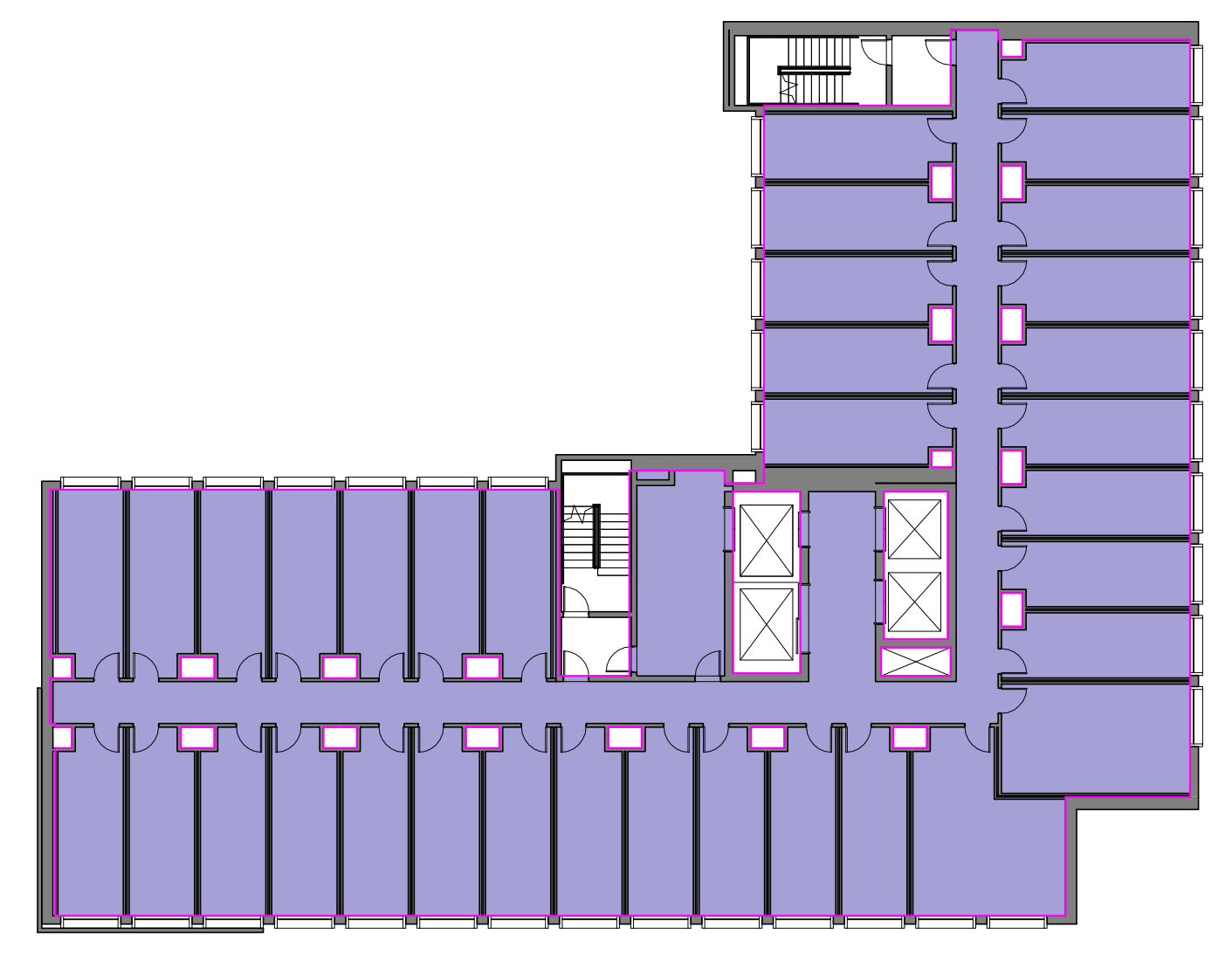
C1
1" = 20'-0"
F.A.R. ANALYSIS - LEVEL 9



F1
1" = 20'-0"
F.A.R. ANALYSIS - LEVEL 1



F8
1" = 20'-0"
F.A.R. ANALYSIS - LEVEL 4



E6
1" = 20'-0"
F.A.R. ANALYSIS - LEVEL 8

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Structural Engineer

Design Architect

Architect



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Drawing Title
F.A.R. ANALYSIS

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A-020

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361 SOUTH SPRING
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LOS ANGELES, CA

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Structural Engineer

Design Architect

Architect



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PLOT PLAN

SCALE: 1/8" = 1'-0"

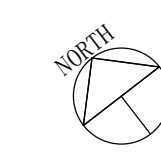
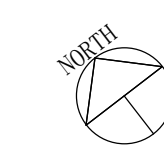
DATE: 04/27/17

CHECKED BY: PGM

PROJECT NO. 17048

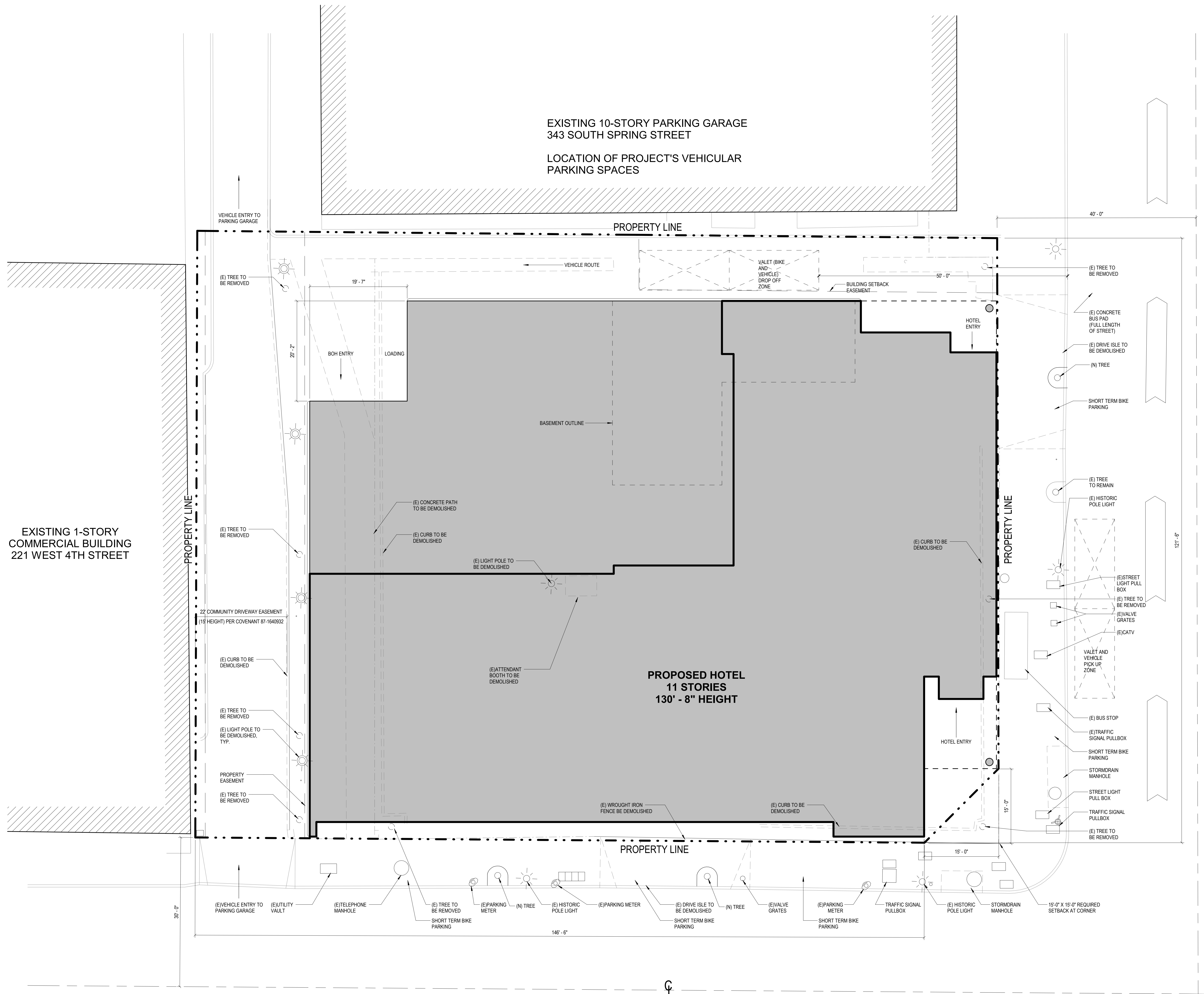
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A-030



S. SPRING STREET

W. 4TH STREET



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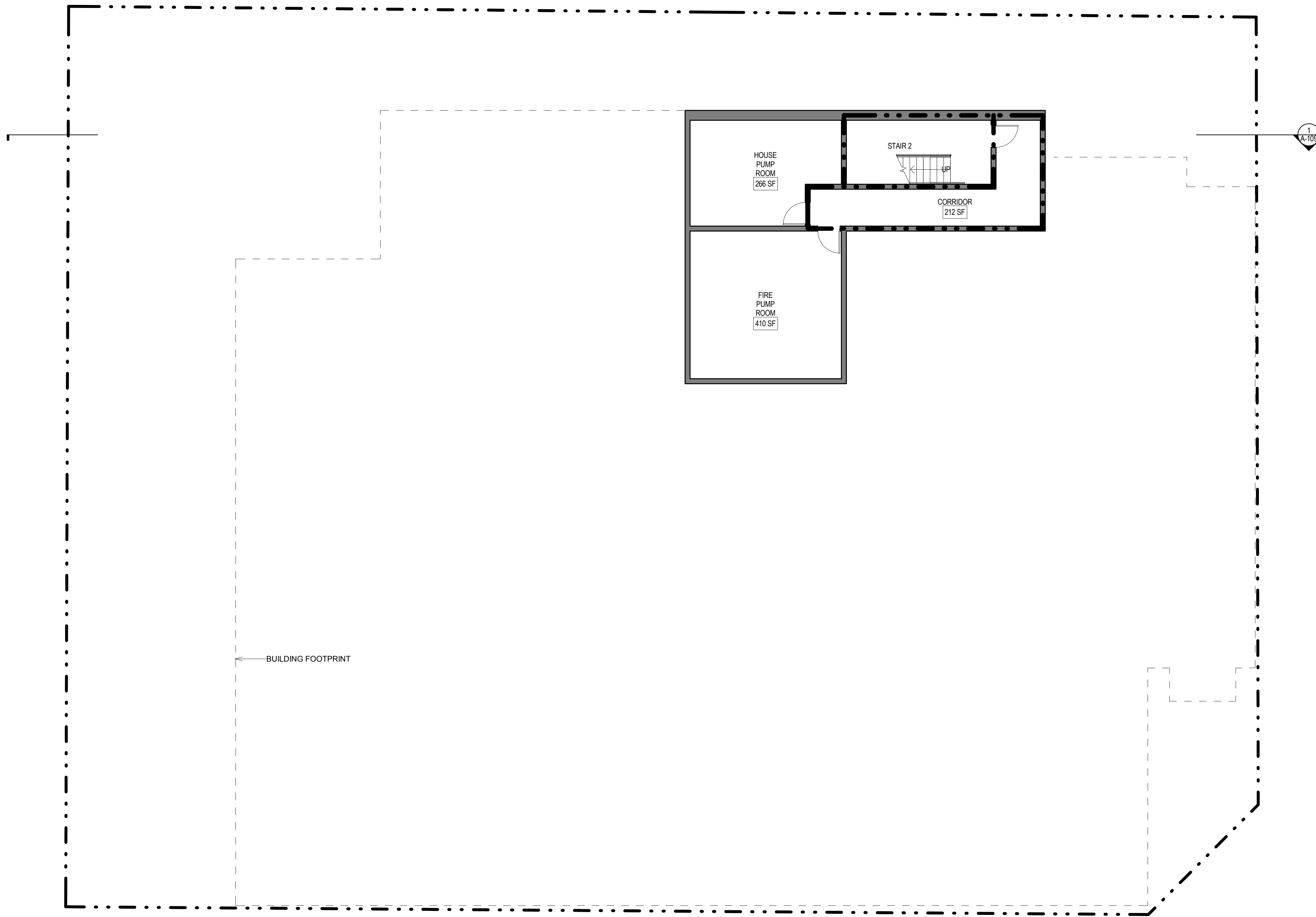
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1
1/8" = 1'-0" Level -1

← BUILDING FOOTPRINT

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Structural Engineer

Design Architect

Architect



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BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"	DATE: 04/27/17
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DRAWING NO.

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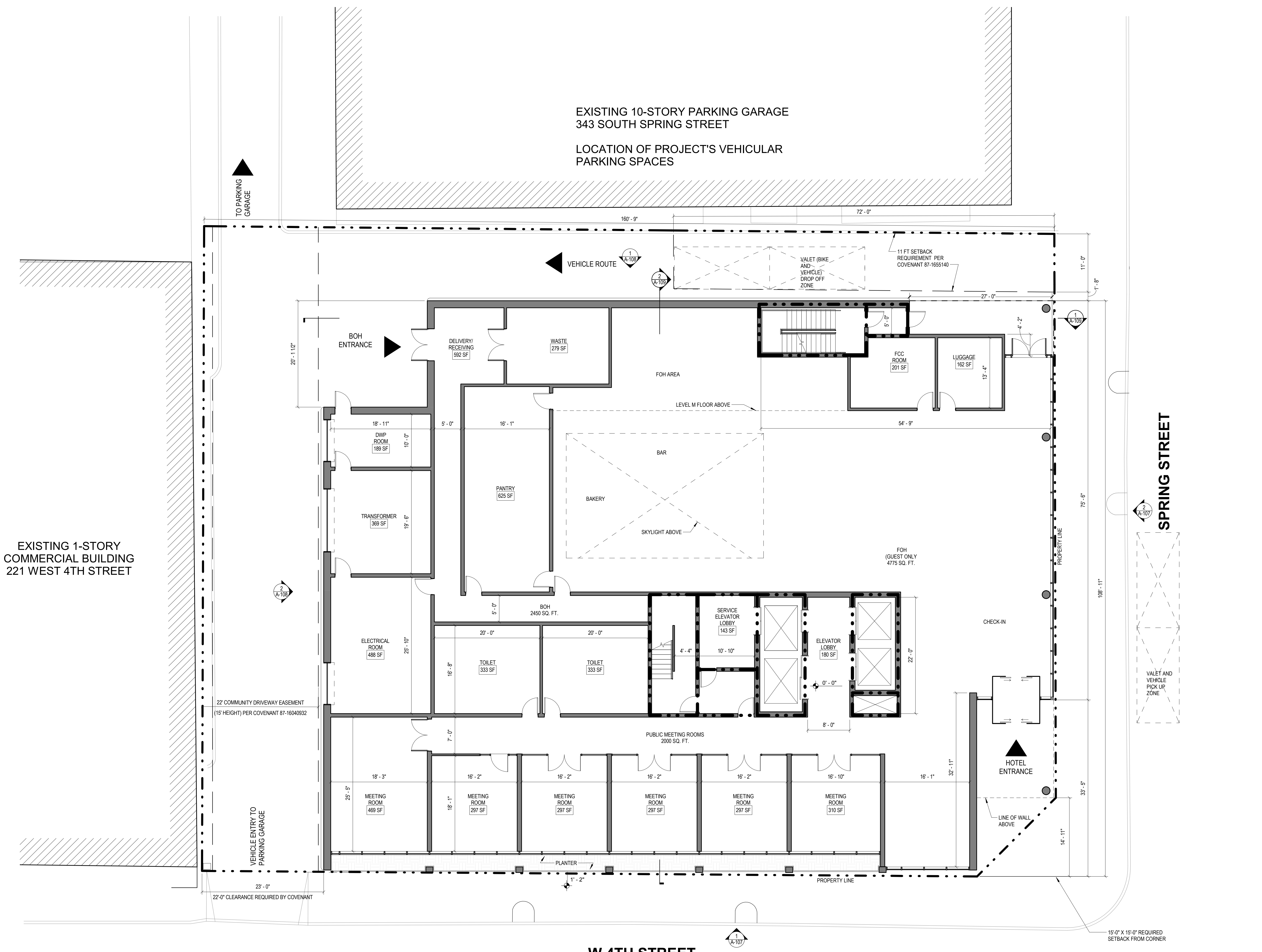
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EXISTING 1-STORY COMMERCIAL BUILDING
221 WEST 4TH STREET

EXISTING 10-STORY PARKING GARAGE
343 SOUTH SPRING STREET
LOCATION OF PROJECT'S VEHICULAR
PARKING SPACES

SPRING STREET

W 4TH STREET

1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

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MEP Engineer

Structural Engineer

Design Architect

Architect



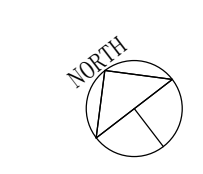
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Drawing Title
LEVEL 1 FLOOR PLAN

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A-101



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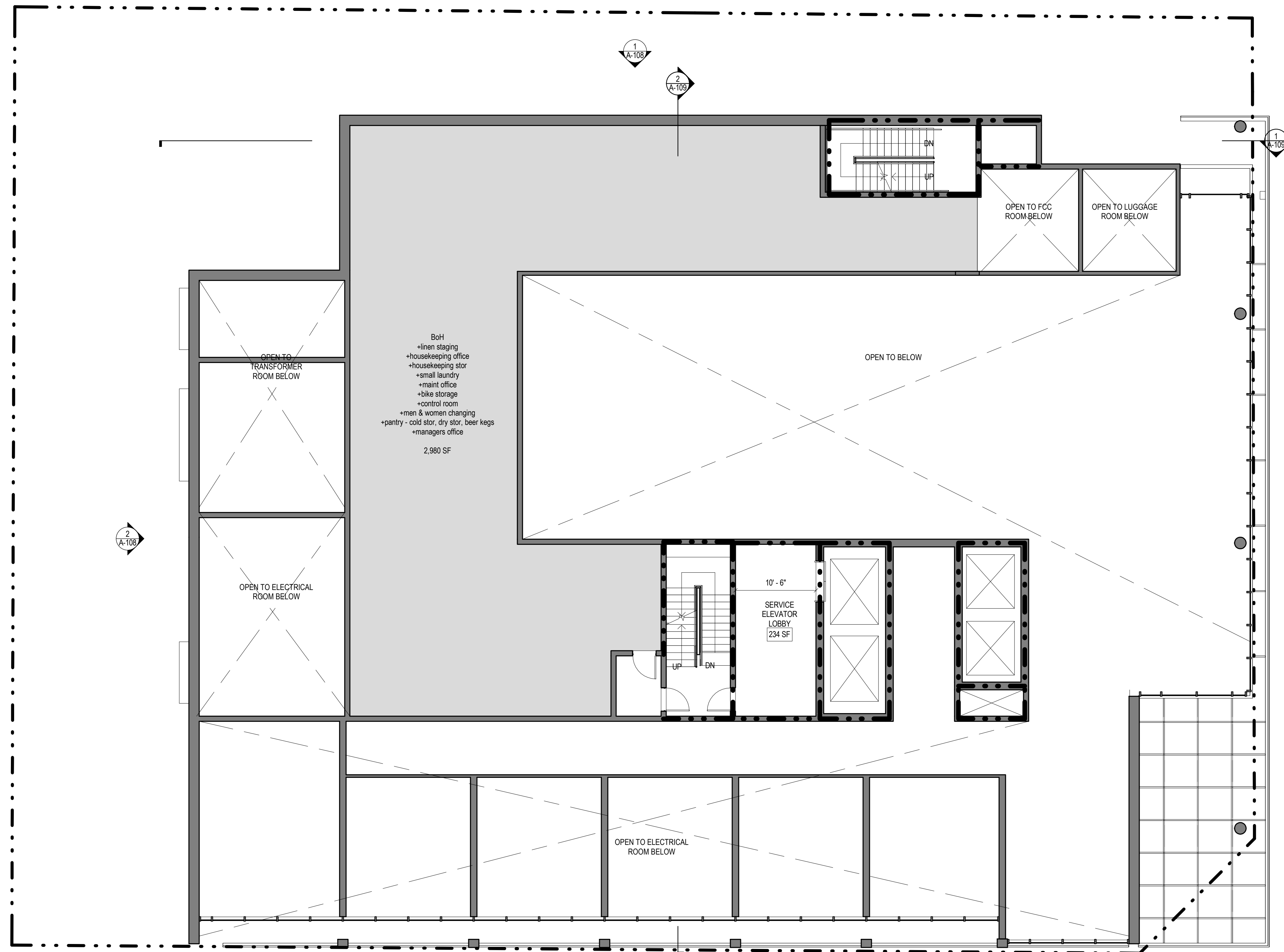
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1 Level M
1/8" = 1'-0"

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Design Architect

Architect



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LEVEL M FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: 04/27/17

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DRAWING NO.

A-102

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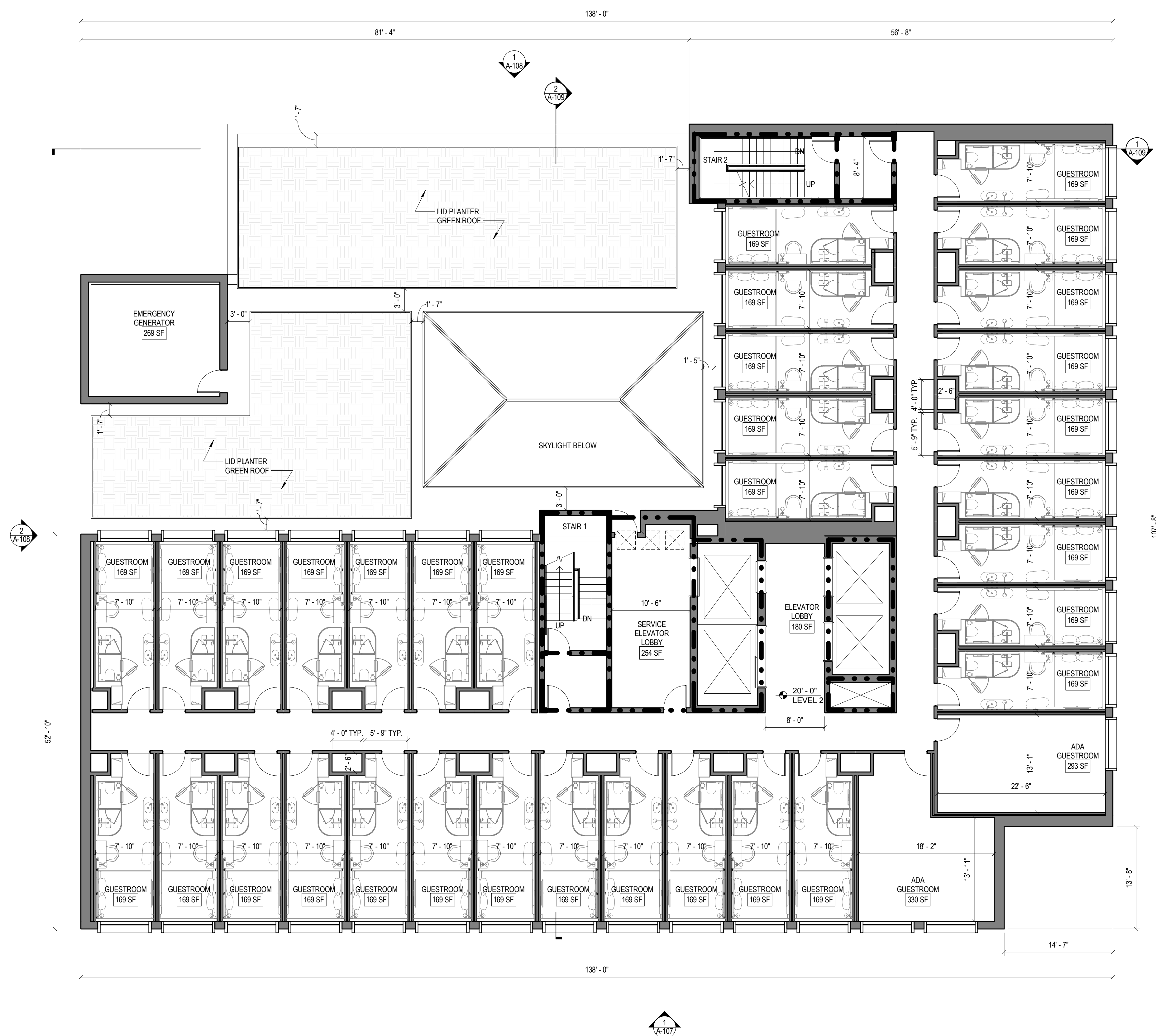
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1 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"



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LEVEL 2 FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: 04/27/17

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DRAWING NO.

A-103



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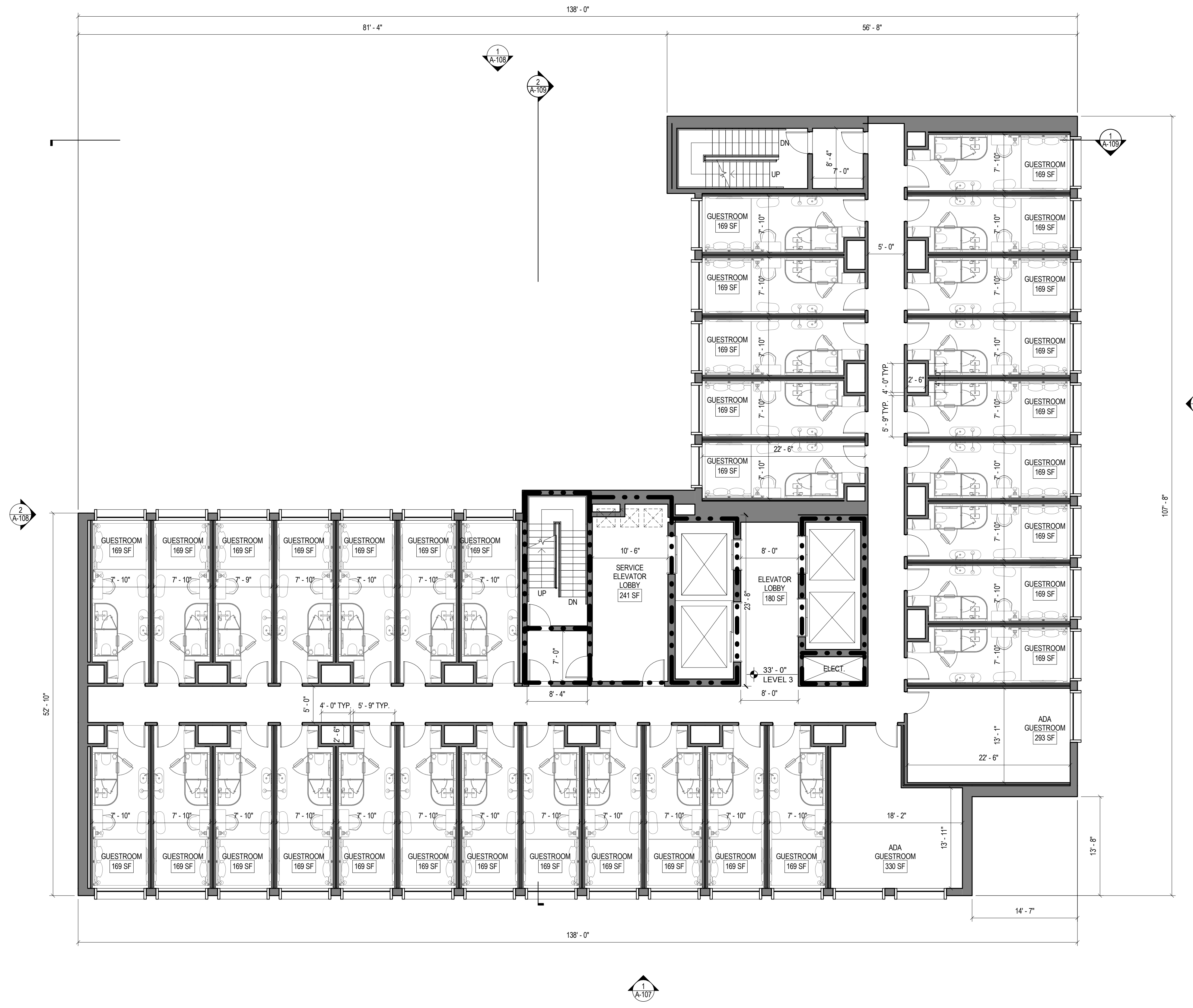
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1 TYPICAL LEVEL 3-10 FLOOR PLAN
1/8" = 1'-0"

MEP Engineer

Structural Engineer

Design Architect

Architect



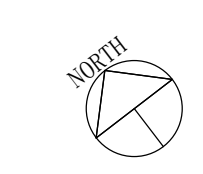
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Consulting
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Drawing Title
**TYPICAL LEVEL 3-10
FLOOR PLAN**

SCALE: 1/8" = 1'-0"	DATE: 04/27/17
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DRAWING NO.	

A-104



5/2/2017 7:48:13 AM

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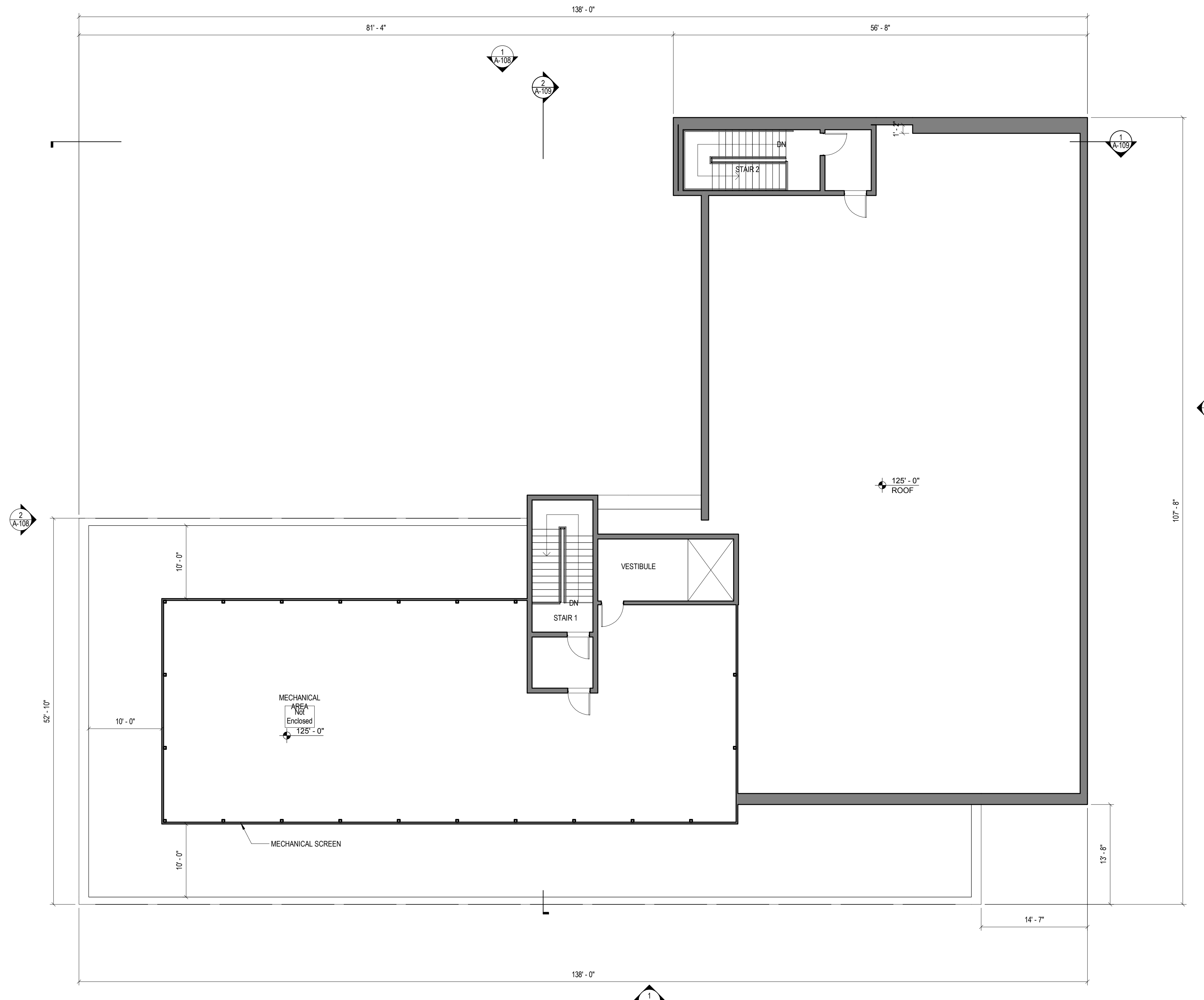
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 361 SOUTH SPRING
 STREET
 LOS ANGELES, CA

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1 ROOF PLAN
 1/8" = 1'-0"



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Drawing Title
ROOF PLAN

SCALE: 1/8" = 1'-0"	DATE: 04/27/17
------------------------	-------------------

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A-105



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MEP Engineer

Structural Engineer

Design Architect

Architect



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Drawing Title

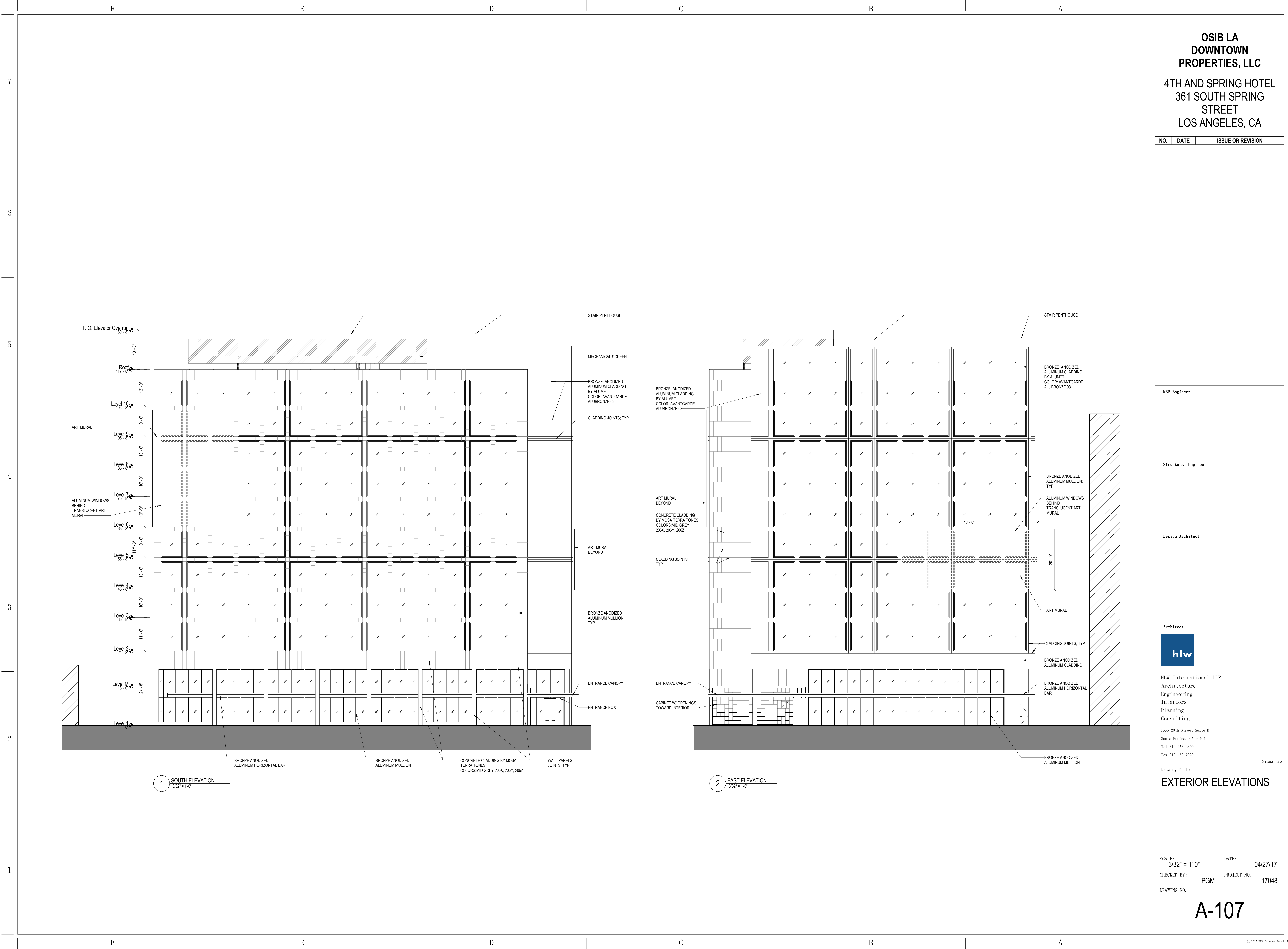
EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0" DATE: 04/27/17

CHECKED BY: PGM PROJECT NO. 17048

DRAWING NO.

A-107



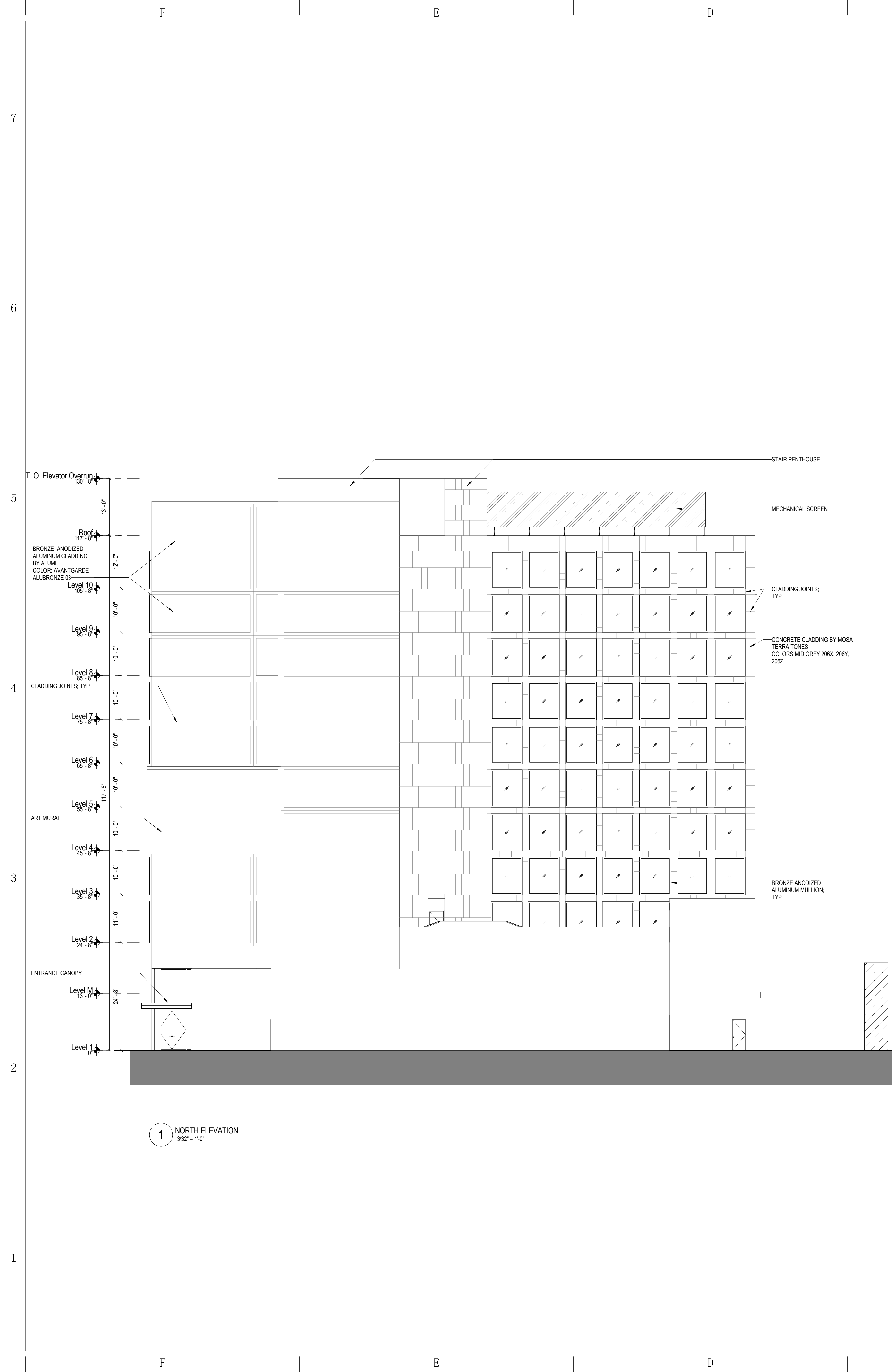
1 SOUTH ELEVATION
3/32" = 1'-0"

2 EAST ELEVATION
3/32" = 1'-0"

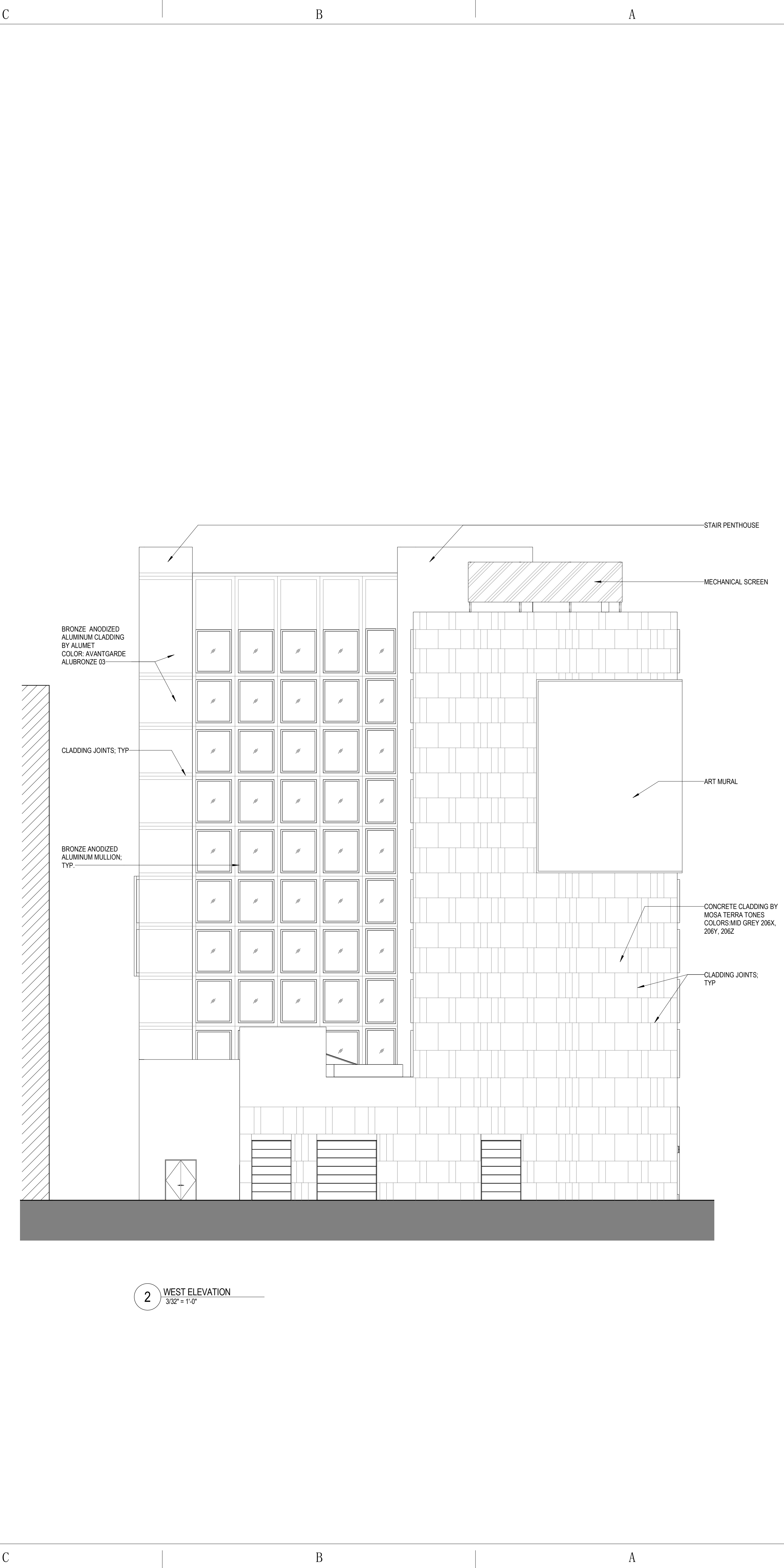
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4TH AND SPRING HOTEL
361 SOUTH SPRING
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LOS ANGELES, CA

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1 NORTH ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"

MEP Engineer

Structural Engineer

Design Architect

Architect



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Signature

Drawing Title
EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0"	DATE: 04/27/17
CHECKED BY: PGM	PROJECT NO. 17048
DRAWING NO.	

A-108

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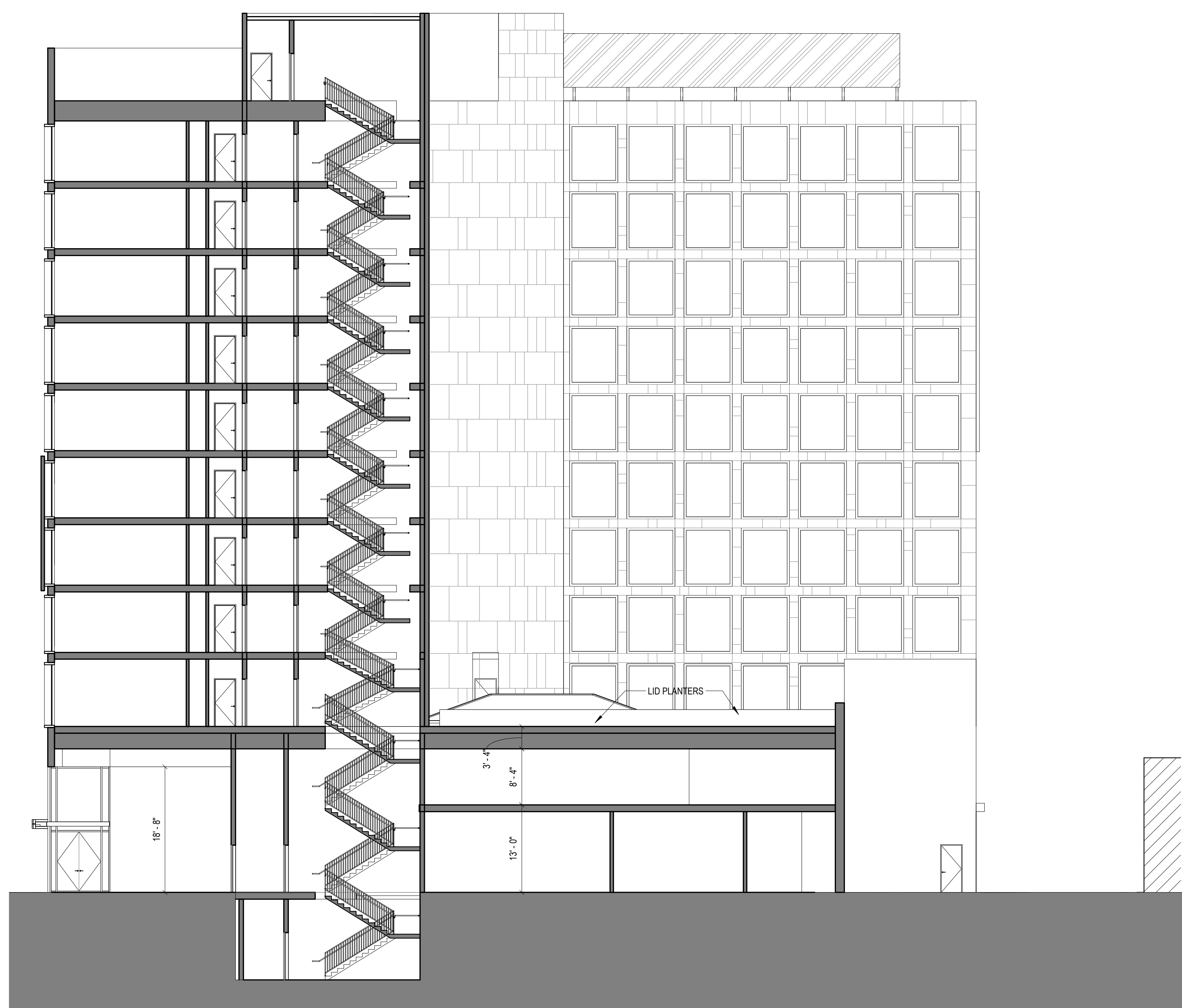
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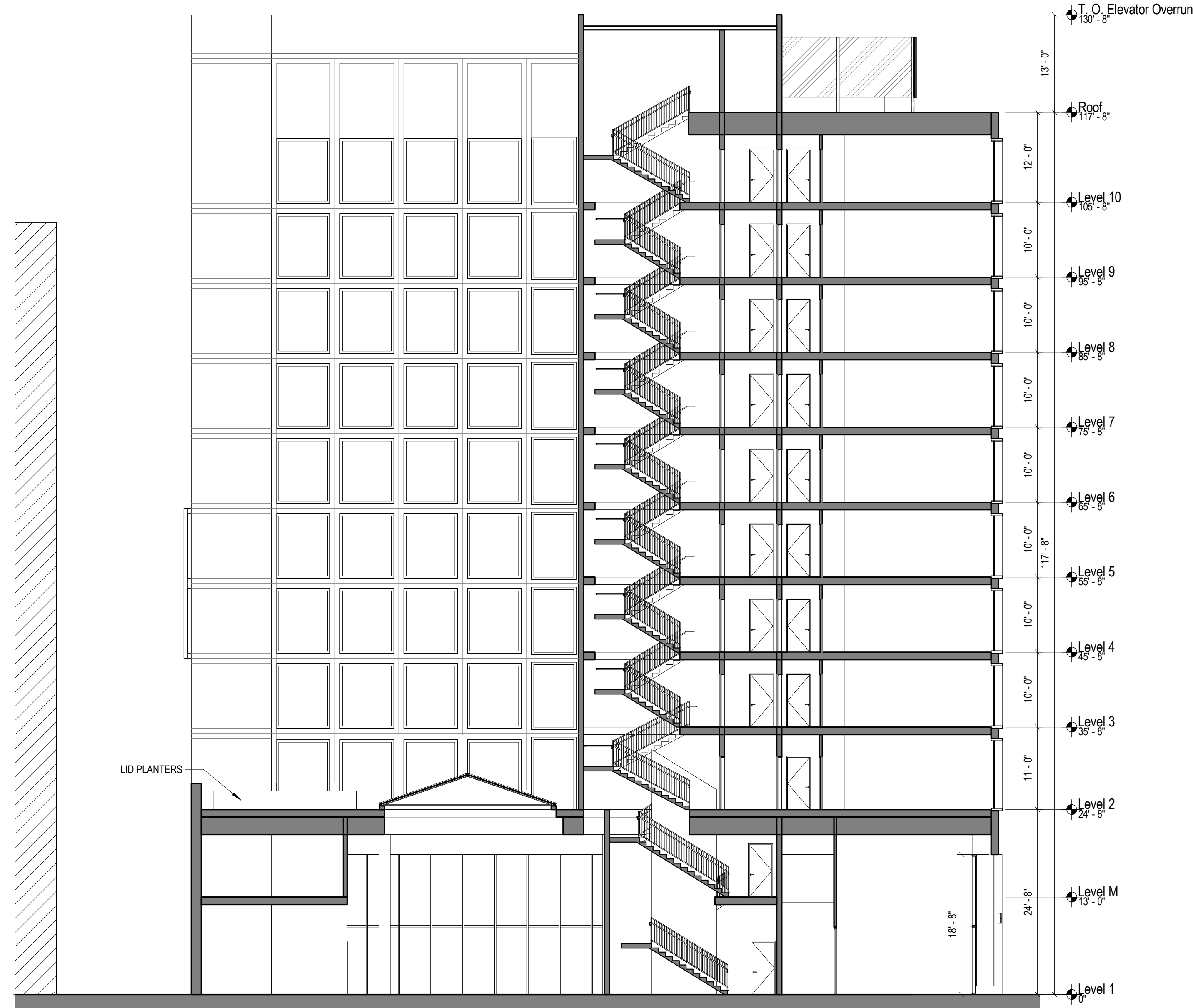
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1 BUILDING SECTION E-W
3/32" = 1'-0"



2 BUILDING SECTION N-S
3/32" = 1'-0"

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361 SOUTH SPRING
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MEP Engineer

Structural Engineer

Design Architect

Architect



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BUILDING SECTIONS

SCALE: 3/32" = 1'-0"	DATE: 04/27/17
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CHECKED BY: PGM	PROJECT NO. 17048
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DRAWING NO.

A-109

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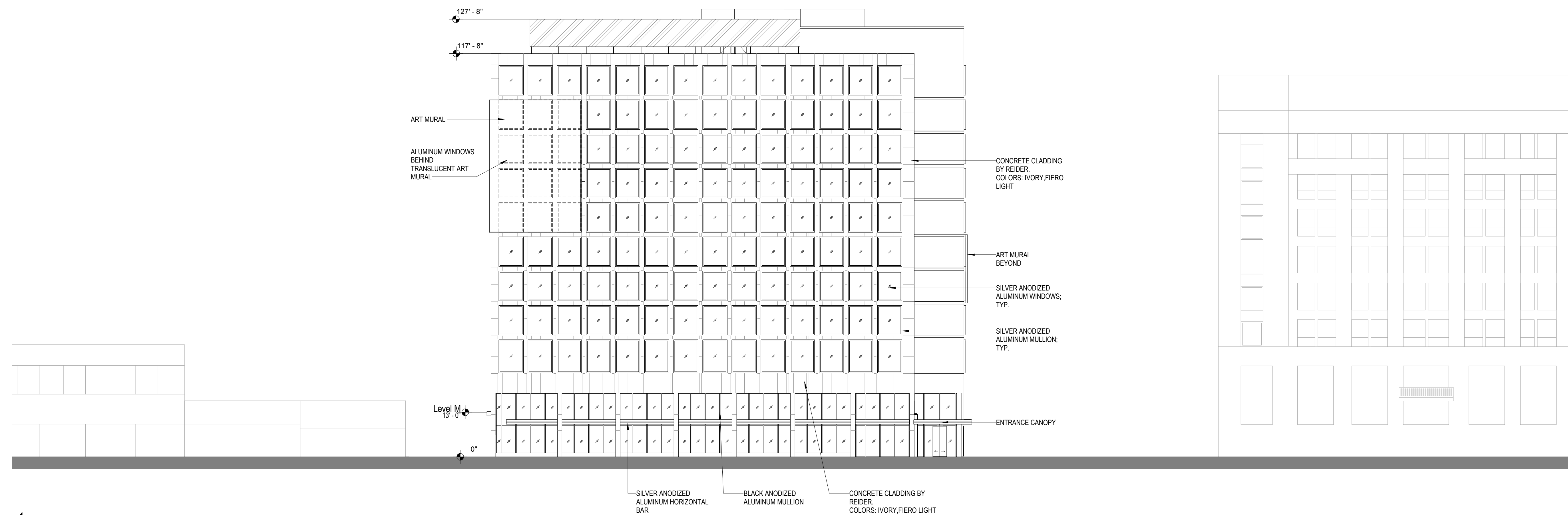
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 361 SOUTH SPRING
 STREET
 LOS ANGELES, CA

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1
 1/16" = 1'-0"
 SOUTH ELEVATION STREET VIEW



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Drawing Title
**SOUTH ELEVATION
 STREET VIEW**

SCALE: 1/16" = 1'-0" DATE: 04/27/17

CHECKED BY: Checker PROJECT NO. 17048

DRAWING NO.

A-110

F

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FROM 4TH STREET LOOKING EAST



FROM 4TH STREET LOOKING WEST

4



FROM SPRING STREET LOOKING SOUTH



FROM SPRING STREET LOOKING NORTH

2

3

5

6

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DOWNTOWN
PROPERTIES, LLC**

**4TH AND SPRING HOTEL
361 SOUTH SPRING
STREET
LOS ANGELES, CA**

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Design Architect

Architect



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Drawing Title
STREET VIEW

SCALE: DATE: **04/27/17**

CHECKED BY: **Checker** PROJECT NO. **17048**

DRAWING NO.

A-120

F

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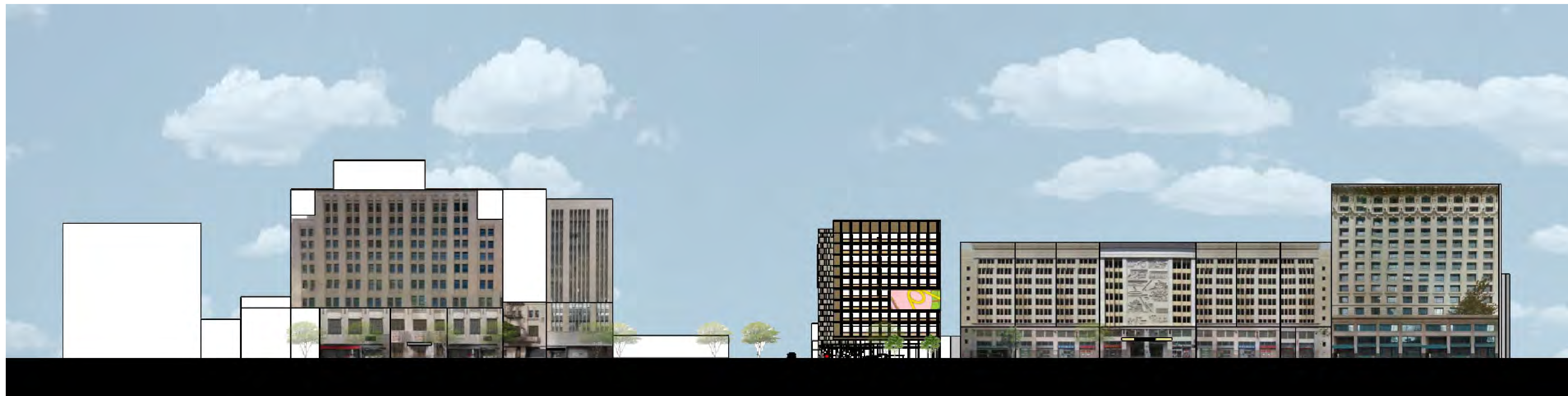
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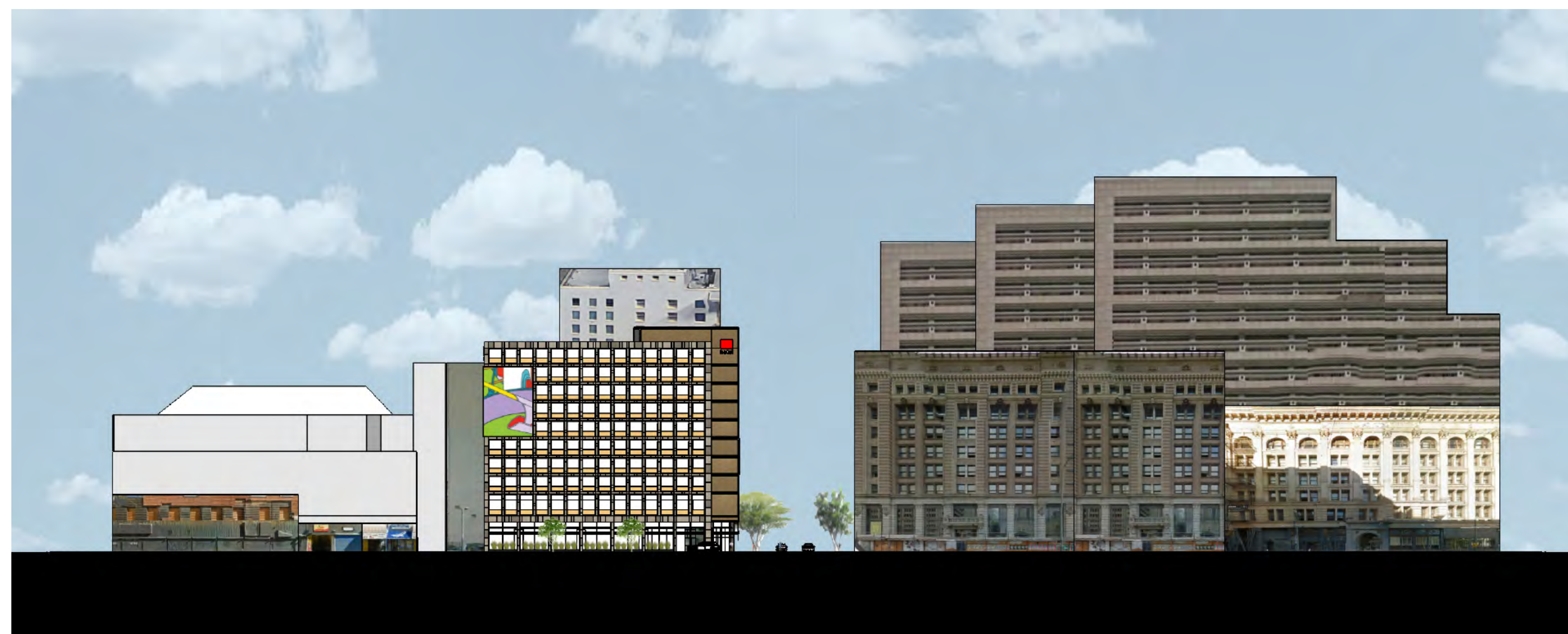


ELEVATION - 4TH STREET

4

3

2



ELEVATION - SPRING STREET

1

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OSIB LA
DOWNTOWN
PROPERTIES, LLC

4TH AND SPRING HOTEL
361 SOUTH SPRING
STREET
LOS ANGELES, CA

NO.	DATE	ISSUE OR REVISION

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Design Architect

Architect



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Drawing Title
STREET ELEVATIONS

SCALE: DATE: 04/27/17

CHECKED BY: Checker PROJECT NO. 17048

DRAWING NO.

A-121

F

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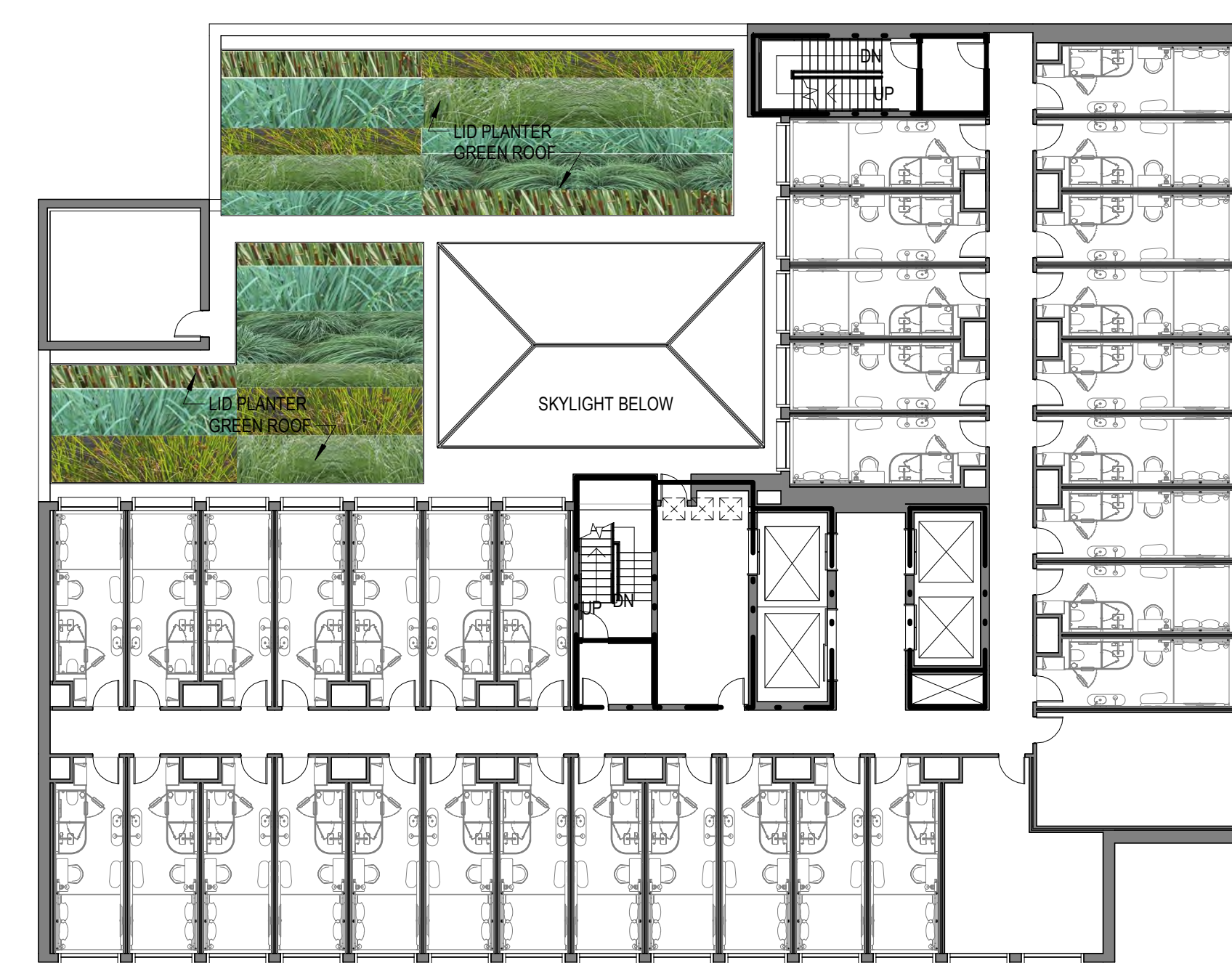
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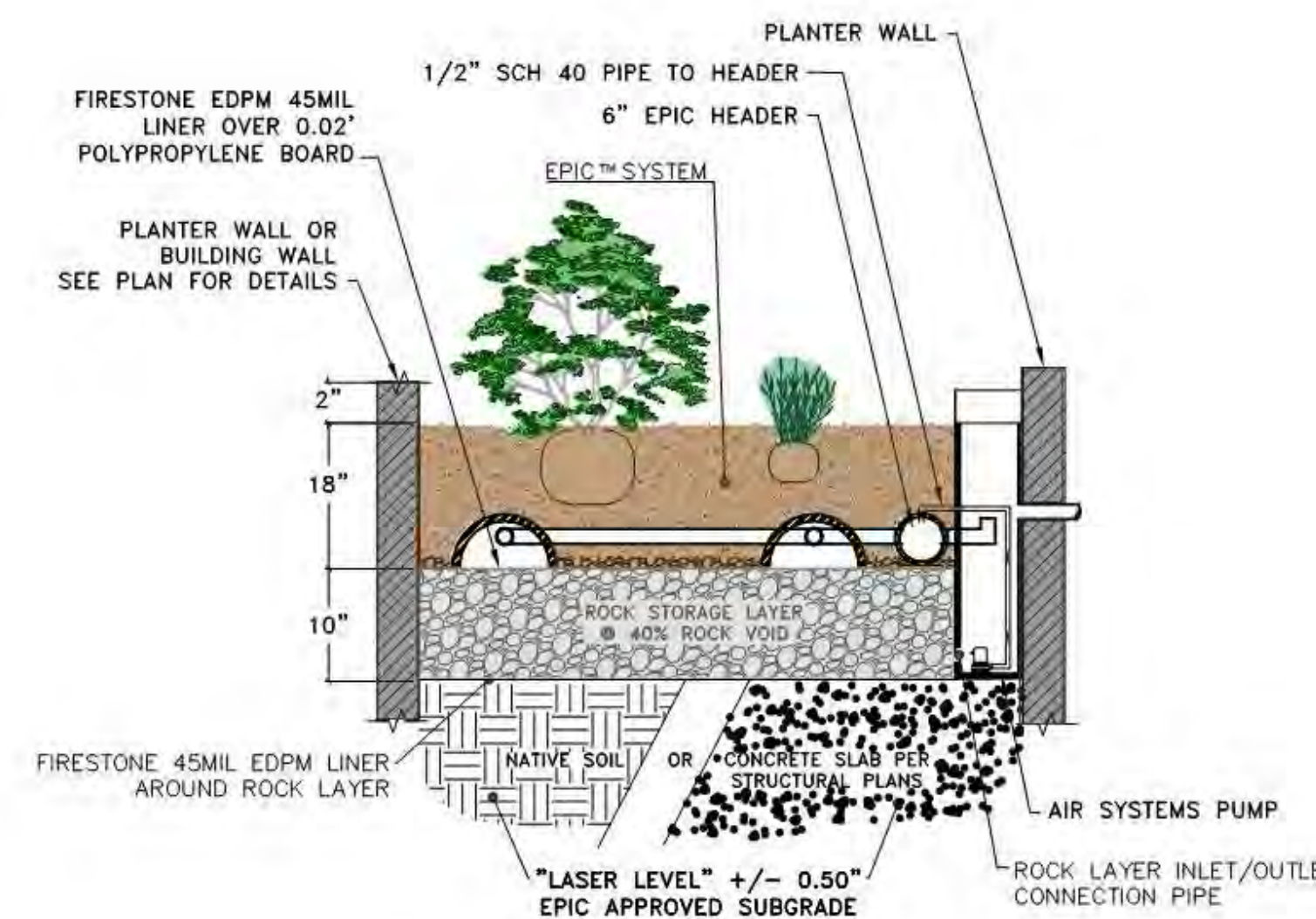


1 LEVEL 1 LANDSCAPE PLAN
1/16" = 1'-0"

2 LEVEL 2 LANDSCAPE PLAN
1/16" = 1'-0"



LID PLANT PALETTE



TYPICAL EPIC LID PLANTER DETAIL

OSIB LA
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361 SOUTH SPRING
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Architect



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Santa Monica, CA 90404
Tel 310 453 2800
Fax 310 453 7020

Signature

Drawing Title
**CONCEPTUAL
LANDSCAPE PLAN**

SCALE: 1/16" = 1'-0" DATE: 04/27/17

CHECKED BY: Checker PROJECT NO. 17048

DRAWING NO.

A-130

DEPARTMENT OF
CITY PLANNING

CITY PLANNING COMMISSION

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CALIFORNIA



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MAYOR

EXECUTIVE OFFICES

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<http://planning.lacity.org>

July 7, 2017

Fernandeño Tataviam Band of Mission Indians
Kimia Fatehi, Director, Public Relations
1019 2nd Street, Ste. 1
San Fernando, CA 91340

Gabrieleno Band of Mission Indians – Kizh
Nation
Andrew Salas, Chairman
P.O. Box 393
Covina, CA 91723

Gabrielino Tongva Indians of California Tribal
Council
Robert F. Dorame, Tribal Chair/Cultural
Resources
P.O. Box 490
Bellflower, CA 90707

Gabrielino/Tongva Nation
Sam Dunlap, Cultural Resources Director
P.O. Box 86908
Los Angeles, CA 90086

Gabrielino/Tongva Nation
Sandonne Goad, Chairperson
106 ½ Judge John Aiso St, #231
Los Angeles, CA 90012

Gabrielino/Tongva San Gabriel Band of
Mission Indians
Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA 91778

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
1999 Avenue of the Stars, Suite 1100
Los Angeles, CA 90067

San Fernando Band of Mission Indians
John Valenzuela, Chairperson
P.O. Box 221838
Newhall, CA 91322

Soboba Band of Luiseno Indians
Joseph Ontiveros, Cultural Resource Director
P.O. Box 487
San Jacinto, CA 92581

Torres Martinez Desert Cahuilla Indians
Michael Mirelez,
Cultural Resources Coordinator
PO Box 1160
Thermal, CA 92274

**RE: 201-213 West 4th Street and 361 South Spring Street, Central City Community Plan
CASE NO.: ENV-2017-1874-EAF**

Dear Tribal Representative:

In conformance with the tribal consultation requirements of Assembly Bill (AB) 52, this letter is to inform you that the Los Angeles Department of City Planning is reviewing the proposed project described below. Per AB 52, the tribe has the right to consult on a proposed public or private

project prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. The project description is as follows:

- The project involves the construction use and maintenance of a new 11-story with one (1) small basement level, 315-room hotel with all required vehicular parking (81 spaces in total) located within an existing parking garage at 333 South Spring Street.

You have 30 calendar days from receipt of this letter to notify us in writing that you want to consult on this project. Please provide the lead contact person's contact information. Please mail your request to:

Oliver Netburn
Los Angeles Department of City Planning
Expedite Processing Section
200 N. Spring Street, Room 763
Los Angeles, CA 90012

213-978-1382
oliver.netburn@lacity.org

Sincerely,



OLIVER NETBURN
City Planning Associate

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542
sccic@fullerton.edu

California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

5/12/2017

SCCIC File #: 17582.3650

Mariana Zimmermann
Parker Environmental Consultants
23822 Valencia Blvd, Suite 301
Valencia, CA 91355

Re: Records Search Results for the 4th and Spring Hotel Project

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Hollywood and Los Angeles, CA USGS 7.5' quadrangles. The following summary reflects the results of the records search for the project area and a ½-mile radius. The search includes a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), the California State Historic Properties Directory (HPD), and the City of Los Angeles Historic-Cultural Monuments (LAHCM) listings were reviewed for the above referenced project site. Due to the sensitive nature of cultural resources, archaeological site locations are not released.

RECORDS SEARCH RESULTS SUMMARY

Archaeological Resources	Within project area: 0 Within project radius: 10
Built-Environment Resources	Within project area: 0 Within project radius: 176
Reports and Studies	Within project area: 2 Within project radius: 105
OHP Historic Properties Directory (HPD)	Within project area: 0 Within ¼-mile radius: 219
California Points of Historical Interest (SPHI)	Within project area: 0 Within ¼-mile radius: 0
California Historical Landmarks (SHL)	Within project area: 0 Within ¼-mile radius: 1
California Register of Historical Resources (CAL REG)	Within project area: 0 Within ¼-mile radius: 108
National Register of Historic Places (NRHP)	Within project area: 0 Within ¼-mile radius: 76

HISTORIC MAP REVIEW – The Santa Monica, CA (1902, 1921) and Pasadena, CA (1900) 1:62,500 scale historic maps indicated that the area was already highly developed in 1900 and 1902. There were grids of improved roads and blocks of buildings already present. This dense development was still present in 1921.

RECOMMENDATIONS

Properties adjacent to the project area are listed on the National Register of Historic Places. The effect of this project on listed or eligible resources should be studied by a qualified consultant prior to the approval of project plans. Additionally, there are no archaeological studies for the project area and archaeological sensitivity for the project site is unknown. Therefore, a qualified archaeological consultant should be retained to monitor ground-disturbing activities. Finally, it is also recommended that the Native American Heritage Commission be consulted to identify if any additional traditional cultural properties or other sacred sites are known to be in the area.

For your convenience, you may find a professional consultant* at www.chrisinfo.org. Any resulting reports by the qualified consultant should be submitted to the South Central Coastal Information Center as soon as possible.

*The SCCIC does not endorse any particular consultant and makes no claims about the qualifications of any person listed. Each consultant on this list self-reports that they meet current professional standards.

If you have any questions regarding the results presented herein, please contact the office at 657.278.5395 Monday through Thursday 9:00 am to 3:30 pm.

Should you require any additional information for the above referenced project, reference the SCCIC number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the [California Historical Resources Information System](#),



Digitally signed by Stacy St.
James
Date: 2017.05.12 15:35:58 -07'00'

Michelle Galaz
Assistant Coordinator

Enclosures:

(X) Invoice #17582.3650

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources

Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org



Vertebrate Paleontology Section
Telephone: (213) 763-3325

e-mail: smcleod@nhm.org

13 April 2017

Parker Environmental Consultants
23822 Valencia Boulevard, Suite 301
Valencia, CA 91355

Attn: Mariana Zimmermann, Associate Environmental Planner

re: Paleontological resources for the proposed 4th and Spring Hotel Project, in the City of Los Angeles, Los Angeles County, project area

Dear Mariana:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for the proposed 4th and Spring Hotel Project, in the City of Los Angeles, Los Angeles County, project area as outlined on the portion of the Los Angeles USGS topographic quadrangle map that you sent to me via e-mail on 29 March 2017. We do not have any vertebrate fossil localities that lie directly within the proposed project area boundaries, but we do have localities nearby from the same sedimentary deposits that probably occur as subsurface deposits in the proposed project area.

The entire proposed project site area has surface deposits composed of younger Quaternary Alluvium, derived as overbank deposits from the flood plain of the Los Angeles River that currently flows in a concrete channel just to the east. These younger Quaternary deposits usually do not contain significant fossil vertebrates, at least in the uppermost layers, but the underlying older sedimentary deposits found at varying depths may well contain significant vertebrate fossils. These older deposits include Older Quaternary Alluvium, the marine Pliocene Fernando Formation and the marine late Miocene Yorba Member of the Puente Formation (also referred to as an Unnamed Shale in this area), that are all exposed just northwest of the proposed project area west of about Hill Street.

Our closest vertebrate fossil locality from the older Quaternary deposits is LACM 1755, southwest of the proposed project area near the intersection of Hill Street and 12th Street, that produced a fossil specimen of horse, *Equus*, at a depth of 43 feet below the street. Our next closest vertebrate fossil locality from older Quaternary deposits beneath the younger Quaternary Alluvium is LACM 2032, east-northeast of the of the proposed project area near the intersection of Mission Road and Daly Street around the Golden State Freeway (I-5), that produced fossil specimens of pond turtle, *Clemmys mamorata*, ground sloth, *Paramylodon harlani*, mastodon, *Mammot americanum*, mammoth, *Mammuthus imperator*, horse, *Equus*, and camel, *Camelops*, at a depth of 20-35 feet below the surface. The pond turtle specimens from locality LACM 2032 were figured in the scientific literature by B.H. Brattstrom and A. Sturn (1959. A new species of fossil turtle from the Pliocene of Oregon, with notes on other fossil *Clemmys* from western North America. Bulletin of the Southern California Academy of Sciences, 58(2):65-71). At our locality LACM 1023, just north of locality LACM 2032 near the intersection of Workman Street and Alhambra Avenue, excavations for a storm drain recovered fossil specimens of turkey, *Meleagris californicus*, sabre-toothed cat, *Smilodon fatalis*, horse, *Equus*, and deer, *Odocoileus*, at unstated depth. A specimen of the turkey, *Meleagris*, from this locality was published in the scientific literatus by D. W. Steadman (1980. A Review of the Osteology and Paleontology of Turkeys (Aves: Meleagridinae). Contributions in Science, Natural History Museum of Los Angeles County, 330:131-207).

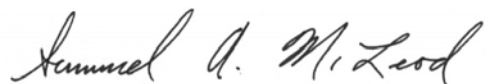
We have a series of vertebrate fossil localities from the Fernando Formation nearby including LACM 4726, immediately northwest of the proposed project area near the corner of 4th and Hill Streets; LACM 7730, just to the northeast of the proposed project area near the intersection of Main Street and 2nd Street; LACM 6971, further to the west of locality LACM 4726 west of Pershing Square near the corner of 6th and Flower Streets; and LACM 3868, west-northwest of the proposed project area north of 6th Street between Lucas Avenue and South Bixel Street. These nearby Fernando Formation localities have produced a composite fauna including fossil specimens of stingray, *Dasyatis*, eagle ray, *Myliobatis*, skate, *Raja*, chimaerid, Chimaeriformes, bull shark, *Carcharhinus leucas*, dusky shark, *Carcharhinus obscurus*, hammerhead shark, *Sphyrna*, sixgill shark, Hexanchiformes, bonito shark, *Isurus oxyrinchus*, salmon shark, *Lamna ditropis*, white sharks, *Carcharodon sulcidens* and *Carcharodon carcharias*, herring, Clupeidae, hake, *Merluccius*, sheepshead, *Semicossyphus*, mackerel, *Scomber*, bird, Aves, rorqual baleen whale, Balaenopteridae, and toothed whale, Odontoceti.

Our Puente Formation locality LACM 5961 occurs just north-northeast of the proposed project area just north of the intersection of Hill Street and 1st Street. Locality LACM 5961, discovered during excavation for the Metrorail station at unknown depth, produced a specimen of the fossil bristlemouth fish, *Cyclothone*. Our next closest vertebrate fossil locality from the Puente Formation is LACM 7990, northeast of the proposed project area north of Temple Street between Broadway and Spring Street, that produced fossil fish including slickheads, Alepocephalidae, argentinas, Argentinidae, deep sea smelts, Bathylagidae, viperfish, *Chauliodus*, herring, Clupeidae, cod, Gadiformes, bristlemouths, Gonostomidae, mackerel, Scombridae, and dragonfish, Stomiidae.

Shallow excavations in the younger Quaternary Alluvium exposed throughout the proposed project area are unlikely to uncover significant fossil vertebrate remains. Deeper excavations in the proposed project area that extend into the older sedimentary deposits, however, may well encounter significant vertebrate fossils. Any substantial excavations in the proposed project area, therefore, should be closely monitored to quickly and professionally recover any potential vertebrate fossils without impeding development. Also, sediment samples should be collected and processed to determine the small fossil potential in the proposed project area. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

A handwritten signature in cursive script that reads "Samuel A. McLeod". The signature is written in black ink and is positioned below the word "Sincerely,".

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice