

APPENDIX C.2

Historical Report

The Morrison

Los Angeles, California



Historical Resource Technical Report

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EXECUTIVE SUMMARY

The purpose of this report was to determine if a proposed project (the Project) in the Central City Community Plan Area of the City of Los Angeles would directly or indirectly impact any historical resources subject to the California Environmental Quality Act (CEQA). The Project site is located at the corner of S. Hope Street and W. Pico Boulevard and would involve the rehabilitation and expansion of an existing four-story hotel (the Morrison Hotel) with a 14-story addition and the demolition of three existing buildings for the construction of a 27-story, mixed-use hotel and residential tower. GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the Project site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend appropriate mitigation measures, if warranted. GPA established a study area to account for indirect impacts on the identified historical resources in the vicinity.

GPA identified one known historical resource and three potential historical resources on the Project site. The three potential historical resources were evaluated and determined ineligible for listing under national, state, and local landmark programs. Therefore, they are not historical resources defined by CEQA. The Morrison Hotel, located on the Project site at 1246-48 S. Hope Street, was identified by SurveyLA as eligible for listing in the California Register of Historical Resources and for designation as a Los Angeles Historic-Cultural Monument. Thus, it is a historical resource subject to CEQA. In addition to the Morrison Hotel, GPA also identified four known historical resources in the study area.

The threshold for determining significant impacts on historical resources in the State CEQA Guidelines is whether a proposed project would cause a substantial adverse change, which is defined as demolition, destruction, relocation, or alteration of the resource or its immediate vicinity such that the significance of the historical resource is materially impaired. The existing buildings on the Project site that would be demolished are not historical resources as defined by CEQA. Therefore, demolition of these buildings would have no direct impacts on historical resources. GPA determined that because the rehabilitation and expansion of the Existing Morrison Hotel is still conceptual, there is a potential for direct and indirect impacts and mitigation is recommended. With mitigation, this phase of the Project would have a less than significant impact on the historical resource.

The indirect impacts the Project could have on the historical resources in the study area were also analyzed. It was concluded that the Project would have no significant impacts on the identified historical resources and the Project would not result in an adverse change to the immediate surroundings of these historical resources to the degree that they would no longer be eligible for listing under national, state, or local landmark programs. Each would continue to be eligible for listing as a historical resource defined by CEQA. No mitigation is required or recommended.

1. INTRODUCTION

1.1 Purpose and Qualifications

The purpose of this report is to analyze whether or not a proposed development project (Project) would significantly impact historical resources. The Project site comprises five parcels in the Central City Community Plan Area along the southwest side of the block bounded by 12th Street to the north, Grand Avenue to the east, Pico Boulevard to the south, and Hope Street to the west (see **Figure 1** and **Table 1** below). Parcel A is occupied by the Morrison Hotel, a four-story building. Parcels B, C, and D are occupied by one- and two-story commercial buildings. Parcel E is a vacant lot. The proposed Project would involve the rehabilitation of the Morrison Hotel (Parcel A) and constructing a 14-story addition over three levels of subterranean parking on the surface parking lot (Parcel E), as well as a new residential tower to the north that would be 27 stories tall above three levels of subterranean parking. The Project would involve the removal of the existing commercial buildings on Parcels B, C, and D for the construction of the residential tower.

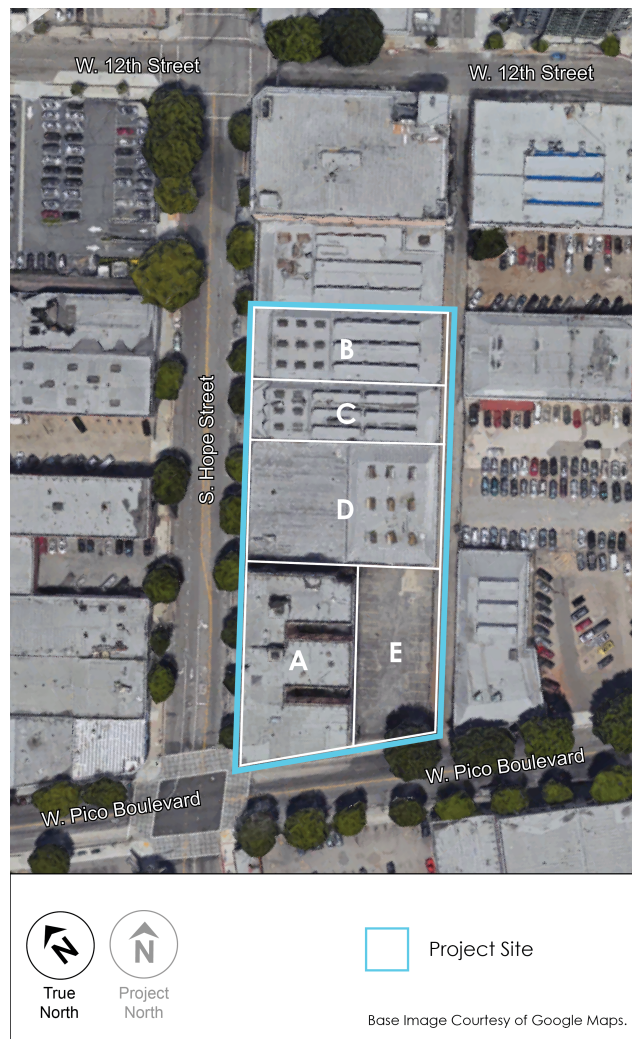


Figure 1: Project Site

GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the Project site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend mitigation measures, as appropriate, for compliance with the California Environmental Quality Act (CEQA). Teresa Grimes, Allison Lyons, and Audrey von Ahrens were responsible for the preparation of this report. They fulfill the qualifications for historic preservation professionals outlined in Title 36 of the Code of Federal Regulations, Part 61. Their résumés are attached in **Appendix A**.

Table 1: Properties within the Project Site			
Map Key	Address	APN	Year Built
A	1246-48 S. Hope Street 433-35 W. Pico Boulevard (alternative address)	5139-022-006	1914
B	1220 S. Hope Street	5139-022-003	1918
C	1224 S. Hope Street	5139-022-004	1918 circa
D	1230-40 S. Hope Street	5139-022-020	1918
E	427 W. Pico Boulevard	5139-022-021	n/a

1.2 Methodology

To identify historical resources and assess potential project impacts, GPA performed the following tasks:

1. Conducted a field inspection of the Project site and vicinity to determine what areas might be directly or indirectly impacted by the Project. For the purposes of this report, the study area was identified as the five parcels comprising the Project site; the block bounded by W. 12th Street to the north, S. Grand Avenue to the east, W. Pico Boulevard to the south, and S. Hope Street to the west; and parcels in the vicinity of the Project site (see Figure 2 below).

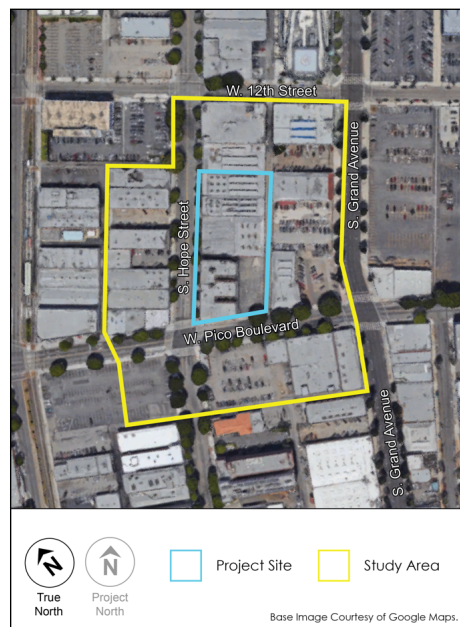


Figure 2: Project Site and Study Area

2. Requested a records search from the South Central Coastal Information Center to determine whether or not the study area contains any properties that are currently designated as landmarks under national, state, or local programs and whether or not any properties have been previously identified or evaluated as historical resources. This involved a review of the California Historical Resources Inventory System (CHRIS), which includes data on properties listed and determined eligible for listing in the National Register of Historic Places, listed and determined eligible for listing in the California Register of Historical Resources, California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resources surveys and other planning activities. This research revealed that there is one building in the study area included in the CHRIS that was determined ineligible for listing the National Register of Historic Places by consensus through the Section 106 (see **Appendix D** for these results).
3. Consulted the Los Angeles Historic Resources Inventory website, HistoricPlacesLA.org, to determine if any properties within the study area are designated Los Angeles Historic-Cultural Monuments or located within a Historic Preservation Overlay Zones. This research revealed there are no Los Angeles Historic-Cultural Monuments or Historic Preservation Overlay Zones located in the study area.
4. Consulted the findings for the Center City Community Plan Area of SurveyLA, the citywide historic resources survey of Los Angeles, to determine if any properties within the project site were identified as potential historical resources. The search results (see **Appendix D**) confirmed that one of the five parcels within the Project site was evaluated as appearing eligible for listing in the California Register of Historical Resources and for designation as a Los Angeles Historic-Cultural Monument. A description of the property (1246-48 S. Hope Street) can be found in **Section 3.3**.
5. Concluded that three of the buildings on the Project site (1220 S. Hope Street, 1224 S. Hope Street, and 1230-40 S. Hope Street) should be evaluated as potential historical resources. The properties warrant evaluation because they are occupied by buildings over 45 years of age and proposed for demolition as part of the Project. 427 W. Pico Boulevard is a vacant lot and was therefore not identified for evaluation because it has no potential to be eligible as a historical resource.
6. Researched the study area at local libraries and archives to establish the general history and context, including a review of the relevant databases, newspapers, directories, books, and newspaper articles.
7. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the *Los Angeles Citywide Historic Context Statement* to identify the appropriate CTPs under which to evaluate the properties identified as potential historical resources.
8. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation assessment processes and programs to evaluate the significance and integrity of the potential historical resources.

Reviewed and analyzed the Entitlement Submittal (see **Appendix E**) to determine if the Project would have direct or indirect impacts on the identified historical resources as defined by CEQA.

2. REGULATORY ENVIRONMENT

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

2.1 National Register of Historic Places

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

Criteria

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

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

Context

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

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

² Title 36 Code of Federal Regulations Part 60.2.

³ Title 36 Code of Federal Regulations Part 60.4.

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

Integrity

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

2.2 California Register of Historical Resources

In 1992, Governor Wilson signed Assembly Bill 2881 into law establishing the California Register. The California Register is an authoritative guide used by state and local agencies, private groups, and citizens to identify historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse impacts.⁶

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

- California properties listed in the National Register and those formally Determined Eligible for the National Register;
- State Historical Landmarks from No. 0770 onward; and
- Those California Points of Historical Interest that have been evaluated by the State Office of Historic Preservation (SOHP) and have been recommended to the State Historical Resources Commission for inclusion on the California Register.⁷

Criteria and Integrity

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

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

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

⁶ Public Resources Code §5024.1 (a).

⁷ Public Resources Code §5024.1 (d).



Properties eligible for listing in the California Register may include buildings, sites, structures, objects, and historic districts. A property less than 50 years of age may be eligible if it can be demonstrated that sufficient time has passed to understand its historical importance. While the enabling legislation for the California Register is less rigorous with regard to the issue of integrity, there is the expectation that properties reflect their appearance during their period of significance.⁸

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:⁹

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

SOHP Survey Methodology

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

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

⁸ Public Resources Code §4852.

⁹ Public Resources Code §5024.1.



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

- 3CS - Appears eligible for the California Register as an individual property through survey evaluation.
- 3S - Appears eligible for National Register as an individual property through survey evaluation.
- 5S3 - Appears eligible for local listing or designation as individual property through survey evaluation.
- 6Y - Determined ineligible for National Register by consensus through Section 106 process – Not evaluated for California Register or Local Listing.

2.3 Los Angeles Cultural Heritage Ordinance

The Los Angeles City Council adopted the Cultural Heritage Ordinance¹⁰ in 1962 and amended it in 2018 (Ordinance No. 185472). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments (HCM). The Commission comprises five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture, and architecture. The three criteria for HCM designation are stated below:

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

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

¹⁰ Los Angeles Administrative Code §22.171 of Article 1, Chapter 9, Division 22.

3. ENVIRONMENTAL SETTING

3.1 History and Description of the Project Site and Study Area

The Project site is located in the South Park area of Downtown Los Angeles along the southwest side of the block bounded by 12th Street to the north, Grand Avenue to the east, Pico Boulevard to the south, and Hope Street to the west (see **Figure 1** and **Figure 2**). The topography of the area is generally flat. The block is the southern limit of the historic Ord street grid, which is oriented at a 36-degree angle off the cardinal directions.

The Project site is located in an urban setting of mid-rise commercial, residential, and industrial buildings. The parcels immediately surrounding the Project site along Hope and Pico are developed with a variety of mid-rise, mixed-use commercial, manufacturing, and residential buildings and surface parking lots. A mid-rise, mixed-use commercial and residential building is under construction adjacent to the Project site at the southeast corner of the block.

Since the early 2000s, a considerable amount of infill development has occurred in the South Park area that consists largely of mid- and high-rise apartments, condominiums, and hotels with podiums of commercial and retail uses. As a result of infill development, the streets throughout South Park lack a sense of hierarchy and the built environment lacks cohesion. Building heights in the area vary widely, reflecting multiple periods of development. The street wall that once characterized the main thoroughfares has vanished as setbacks, primary entrances, and loading docks channel and disperse vehicular and pedestrian circulation in various directions.

In the blocks adjacent to the Project site, development is typical for the area and characterized by low and mid-rise apartments, commercial blocks, and light industrial buildings from the 1920s through 1950s interspersed with high-rise, mixed-use buildings from the 1960s to the 2010s.

3.2 History of Project Site and Study Area



Figure 3: Procession in Fiesta Park, location of the Project Site, 1901 (California Historical Society Collection, USC)

In the early 1900s, the block containing the Project site was known as Fiesta Park, a parade ground used for annual festivals, sports games, and police drills. The block was owned by Victor Ponet (1836-1914), a Los Angeles pioneer, frame maker, banker, real estate developer, and later, consul from Belgium who owned large tracts of land in Los Angeles County, primarily north of Sunset Boulevard in the area now known as West Hollywood.

Between the early 1900s and the late 1920s, the Historic Core of Downtown took shape and matured into a dense urban environment extending south from the original Pueblo. Buildings were erected for

many commercial uses, including financial institutions, hotels, offices, department stores, theaters, concert halls, and restaurants.¹¹ Many of these buildings featured some combination of

¹¹ Curtis C. Roseman, et al., *The Historic Core of Los Angeles* (Charleston: Arcadia Publishing, 2004), 7.

commercial uses, with retail on the ground floors and offices or residential hotel or apartments in the upper floors.

Residential hotels flourished Downtown and numerous buildings of the type were constructed to accommodate the seasonal tourists (or “snowbirds”) and new residents who arrived in the city by train. These buildings were classified as hotels, though most functioned as short-term apartments without private kitchens. In the 1890s, a concentration of these residential hotels and boarding houses with communal spaces for meals was located on 2nd Street between Hill Street and Broadway.¹² By the early 1900s, hotels were located throughout Downtown, providing housing for large segments of the urbanizing population. By the 1920s, buildings classified as hotels in the Historic Core varied from prestigious, high-end hotels in the financial district along Spring and Main Streets in the northeast to smaller rooming houses in the southwest along Pico Boulevard. Hotels of all classes were designed by noted local architects as bold architectural statements that showcased a mastery and appreciation of the Beaux Arts architectural tradition concurrently in the eastern United States.¹³



Figure 4: Ponet Square Hotel, 1924. The building was destroyed by a fire in 1970. A sliver of the Morrison Hotel is visible in the upper left, indicated by red arrow (Dick Whittington Collection, USC)

From the 1880s to early 1900s, Fiesta Park was surrounded by grand single-family homes on generously sized lots (see **Figure 3**). Ponet began developing the southern half of Fiesta Park in 1906 with the construction of the Ponet Square Hotel at the corner of Grand Avenue and Pico Boulevard, east of the Project site (see **Figure 4**). The Ponet Square Hotel was one of city’s largest hotels at the time of its construction. It had an irregular shape, following the bend of the block along Grand Avenue where the Ord (angled) and Hancock (north–south perpendicular) street grids meet. The *Los Angeles Times* reported that Ponet specified that the building be designed in a way that could be expanded to the north and west.¹⁴

Instead of expanding the Ponet Square Hotel, Ponet commissioned a separate hotel, which became the Morrison (Parcel A of the Project site), for the southwest corner of the Fiesta Park block in 1913.¹⁵ The architects of the building were Morgan, Walls & Morgan, one of the most prominent and prolific architecture firms in Los Angeles at the time. Though originally designed without a name, the building was listed as the Morrison Hotel by 1915.¹⁶

¹² “A Hotel Street,” *Los Angeles Times*, September 2, 1895.

¹³ The history of the Central City area is primarily excerpted from: Architectural Resources Group, “Historic Resources Survey Report: Central City Community Plan Area,” *SurveyLA Los Angeles Historic Resources Survey* (City of Los Angeles Office of Historic Resources, September 2016), 11-32.

¹⁴ “Victor Ponet Building,” *Los Angeles Sunday Times*, April 1, 1906, 24.

¹⁵ City of Los Angeles Department of Building and Safety, Building Permit No. 1913LA15893, December 11, 1913.

¹⁶ The name may have been a reference to the Morrison Hotel in Chicago, one of the premier American hotels of the 1910s. No early connection could be established between Los Angeles’ Morrison Hotel and a

The Ponet Square and Morrison hotels were both four-story residential hotels with ground floor retail. During the 1910s and 1920s, the hotels were home to a variety of lodgers.¹⁷ At the Morrison, listed occupations included clerks, accountants, teachers, salesmen, reporters, and grocers. Many worked in the automobile industry.¹⁸ Few tenants were listed in directories, which implies that the duration of their residency was short. The ground floor retail spaces of the Morrison Hotel were occupied by the Morrison Hotel Café (see **Figure 5**), a corner drug store, and businesses selling automobile-related accessories such as tires.¹⁹



Figure 5: Advertisements for the Morrison Hotel Cafe, 1923 (Los Angeles Times)

The area around the Ponet Square and Morrison hotels became an early center of automobile sales and repair in Los Angeles after the Motor Car Dealers of Los Angeles staged their first automobile show at the remaining Fiesta Park grounds adjacent to the Ponet Square Hotel in 1910. A forest of redwood trees was imported to the site for the occasion.²⁰ The southwestern areas of downtown anchored by Figueroa Street transformed into the city's automobile row in the late 1910s. Car showrooms were typically constructed along major roads, such as Figueroa and Flower, while arterial streets such as Hope had space for repair and maintenance stores. The area would be dominated by automobile-related businesses from the 1920s through 1960s. The retail storefronts in the Morrison Hotel and Ponet Square Hotel were used by automobile-related businesses from the 1920s through 1960s, including tire stores and a branch of the Los Angeles Trust and Savings Bank specializing in car loans.²¹

Responding to the growth of the area as a center of automobile-related development, Ponet's heirs, the Montgomery family, developed the parcels north of the Morrison Hotel in 1918 with low scale commercial buildings fit for automobile-related uses. The Montgomerys engaged Dodd & Richards, an architectural firm in Los Angeles with a practice dominated by commercial and light industrial buildings, to design buildings along Hope Street north of the Morrison Hotel. Dodd & Richards had a relationship with the Ponet heirs, designing numerous commercial buildings for the Montgomerys as they developed vacant landholdings in the southwestern areas of Downtown Los Angeles. The buildings designed by Dodd & Richards for the Montgomerys were typically utilitarian low-rise masonry buildings.

person named Morrison. Original drawings call the building "A Four Story Hotel Building." The *Los Angeles Street Directory* of 1915 listed the building as the Morrison Hotel.

¹⁷ Census records use the terms roomer, lodger, and boarder interchangeably for hotel buildings in this area.

¹⁸ Ancestry.com, 1920 United States Federal Census, accessed March 29, 2017, <https://www.ancestry.com/interactive/6061/429371500947>

¹⁹ Sanborn Map Company, Los Angeles Volume 1, Sheet 89, 1924, accessed April 13, 2017, www.proquest.com.

²⁰ "Automobile Section: Plan Biggest Auto Show in History," *Los Angeles Times*, October 26, 1924.

²¹ "In Ponet Square Hotel," *American Globe*, 1917, 13.

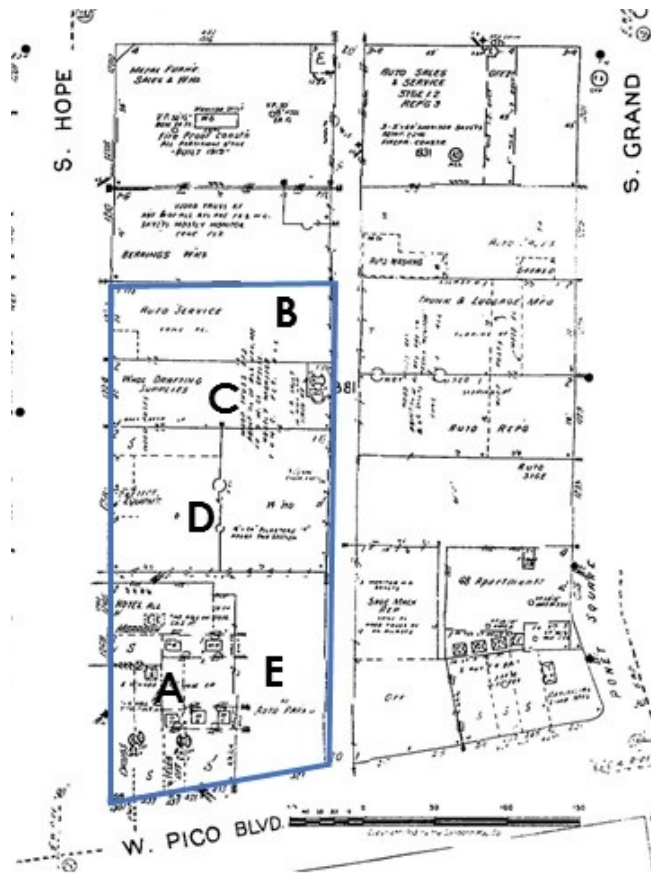


Figure 6: Sanborn Fire Insurance Map of the study area circa 1950, with the Project Site outlined in blue.

After World War II, the Downtown core experienced a period of precipitous decline as businesses and middle and upper-income residents left for more suburban environments. Automobile dealerships eventually followed consumers to the suburbs and car sales in urban areas began to decline. Retail businesses moved to the suburbs as well.²² In the 1960s, offices and financial institutions relocated to new skyscrapers erected on and around Bunker Hill, steadily vacating older commercial buildings. By the 1970s, many of the older buildings were unoccupied above the ground story, and some were abandoned altogether. As automobile dealerships followed customers to new suburban developments, the light industrial buildings of Downtown were converted to garages or distribution centers.

The area around the Project site, including Morrison Hotel, slowly declined in tandem with Downtown during the 1960s and 1970s. The Montgomery family owned the Morrison Hotel and adjacent buildings on the Project site through the 1960s. Many of the buildings of the Project site became warehouses for commercial equipment and electrical companies. A fire destroyed the Ponet Square Hotel in 1970. At the time, it was the city's worst fire loss of life and led to new life safety requirements for older hotel buildings.²³

²² Daniel Prosser, "Commercial Development, Commercial Development and the Automobile," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, September 2015), 59.

²³ David Lamb, "Now Banned by Law: Open Stairwells Blamed for L.A.'s Worst Fire Loss," *Los Angeles Times*, September 14, 1970.

3.3 Known Historical Resources on the Project Site

The Project site includes one known historical resource, the Morrison Hotel. For the purposes of this report, known resources are defined as those designated or identified as eligible for designation under national, state, or local landmark or historic district programs. In order to provide a conservative analysis of the Project's potential impacts, the Morrison Hotel is presumed to be a historical resource subject to CEQA as it was identified as eligible for designation through the SurveyLA process.

Parcel A: 1246-48 S. Hope Street, 433-35 W. Pico Boulevard (alternative address)



Figure 7: South and west elevations of the Morrison Hotel, view from W. Pico Boulevard facing northeast, 2016 (Steinberg)

Architectural Description

1246-1248 S Hope St/433-35 W. Pico Boulevard is a four-story hotel building with an irregular footprint that extends to the lot lines on the street-facing south and west sides. Above the ground floor, the building has a slightly irregular E-shaped plan. Street-facing elevations on Pico Boulevard (south) and Hope Street (west) are clad in glazed brick with spandrel panels of white, beige, and pastel green glazed ceramic tile. Above the ground floor is a cast stone belt course with an egg-and-dart pattern below a stamped metal frieze with a Greek fret pattern. Secondary elevations (north and east) are clad in red brick. The building has a flat roof with raised parapet. A galvanized iron frieze encircles the building along the roofline. There is an abundance of seismic anchor plates along roof and floor lines.

The south elevation along Pico Boulevard is divided into five ground floor storefronts and eight window bays on floors two through four (see **Figure 7**). The five storefronts are covered by plywood with a non-original metal gate across the elevation at the ground floor. An infilled clerestory above the storefronts is framed by a galvanized iron border. Historically, the storefronts had marble bulkheads and the transom was glazed with prism glass. The eight bays of the upper floors are arranged in A-B-A-A-A-B-A pattern. "A" windows are paired, double-hung wood sash windows. "B" windows are single, narrow, double-hung wood sash windows. The bays are framed by slightly protruding glazed brick that continues vertically up the elevation. A metal fire escape is affixed to the easternmost "B" bay.



Figure 8: Western portion of Pico Blvd. elevation and east side elevation, view facing northwest, 2016 (Steinberg)

The ground floor of the west elevation along Hope Street is divided irregularly. One storefront, boarded over with plywood, returns along the south side from Pico Boulevard and has the same treatments, including plywood, as the Pico Boulevard storefronts. The opening of this storefront appears to have been larger historically and a section is infilled with concrete block. At the northern side of the Hope Street elevation is an archway framing the recessed hotel entrance (see **Figure 9**). The archway has two parts. A cast stone surround is flush with the building elevation and shaped as a geometric abstraction of a Tudor arch. A floral pattern lines the curved inner jamb. Attached to the cast stone archway is a galvanized metal header shaped with a shallow segmental arch supported on two corbeled brackets. The portal below the archway is boarded over with plywood, but the glazed tile entryway receding into the building is extant. To either side of the archway are storefronts, also boarded over with plywood and metal security gates. An infilled transom above the storefronts is framed by a galvanized iron border. The upper floors of the Hope Street elevation are 16 bays across in a A-B-A-A-B-A-A-B-A-B-A-B-A-

A-B-A pattern. "A" windows are paired, double-hung wood sash windows. "B" windows are single, narrow, double-hung wood sash windows. The bays are framed by slightly protruding glazed bricks that continues vertically up the elevation. On Hope Street, only A windows have spandrel panels with colorful tile. A metal fire escape is affixed to a "B" bay.



Figure 9: Hope Street hotel entrance (above) and details (right) 2016 (Steinberg)

Spaces on the interior roughly follow the historic arrangement. The ground floor is dominated by storefronts with entrances along Pico Boulevard. At the northern end of the building is the hotel lobby and other public spaces. Upper floors are double-loaded corridors with open stairwells arranged around light courts of the E-shaped footprint. Historically, the rooms were paired with bathrooms in between.

See **Appendix B** for the full set of drawings from the Morgan, Walls & Morgan archive and **Appendix C** for building permit history.

Building History

The Morrison Hotel was commissioned by Victor Ponet in 1913.²⁴ The architects of the building were Morgan, Walls & Morgan, one of the most prominent and prolific architecture firms in Los Angeles at the time. The builder was F.O. Engstrum, a recognized authority on apartment house construction whose company was the largest construction firm west of Chicago.

Though originally designed without a name, the building was listed as the Morrison Hotel by 1915.²⁵ The name may have been a reference to the Morrison Hotel in Chicago, one of the premier American hotels of the 1910s. No early connection could be established between Los Angeles' Morrison Hotel and a person named Morrison. The first proprietor of the Morrison Hotel was George A. Eastman, a local hotel manager.²⁶

During the 1910s and 1920s, the Morrison Hotel was home to a variety of lodgers.²⁷ The southwestern areas of Downtown anchored by Figueroa Street transformed into the city's automobile row in the 1910s. Retail storefronts in the Morrison Hotel were used by automobile-related businesses, including a tire store, throughout the twentieth century.²⁸ Many residential tenants worked in the automobile industry. Other ground floor retail tenants included the Morrison Hotel Café and a corner drug store.²⁹



Figure 10 and Figure 11: *The Doors in the Morrison Hotel, 1970 (Henry Diltz)*

Victor Ponet's heirs, the Montgomery family, owned the Morrison Hotel building through the 1960s. Major alterations to the exterior of the building included the removal of the parapet in 1951, storefront alterations in the 1960s, and seismic retrofitting throughout the 1970s and 1980s.

The Morrison Hotel achieved some fame in 1970 when The Doors, a rock band whose lead singer was Jim Morrison, released an album called *Morrison Hotel* and shot the cover images in the hotel's café and entryway (see **Figure 10** and **Figure 11**).

²⁴ City of Los Angeles Department of Building and Safety, Building Permit No. 1913LA15893, December 11, 1913.

²⁵ Original drawings call the building "A Four Story Hotel Building." The *Los Angeles Street Directory* of 1915 listed the building as the Morrison Hotel.

²⁶ He also managed the Addington Hotel and Hotel Woodward. Lived at 421 W. 8th Street. *City Directory*, Los Angeles, 1915.

²⁷ Census records use the terms roomer, lodger, and boarder interchangeably.

²⁸ "In Ponet Square Hotel," *American Globe*, 1917, 13.

²⁹ Sanborn Map Company, Los Angeles Volume 1, Sheet 89, 1924, accessed April 13, 2017, www.proquest.com.

Evaluation

The Morrison Hotel is a typical example of a mid-rise apartment hotel of the 1910s and 1920s. Residential or apartment hotels of the time were usually three to thirteen stories in height and constructed of reinforced concrete or brick. Above the ground floor, apartment hotels had floor plans in shapes that created light wells for optimum natural lighting of units.³⁰ The primary elevation and main entrance of apartment hotels were clearly defined with ornamental elements that reflected popular styles of the time, while other elevations were unadorned, usually as a cost-savings measure. Common decorative features included cornices, curved parapets, carved concrete or stone moldings and brackets around windows or entrances, and horizontal bands of moldings between floors.³¹ Hundreds of hotels with these characteristics were constructed in Los Angeles between the 1910s and 1930s. The buildings were classified as hotels because the units lacked individual kitchens.

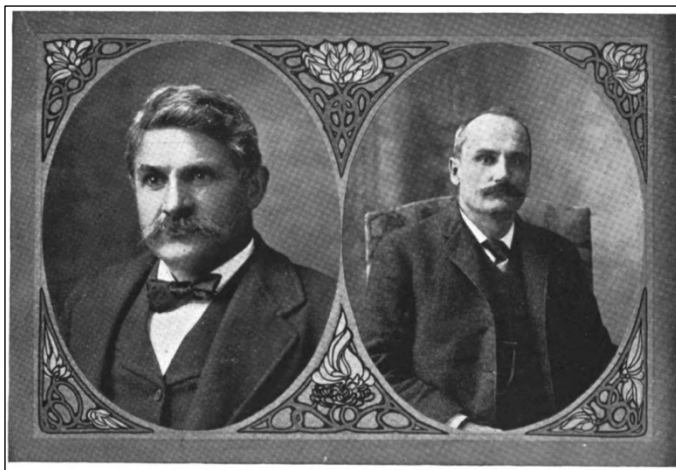


Figure 12: Octavius Morgan and John Walls of Morgan & Walls (Marceau, *Our Architecture*, 1904, 271)

The Morrison Hotel was designed by Octavius W. Morgan of Morgan, Walls & Morgan, one of the earliest and most prominent architecture firms in Los Angeles. The firm was founded by Octavius Morgan Sr. (father of Octavius W. Morgan) and John A. Walls in 1888 (see **Figure 12**). The prolific firm had a lasting impact on the architecture of Los Angeles, designing many of the city's earliest monumental buildings.³²

Morgan Sr. was born in Canterbury, England in 1850. He was educated at the Sydney Cooper Art School in Canterbury before working in the architectural office of F. A. Gilhams. Like

many men at that time, Morgan Sr. was lured to America by the Gold Rush in the Rocky Mountains. Around 1870, Morgan Sr. moved to the United States and found work at an architectural firm in Denver. He also worked as a miner for a time before migrating to California. After his arrival in Los Angeles, he was hired at the office of architect Ezra Kysor.³³ A native of New York, Kysor founded an architectural practice in Los Angeles in 1868. Kysor and Morgan Sr. formed a partnership in 1876 and quickly found success designing the city's most prominent buildings, including St. Vibiana's Cathedral. Their partnership would continue until 1888, when Kysor retired and Morgan Sr. formed a partnership with another New York native, John A.

³⁰ The most popular shape was a U or L, but T and barbell shapes were also common. The E shape of the Morrison Hotel is an adaptation of the U shape possible because of its larger lot.

³¹ LSA Associates, Inc., "Intensive Survey Westlake Recovery Community Redevelopment Area," *Community Redevelopment Agency Survey* (CRA, June 2009), 38.

³² Among the notable buildings designed by Morgan, Walls & Morgan are: Barclay Hotel/Van Nuys Hotel (1897), Farmers and Merchants Bank (1904), Kerkhoff Building (1907), Pantages Theater (1911), Van Nuys Building (1911), Arcade Theatre (1910), Garland Building (1913), Los Angeles Stock Exchange (1919), and Globe Theater (1921).

³³ Charles Fletcher Lummis, and Charles Amadon Moody, eds., "Makers of Los Angeles: Octavius Morgan," *Out West: A Magazine of the Old Pacific and the New* 30 (1909): 385.

Walls.³⁴ Walls came to Los Angeles from Buffalo sometime after 1880. He worked as a draftsman in Kysor and Morgan's firm before becoming a partner in 1888. In 1910, Morgan's son Octavius Weller Morgan also joined the firm, thereby forming Morgan, Walls & Morgan.³⁵

From 1876 to 1937, the firm was responsible for many of the city's major landmarks and its contribution to the architectural character of Los Angeles cannot be understated.³⁶ Morgan & Walls, and later Morgan, Walls & Morgan, produced designs for hotels, theaters, commercial, and industrial buildings.³⁷ A biography in the *Press Reference Library* from the 1910s boasted that Octavius Morgan was responsible for "fully one-third 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 Morgan began his career to the total of \$12,000,000 per annum.³⁸ While many of the firm's buildings are extant, the majority have been demolished and remaining buildings are often buildings of monumental stature designed as grand architectural statements. The Morrison Hotel is a rare extant example of a typical building designed by the firm during the 1910s that contributed to the firm's reputation as the most prolific architects of early twentieth century Los Angeles.

The *Los Angeles Citywide Historic Context Statement* (LACHCS) was used as a framework for evaluating the subject property as a historical resource.³⁹ The LACHCS is organized into contexts and themes. The Morrison Hotel was evaluated for significance under the context of Commercial Development, within the Hotels, 1870-1980 theme, sub-theme Apartment Hotels, 1900-1930. Significant examples of hotels meet the following eligibility standards:

Table 2: Hotels	
Context: Commercial Development	
Theme: Hotels, 1870-1980	
Sub-Theme: Apartment Hotels, 1900-1930	
Eligibility Standards	
<ul style="list-style-type: none"> • Was constructed between 1900-1930 	
<ul style="list-style-type: none"> • Was historically designed for and used as an apartment hotel 	
<ul style="list-style-type: none"> • Located in dense residential districts, commonly near other hotels and apartment buildings 	
<ul style="list-style-type: none"> • Contains architectural and site layout features that reflect commercial design in general and apartment hotel design in particular 	
<ul style="list-style-type: none"> • Contains link to social and economic life associated with a well-off, semi-transient population 	
Character-Defining/Associative Features	
<ul style="list-style-type: none"> • Retains most of the essential character defining features from the period of significance 	
<ul style="list-style-type: none"> • Provided temporary or semi-permanent lodging in units permitting limited dining/food preparation 	
<ul style="list-style-type: none"> • Sited in a generally dense district of commercial, residential, and/or other lodging forms 	

³⁴ Paul Gleye, *The Architecture of Los Angeles* (Los Angeles: Rosebud Books, 1981), 175, 215.

³⁵ Gleye, 215.

³⁶ Teresa Grimes, "National Register of Historic Places Nomination: Spring Street Financial District (Boundary Increase)," 2000.

³⁷ David Gebhard and Robert Winter, *An Architectural Guidebook to Los Angeles* (Salt Lake City: Gibbs Smith, 2003), 521.

³⁸ Ibid.

³⁹ "Historic Context," SurveyLA Los Angeles Historic Resources Survey, accessed September 22, 2018, <https://preservation.lacity.org/historic-context>.

<ul style="list-style-type: none"> • Associated with activities of generally well-off semi-transient individuals ⁴⁰
<ul style="list-style-type: none"> • Of a style or mixture of styles typical of the 1900-1930 period <ul style="list-style-type: none"> ◦ Typically also significant under themes within the Architecture and Engineering context
<ul style="list-style-type: none"> • May be designed by a noted architect
<ul style="list-style-type: none"> • May also be significant under themes within the Entertainment Industry context
<p>Integrity Considerations</p>
<ul style="list-style-type: none"> • Should retain integrity of design, materials, workmanship, feeling, location, and association
<ul style="list-style-type: none"> • Should retain overall massing; original massing should not be obscured by additions or demolished sections
<ul style="list-style-type: none"> • Architectural integrity should include maintenance of original materials as much as possible; Some original materials may have been removed or altered
<ul style="list-style-type: none"> • Setting may have changed
<ul style="list-style-type: none"> • Original use may have changed

SurveyLA identified the Morrison Hotel as eligible for listing in the California Register and for designation as a HCM. The survey found the Morrison Hotel significant as an “Excellent example of a 1910s hotel in Downtown Los Angeles, exhibiting essential characteristics of the property type; reflects early patterns of commercial development in Los Angeles’ central business district. The building was immortalized on the album cover of The Doors’ 1970 album *Morrison Hotel*.”⁴¹ SurveyLA determined that the building does not retain sufficient integrity for listing in the National Register due to alterations, including storefront modifications and window infill.⁴²

For this evaluation, the Morrison Hotel was assigned the corresponding Status Codes of 3CS and 5S3.

- 3CS - Appears eligible for California Register as an individual property through survey evaluation.
- 5S3 - Appears eligible for local listing or designation as an individual property through survey evaluation.

The potential of the property to yield information important in prehistory or history was not considered as part of this evaluation or previous evaluations as it applies to archeological resources.

3.4 Potential Historical Resources on the Project Site Evaluated as Ineligible

For the purposes of this report, potential resources are defined as properties over 45 years of age. The 45-year benchmark recognizes that there may be as much as a five-year lag between the identification of historical resources and the date planning decisions are made.⁴³

⁴⁰ Daniel Prosser, “Commercial Development, Hotels, 1870-1980, Apartment Hotels,” *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, July 2017), 60-68.
⁴¹ Architectural Resources Group, “Historic Resources Survey Report: Central City Community Plan Area,” *SurveyLA Los Angeles Historic Resources Survey* (City of Los Angeles Office of Historic Resources, May 2016), Appendix A: Individual Resources.
⁴² Ibid.
⁴³ “Instructions for Recording Historical Resources,” State Office of Historic Preservation, March 1995, 2.

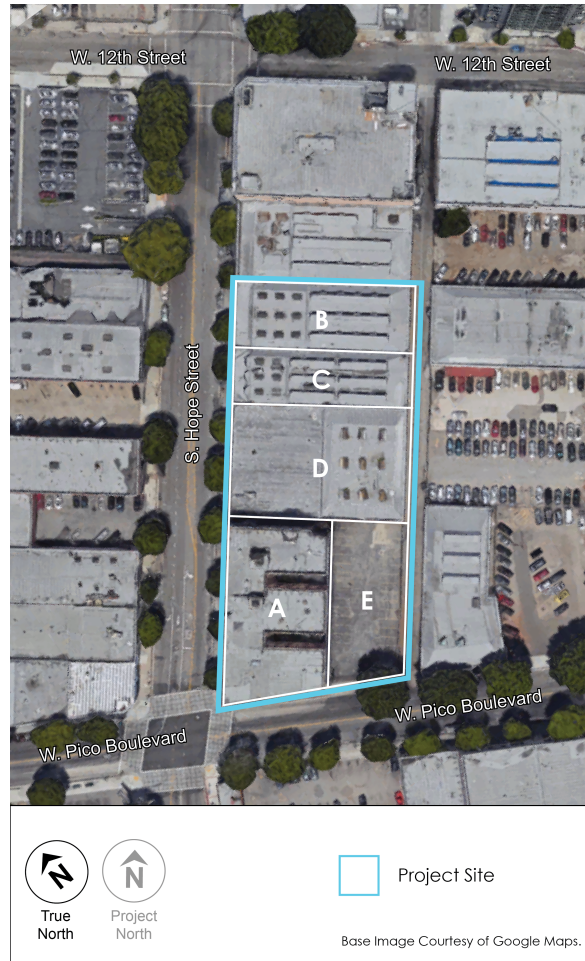


Figure 13: Project Site (also shown earlier in report as Figure 1)

The Project site contains three potential historical resources. 1220, 1224, 1230-40 S. Hope Street (Parcels B, C, and D) were evaluated for the purposes of this report because they are buildings over 45 years of age and proposed for demolition. None of these buildings appear eligible as historical resources. All buildings are described and evaluated below. 427 W. Pico Boulevard (Parcel E) is a vacant parcel used as a parking lot. Thus, it was excluded from further study or consideration as a potential historical resource.

Table 3: Potential Historical Resources on the Project Site				
Map Key	Address	APN	Use in 2018	Year Built
B	1220 S. Hope Street	5139-022-003	Office/Warehouse	1918
C	1224 S. Hope Street	513-9022-004	Office/Warehouse	1918 circa
D	1230-40 S. Hope Street	5139-022-020	Office/Warehouse	1918

Parcel B: 1220 S. Hope Street



Figure 14: 1220 S. Hope Street, southernmost storefront, 2017 (GPA)



Figure 15: 1220 S. Hope Street, northernmost storefront, 2017 (GPA)

Architectural Description

1220 S. Hope Street is a one-story commercial vernacular building. It is of masonry construction and has a rectangular plan, flat roof, and raised parapet. The primary elevation faces west towards Hope Street and abuts the sidewalk. The flat roof is covered with rolled composition material, and there are skylights over the rear portion of the building. Visible seismic anchors run along the front of the parapet. The front elevation has three bays, two of which are occupied by storefronts. The center bay is infilled with concrete block. The wood frame storefronts have brick bulkheads, recessed entries, and two large display windows that are infilled or covered with plywood. Wood panel headers with circular decorative elements run across the top of the storefronts, separating the ground floor from a group of four wood casement windows with transoms that have been painted over. The rear (east) elevation is brick and oriented towards the alley.

Building History

According to the building permit record, the building was constructed as a one-story paint shop in 1918 for the Ponet estate and designed by the architecture firm of Dodd & Richards.⁴⁴ Warren Auto Works was a brief early tenant of the building. The Wagner Electric Corporation became the primary tenant in the early 1920s.⁴⁵ In 1928, Wagner Electric reconfigured the interior by removing the office and toilet room partitions.⁴⁶ The building was used as a retail store in 1937 when Montgomery Properties, the heirs of the Ponet estate, replaced the front hinged doors with a bulkhead door, and added transom panels and plate glass windows to the primary elevation.⁴⁷ Montgomery Properties completed further alterations of the primary elevation and interior in 1944, remodeling the storefronts, and installing new offices, partitions, and toilet rooms.⁴⁸ The parapet wall along the rear elevation was altered in 1951.⁴⁹ By the late 1950s, the building was used as a warehouse and office. Leonard Harold & Co Inc., a restaurant and commercial tool wholesaler, installed new office partitions and a showroom area in 1959.⁵⁰

⁴⁴ Building Permit, 1918LA03219, Application for the Erection of Building, June 20th, 1918.

⁴⁵ Los Angeles Street Address Directory, 1920-1922, 1932, 1934, 1936, 1938, 1939, 1960, 1973.

⁴⁶ Building Permit, 1928LA30268, Application to Alter-Repair-Demolish, October 29th, 1928.

⁴⁷ Building Permit, 1937LA37950, Application to Alter-Repair-Demolish, November 18th, 1937.

⁴⁸ Building Permit, 1944LA22128, Application to Alter-Repair-Demolish, December 27th, 1944.

⁴⁹ Building Permit, 1951LA21559, Application to Alter-Repair-Demolish, November 18th, 1937.

⁵⁰ Building Permit, 1959LA28357, Application to Alter-Repair-Demolish, April 2nd, 1959.

Leonard Harold & Co also replaced the plumbing, created new partitions for the toilet room, and installed an asphalt tile floor in 1959.⁵¹ The building continued to be used as a warehouse and office through the 1980s.

Evaluation

The building appears to be one of many low-rise commercial buildings constructed in South Park during the 1910s and 1920s as the area transitioned from residential uses to mostly automobile-related commercial uses. While it was associated with the trend of development in Downtown Los Angeles, mere association with this trend is not enough, in and of itself, to be eligible for an association with events that have made a significant contribution to the broad patterns of our history. Research did not indicate that the building's specific association with this trend could be considered important. Research did not indicate that the building was the site of significant events in commercial history. The building had a variety of tenants, but none of the companies appear to be significant in the history of commerce. Research did not indicate that the building was the site of significant events in commercial history. The building does not appear to be a pioneering or early example of a low-rise automobile-related property type in the area. The Ponet estate heirs, long-time owners and developers, developed properties throughout Los Angeles County during this time and there is no indication that the building at 1220 S. Hope Street was a significant property in their development portfolio or plans.

The family does not appear to be significant in the history of Downtown Los Angeles' development during the late 1910s. No information was found to suggest that individuals of historic significance were associated with the building.

The building does not exhibit the distinctive features of any particular style and would be best described as commercial vernacular. As a whole, the building is neither an original or unique architectural statement nor an excellent example of a style or type. The architects of the building are listed as Dodd & Richards. (See the evaluation of Parcel D: 1230-1240 S. Hope Street for additional information regarding Dodd & Richards). Select buildings designed by Dodd & Richards in Los Angeles and by William Dodd in the Midwest have been recognized as masterful; however, their commercial and light industrial vernacular work in Los Angeles has not been identified as a reflection of the firm's architectural achievements. The building has been too heavily altered to contribute to a potential historic district.

The potential of the property to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

1220 S. Hope Street does not appear to be eligible for listing as a historical resource under national and state criteria A/1, B/2, or C/3, or corresponding city criteria.

⁵¹ Building Permit, 1959LA33038, Application to Alter-Repair-Demolish, May 25th, 1959.

Parcel C: 1224 S. Hope Street



Figure 16: 1224 S. Hope Street, southernmost bay, 2017 (GPA)



Figure 17: 1224 S. Hope Street, primary entrance, 2017 (GPA)



Figure 18: 1224 S. Hope Street, rear elevation, 2017 (GPA)

Architectural Description

1224 S. Hope Street is a one-story masonry commercial building that exhibits elements of the Spanish Colonial Revival style. The building has a rectangular plan, and the primary elevation faces west towards Hope Street and abuts the sidewalk. The building has a flat roof with a raised parapet, elaborated with clay tile along the primary elevation. The flat surface of the roof is covered with rolled composition material, and there are skylights over the rear portion of the building. The stucco-clad primary elevation has three bays. Two bays filled with metal roll-up doors flank a central entrance with a decorative surround. The entry door is a non-original hollow metal door at the south end of the west elevation, there is a decorative pierced concrete screen covered with metal security bars. At the mezzanine level above the ground floor, there are seven asymmetrically arranged steel casement windows. The recessed windows are covered with metal security bars. The brick walls are exposed on the rear (east) elevation. On the rear elevation, there is a vehicular opening enclosed by a metal gate, a hollow metal door, and three infilled window openings. The north and south elevations abut adjacent buildings and are not visible.

Building History

According to the Los Angeles County Office of the Assessor, the building was constructed in 1918. The original building permit could not be located. It was likely constructed as part of the development by the Ponet estate of the adjacent parcels to the north and south in 1918. In

1919, Carter Automobile Works altered the building to use as a stock room.⁵² Carter Automobile Works is listed in the City Directories as the tenant from 1920 through 1928, during which time the company engaged in automobile sheet metal work repair and enameling, with a specialty in fenders.⁵³ The building was substantially altered in 1928 when the Electric Equipment Company, which occupied the adjacent building at 1230-40 S. Hope Street (Parcel D, described below), expanded north to 1224 S. Hope Street. The Electric Equipment Company removed filler walls, installed an I-beam, and added a rolling fire door on the rear elevation.⁵⁴ Partitions for a new storeroom and offices were also added.⁵⁵ That same year, Ray Thomas Inc., distributors of radio appliances, opened a showroom in the building and altered the storefronts.⁵⁶ In 1939, AGFA ANSCO, an international photographic company with several other store branches in Los Angeles at the time, began using the building as a wholesale photographic supply store. AGFA removed 300 feet of office partitions, rearranged the ground floor plan, and added a new composition roof.⁵⁷ AGFA remained in the building through the 1940s. In 1951, Montgomery Properties, the heirs of the original owner, engaged architect Stiles O. Clements to design new wood partitions and floors, as well as reopen the previously bricked-in rear openings.⁵⁸ Later that same year, the parapet was altered along both the primary and rear elevations.⁵⁹ At the time of these alterations, the building was listed in the City Directory as a store for the A. Lietz Co., which sold surveying instruments. Tenants in the 1950s through 1970s included vendors who sold various, specialized goods.⁶⁰ The building was listed as an office/warehouse owned by the Montgomery Properties on permits through the late 1980s.

Evaluation

The building appears to be one of many low-rise commercial buildings constructed in South Park during the 1910s and 1920s as the area transitioned from residential uses to mostly automobile-related commercial uses. While it was associated with the trend of development in Downtown Los Angeles, mere association with this trend is not enough, in and of itself, to be eligible for an association with events that have made a significant contribution to the broad patterns of our history. Research did not indicate that the building's specific association with this trend could be considered important. Research did not indicate that the building was the site of significant events in commercial history. The building had a variety of tenants, but none of the companies appear to be significant in the history of commerce. Though one of these tenants, AGFA ANSCO, an international photographic company, may be significant in American commercial history, research did not indicate that the building was the site of significant events in the company's history during the decade the firm was a tenant in the 1940s. Agfa AnSCO had numerous locations throughout Los Angeles, including a location nearby at 1043 S. Olive Street as early as 1933. Arguably, the most important period in the company's history began in 1928 and ended in 1941. In 1928, Agfa—a color dye and color photography company—purchased

⁵² Building Permit, 1919LA07203, Application to Alter-Repair-Demolish, August 29, 1919.

⁵³ Los Angeles Street Address Directory, 1920-1923, 1925-1930, 1932, 1934, 1936, 1939, 1942, 1956, 1960.

⁵⁴ Building Permit, 1928LA21220, Application to Alter-Repair-Demolish, July 30, 1928.

⁵⁵ Building Permit, 1928LA21961, Application to Alter-Repair-Demolish, August 6, 1928.

⁵⁶ Building Permit, 1928LA23224, Application to Alter-Repair-Demolish, August 20, 1928.

⁵⁷ Building Permit, 1939LA17887, Application to Alter-Repair-Demolish, May 8, 1939; Building Permit, 1939LA22934, Application to Alter-Repair-Demolish, June 9, 1939.

⁵⁸ Building Permit, 1951LA04653, Application to Alter-Repair-Demolish, March 2, 1951.

⁵⁹ Building Permit, 1951LA20324, Application to Alter-Repair-Demolish, December 5, 1951.

⁶⁰ *Los Angeles Street Address Directory*, various years.

AnSCO—a photographic equipment manufacturer—forming Agfa AnSCO.⁶¹ The company went on to develop groundbreaking color film for motion pictures, earning technical awards at the 1936 and 1938 Academy Awards.⁶² In 1941, the company was seized by the US Office of the Alien Property Custodian, due to its ownership ties to Germany during World War II.⁶³ Though the company continued to operate, research did not reveal any additional technical achievements that would be considered significant. The Ponet estate heirs, long-time owners and developers, developed properties throughout Los Angeles County during this time and there is no indication that the building at 1224 S. Hope Street was a significant property in their development portfolio or development plans.

The family does not appear to be significant in the history of Downtown Los Angeles' development during the late 1910s. No information was found to suggest that individuals of historic significance were associated with the building.

The building does not appear to be a pioneering or early example of a low-rise automobile-related property type in the area. The building is best described as Spanish Colonial Revival in style, though only the primary elevation exhibits characteristics of the style, such as the stucco finish, clay tile parapet, and pierced screens over window openings. It is not known if the original appearance of the façade featured elements of the Spanish Colonial Revival style. As a whole, the building is not an original or unique architectural statement nor an excellent example of the style. The original building permit could not be located and the original architects are not known. Later alterations were completed by master architect Stiles O. Clements; however, these alterations were confined to alterations to the rear elevation and interior. These areas of the building do not exhibit high quality of design, work of a master, or elements of an architectural style such as Spanish Colonial Revival. The surrounding buildings have been too heavily altered for the area to constitute a potential historic district.

The potential of the property to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

1224 S. Hope Street does not appear to be eligible for listing as a historical resource under national and state criteria A/1, B/2, or C/3, or corresponding city criteria.

⁶¹ Sylvie Pénichon, *Twentieth-Century Color Photographs: Identification and Care* (Los Angeles: Getty Publications, 2013), 319.

⁶² "Awards Databases," Academy of Motion Picture Arts and Sciences, accessed June 5, 2017, <http://awardsdatabase.oscars.org/>.

⁶³ Pénichon, 319.

Parcel D: 1230-40 S. Hope Street



Figure 19: 1230-40 S. Hope Street, primary elevation, 2017 (GPA)



Figure 20: 1230-40 S. Hope Street, southernmost bay on primary elevation, 2017 (GPA)



Figure 21: 1230-40 S. Hope Street, primary elevation garage bays, 2017 (GPA)



Figure 22: 1230-40 S. Hope Street, rear elevation, 2017 (GPA)

Architectural Description

The one-story masonry building at 1230-1240 S. Hope Street has a rectangular plan. The primary elevation faces west towards S. Hope Street and abuts the sidewalk. The building has a raised parapet along the primary elevation that hides its bow-truss roof, which is covered in rolled composition material. The stucco-clad primary elevation is visually divided into five bays by tiled pilasters. The three northernmost bays are infilled with concrete, apart from the tall, narrow jalousie windows flanking each pilaster. The windows have been covered by metal security bars. In the two southernmost bays, there is a metal roll-up door and a flush storefront. The storefront consists of a fully-glazed aluminum door with full-height sidelights and a transom. The brick walls of the building are exposed on its rear (east) elevation, which is occupied by a large, arched garage opening and three infilled arched window openings. The north and south elevations abut adjacent buildings and are not visible.

Building History

According to the building permit record, the building was constructed in 1918 when the property was owned by the Ponet Company.⁶⁴ It was designed by the architecture firm of Dodd & Richards for the Electric Equipment Company Inc., an automotive electrical equipment

⁶⁴ Building Permit, 1918LA01493, Application for the Erection of Building, March 23, 1918.

services company previously located on Grand Avenue.⁶⁵ The company remained in operation at this location for approximately 15 years.⁶⁶ The building was substantially altered by the contractor, H. G. Grimwood in 1921. An interior mezzanine floor was added to the automobile service area with one side engaged with the building's brick wall, and the other attached to the building's wood frame structure.⁶⁷ New metal windows were added for the mezzanine.⁶⁸ Wagner Electric Corp. is listed in the City Directories as the tenant from 1939 to 1949, during which another mezzanine was added to the wholesale store room at the front of the building.⁶⁹ The parapet along the rear elevation was altered in 1951.⁷⁰ Three bays on the primary elevation were infilled in 1961.⁷¹ In 1968, the rear elevation was sandblasted and repainted.⁷² Approximately 25 percent of the building was destroyed by a fire in 1968.⁷³ Montgomery Properties, heirs of the original owner, owned the building through the 1960s. The building was purchased by the Pine Tree Company in the 1980s and used as a printing shop. Further alterations to the parapet as well as seismic retrofitting took place during the late 1980s.⁷⁴

Evaluation

The building appears to be one of many low-rise commercial buildings constructed in South Park during the 1910s and 1920s as the area transitioned from residential uses to mostly automobile-related commercial uses. While it was associated with the trend of development in Downtown Los Angeles, mere association with this trend is not enough, in and of itself, to be eligible for an association with events that have made a significant contribution to the broad patterns of our history. Research did not indicate that the building's specific association with this trend could be considered important. The building had a variety of tenants, mostly associated with electrical equipment, but none of the companies appear to be significant in the history of commerce. Research did not indicate that the building was the site of significant events in commercial history. The Ponet estate heirs, long-time owners and developers, developed properties throughout Los Angeles County during this time and there is no indication that the building at 1230-40 S. Hope Street was a significant property in their development portfolio or plans.

The family does not appear to be significant in the history of Downtown Los Angeles' development during the late 1910s. No information was found to suggest that individuals of historic significance were associated with the building.

The building does not appear to be a pioneering or early example of a low-rise automobile-related property type in the area.

The architects of the building are listed as Dodd & Richards. Dodd & Richards was a leading Los Angeles architectural firm in the early twentieth century that specialized in commercial buildings. The firm was a partnership of William J. Dodd (1862-1930) and William Richards (1873-1945). Dodd practiced in Louisville, Kentucky from 1886 until 1912. His work in Kentucky was primarily

⁶⁵ Building Permit, 1918LA01493, Application for the Erection of Building, March 23, 1918.

⁶⁶ Los Angeles Street Address Directory, 1918, 1920-1922, 1936, 1939-1942.

⁶⁷ Building Permit, 1921LA36211, Application to Alter-Repair-Demolish, December 17, 1921.

⁶⁸ Building Permit, 1921LA18646, Application to Alter-Repair-Demolish, August 9, 1921.

⁶⁹ Building Permit, 1949LA10355, Application to Alter-Repair-Demolish, January 10, 1949.

⁷⁰ Building Permit, 1951LA21560, Application to Alter-Repair-Demolish, October 31, 1951.

⁷¹ Building Permit, 1961LA91185, Application to Alter-Repair-Demolish, June 20, 1961.

⁷² Building Permit, 1968LA68488, Application to Alter-Repair-Demolish, June 10, 1968.

⁷³ Building Permit, 1975LA73263, Application to Alter-Repair-Demolish, August 10, 1975.

⁷⁴ Building Permit, 1985LA23493, Application to Alter-Repair-Demolish, October 31, 1985; Building Permit, 1989HO00485, Application for Inspection, July 5, 1989.

residential, employing the popular late Victorian-era styles Shingle, Chateausque, Richardsonian Romanesque, and Queen Anne. He moved to Los Angeles in 1912 and immediately established himself as a commercial building architect in the growing metropolis. Dodd was associated with the design of the Los Angeles Herald Examiner Building (1914), though the primary designer of the building was architect, Julia Morgan. Dodd formed a partnership with William Richards around 1915. Richards had also arrived in Los Angeles in 1912. He was British and trained as an engineer at Cambridge University before migrating to the United States.

The partnership of Dodd & Richards lasted from 1915 until Dodd's death in 1930. They appear to have maintained a relationship with the Ponet estate heirs and designed a building for them on Santee in addition to buildings in the Ponet Square and Fiesta Park area. Among the firm's important works was the addition to the Pacific Mutual Building (1920-21, significantly altered), the Architect's Building (1927, 816 W. 5th Street, demolished), and San Gabriel Mission Playhouse (1927). Dodd & Richards designed buildings that generally followed the Beaux Arts traditions popular in the decades before the Great Depression. Their buildings in Downtown Los Angeles followed a base-shaft-capital arrangement, though they were executed in a variety of substyles, ranging from Chicago style (Architect's Building) to the Neoclassical (the Pacific Mutual building addition). They designed several commercial buildings along Seventh Street, helping to establish the area as a row of prestigious retail stores. The Churrigueresque Revival-style Brock and Company Jewelry Store (513 W. 7th Street) is designated a HCM for architectural merit. Dodd & Richards' firm was a member of the Allied Architects' Association of Los Angeles, a collective of architects in Los Angeles formed to provide design services for national, state, and local governments.⁷⁵ The firm also designed numerous low-rise commercial and light industrial buildings throughout Los Angeles that were executed in brick and followed vernacular styles of the 1910s for the property type. Following the death of his partner in 1930, William Richards continued the practice, focusing on commercial buildings and hospitals.

Select buildings designed by Dodd & Richards in Los Angeles and by William Dodd in the Midwest have been recognized as masterful; however, their commercial and light industrial vernacular work in Los Angeles has not been identified as a reflection of the firm's architectural achievements.

The building has been substantially altered since its construction in 1918, and is neither an original or unique architectural statement nor an excellent example of a type or style. The building has been too heavily altered to contribute to a potential historic district.

The potential of the property to yield information important in prehistory or history was not considered as part of this evaluation as it applies to archeological resources.

1230-40 S. Hope Street does not appear to be eligible for listing as a historical resource under national and state criteria A/1, B/2, or C/3, or corresponding city criteria.

⁷⁵ "The Allied Architects Association of Los Angeles," *The Western Architect* 30, no. 1 (January 1921): 85.

3.5 Known Historical Resources in the Study Area

The study area of this report was identified as the five parcels comprising the Project site (described in **Section 1.2** above) and those parcels immediately surrounding the Project site (see **Figure 2**).

For the purposes of this report, known historical resources are defined as buildings designated or identified as eligible for designation by previous surveys under national, state, or local landmark or historic district programs. The study area includes four known historical resources in addition to the Morrison Hotel (described above). The known historical resources are individual buildings. Within the study area there are no historic districts that have been identified as eligible for designation.

Downtown has been surveyed for historical resources periodically since the late 1970s. Records search results obtained through the South Central Coastal Information Center revealed no properties in the study area currently listed as landmarks under national, state, or local programs or previously identified or evaluated as historical resources (see "HRI" column in **Appendix D** for these results). SurveyLA, the citywide historic resources survey, surveyed the Central City Community Plan Area (CPA) between September 2015 and August 2016. SurveyLA identified four properties as appearing eligible for designation under national, state, or local landmark programs (see **Figure 23**). The SurveyLA findings are summarized below.⁷⁶

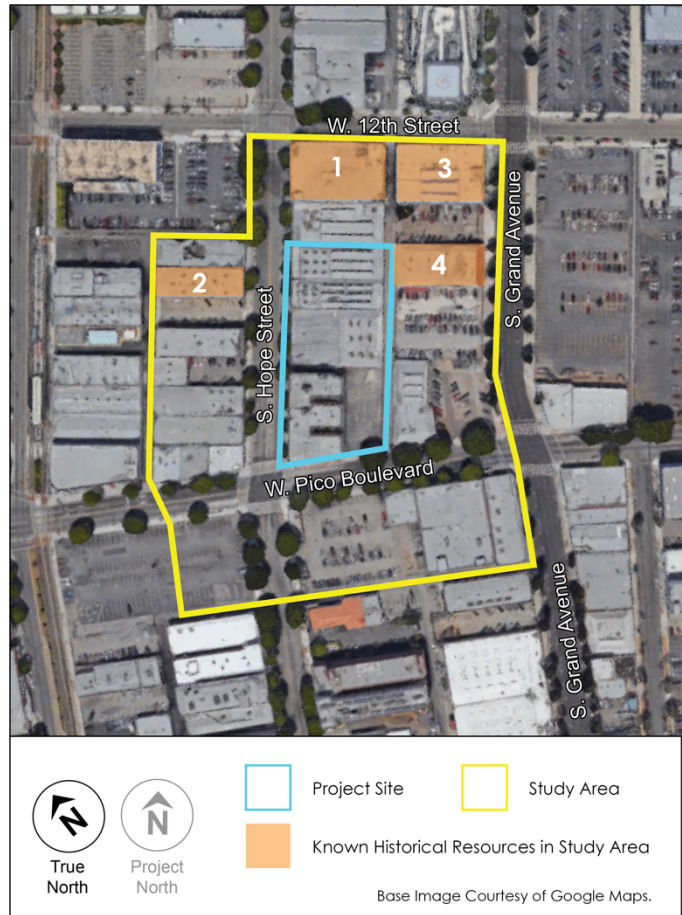


Figure 23: Known Historical Resources in the Study Area.

Table 4: Known Historical Resources within the Study Area					
Map Key	Address	APN	Year Built	HRI	SurveyLA
1	1200 S. Hope Street	5139-022-001	1920	6Y	3CS; 5S3
2	1223-25 S. Hope Street	5138-026-025	1938	None	3S; 3CS; 5S3
3	1201 S. Grand Avenue	5139-022-008	1931	None	3CS; 5S3
4	1221-25 S Grand Avenue	5139-022-010	1919	None	3CS; 5S3

⁷⁶ Architectural Resources Group, "Historic Resources Survey Report: Central City Community Plan Area," *SurveyLA Los Angeles Historic Resources Survey* (City of Los Angeles Office of Historic Resources, September 2016).

1. **1200 S. Hope Street** (APN: 5139-022-001) Status Codes: 3CS; 5S3



Figure 24: 1200 S. Hope Street, 2017 (GPA)

1200 S. Hope Street is an automobile showroom constructed in 1920 as the Chevrolet Motor Company Showroom. It was designed by Dodd & Richards in the commercial vernacular style. The building was evaluated as appearing eligible for listing in the California Register and designation as a HCM. The building was evaluated in the context of Commercial Development and the Automobile as well as the theme of Design/Construction as an:

Excellent and rare example of a 1920s automobile showroom in Downtown Los Angeles, exhibiting essential characteristics of the property type; few examples from this period retain integrity. The building was used as a showroom by a succession of car dealers including those affiliated with the Chevrolet, Reo Motor Cars, and Hudson brands. It remained in continuous operation as a showroom between 1920 and 1950.

Excellent example of a vernacular industrial style building designed by master architects Dodd & Richards. While the building was used for commercial purposes, it exhibits characteristics typically associated with the industrial loft type. Industrial design was an important component of the firm's body of work.

Due to alterations, including modification of ground story façades, the building does not retain sufficient integrity for listing in the National Register.⁷⁷

⁷⁷ Architectural Resources Group, "Historic Resources Survey Report: Central City Community Plan Area," *SurveyLA Los Angeles Historic Resources Survey* (City of Los Angeles Office of Historic Resources, May 2016), Appendix A: Individual Resources.

2. **1223-25 S. Hope Street** (APN: 5138-026-025) Status Codes: 3S; 3CS; 5S3



Figure 25: 1223-25 S. Hope Street, 2017 (GPA)

1223-25 S. Hope Street is a commercial office building constructed in 1938. The building was designed in the PWA Moderne style. It was evaluated as appearing eligible for listing in the National Register and California Register and designation as a HCM. The building was evaluated in the context of Architecture and Engineering as an:

Excellent example of PWA Moderne commercial architecture in Downtown Los Angeles.⁷⁸

3. **1201 S. Grand Avenue** (APN: 5139-022-008) Status Codes: 3CS; 5S3



Figure 26: 1201 S. Grand Avenue, 2017 (GPA)

⁷⁸ Ibid.

1201 S. Grand Avenue is an automobile showroom constructed in 1931. It was designed by William Richards in the International Style for Felix Chevrolet. The building was evaluated as appearing eligible for listing in the California Register and designation as a HCM. The building was evaluated in the contexts of Commercial Development and the Automobile and Architecture and Engineering as an:

Excellent and rare example of a 1930s automobile showroom in Downtown Los Angeles, exhibiting essential characteristics of the property type; few examples from this period retain integrity. The building was constructed as a showroom for Winslow B. Felix's Chevrolet dealership, which was later rebranded as Felix Chevrolet. The dealership was in continuous operation at this location between 1931 and 1946.

Excellent example of International style commercial architecture in Downtown Los Angeles, with Art Deco design features; work of noted Los Angeles architect William Richards.

Due to alterations, including modification of the ground story, the building does not retain sufficient integrity for listing in the National Register.⁷⁹

4. 1221-25 S. Grand Avenue (APN: 5139-022-010) Status Codes: 3CS; 5S3



Figure 27: 1221-25 S. Grand Avenue, 2017 (GPA)

1221-25 S. Grand Avenue is an automobile showroom constructed in 1919. It was designed by Dodd & Richards in the Renaissance Revival style for Davidson, House, and Meyer. The building was evaluated as appearing eligible for listing in the California Register and designation as a HCM. The building was evaluated in the context of Commercial Development and the Automobile as an:

Excellent and rare example of a 1910s automobile showroom in Downtown Los Angeles, exhibiting essential characteristics of the property type; few examples from this period retain integrity. The building was constructed as a showroom for Davidson, House and Meyer, a local car dealer that sold vehicles manufactured by the Cole Motor Car Company. It is not known how long the building was used

⁷⁹ Ibid.



as a showroom; more research is needed to determine the period of significance. Due to alterations, including window replacement and door replacement, the building does not retain sufficient integrity for listing in the National Register.⁸⁰

The Project would be adjacent to one of these presumptive historical resources, 1223-25 S. Hope Street, and across the street or an alley from the other three.

⁸⁰ Ibid.

4. PROJECT IMPACTS

4.1 Determining the Significance of Impacts on Historical Resources

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

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

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

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

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

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

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

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

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

4.2 Secretary of the Interior's Standards

Projects that may affect historical resources are considered to be mitigated to a level of less than significant if they are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards). Projects with no other potential impacts qualify for a Class 31 exemption under CEQA if they meet the Standards.⁸¹ The Standards were issued by the

⁸¹ Title 14 California Code of Regulations Article 19 §155331.

National Park Service. The Standards are accompanied by Guidelines for four types of treatments for historical resources: Preservation, Rehabilitation, Restoration, and Reconstruction. The most common treatment is rehabilitation and is the treatment that applies to the proposed Project. The definition of rehabilitation assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features, or finishes that are important in defining the building's historic character.

The Standards for Rehabilitation are as follows:

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

It is important to note that the Standards are not intended to be prescriptive, but instead provide general guidance. They are intended to be flexible and adaptable to specific project conditions to balance continuity and change, while retaining materials and features to the maximum extent feasible. Their interpretation requires exercising professional judgment and balancing the various opportunities and constraints of any given project. Not every Standard

necessarily applies to every aspect of a project, nor is it necessary to comply with every Standard to achieve compliance.

4.3 Project Description

The applicant proposes a development, known as The Morrison, which would involve the rehabilitation and expansion of the Existing Morrison Hotel, and the demolition of three existing buildings for the construction of a new mixed-used hotel and residential building. Conceptual site plans and elevations are located in **Appendix E** for reference. The Project would be completed in two phases.

Phase I would involve the rehabilitation of the four-story Morrison Hotel building (Existing Morrison Hotel) at 1246-48 S. Hope Street on Parcel A, with construction of a 14-story addition (Hotel Expansion) with a maximum height of 172 feet, to be constructed on Parcel E and connected to the east elevation of the existing Morrison Hotel. The ground floor to fourth floor of the Existing Morrison Hotel would remain hotel uses and the basement level would be converted for use as a bar and lounge. The Hotel Expansion would consist of 231 guest rooms with retail space, meeting space, amenity space, and a roof deck.

Phase II would involve the demolition of three buildings, 1220, 1224, 1230-40 S. Hope Street on Parcels B, C, and D, for the construction of a 27-story tower (Hotel and Residential Tower) with three levels of subterranean parking and a maximum height of 315 feet. The Hotel and Residential Tower would consist of 150 hotel guest rooms, 135 residential dwelling units, restaurant, retail space, ballroom and event space, and two roof decks.

Included in the site plan would be the creation of a paseo along the block interior.

4.4 Analysis of Project Impacts

The proposed Project involves three activities that have the potential to impact historical resources: rehabilitation, demolition, and new construction. The following discussion analyzes the potential impacts of the Project. Phase I is addressed first and would include rehabilitation of and new construction, followed by Phase II, which would include demolition and new construction.

Phase I

Rehabilitation: Existing Morrison Hotel

Phase I of the Project proposes the preservation and rehabilitation of the Existing Morrison Hotel, which would continue to be used as a hotel with a restaurant on the ground floor. It is assumed that the rehabilitation would preserve, clean, and repair as necessary all of the exterior character-defining features. However, the site plan and elevations are still conceptual (see **Appendix E**). The Pico Boulevard (south) and Hope Street (west) elevations contain distinctive materials, features, and finishes consisting of glazed brick cladding, glazed ceramic tile spandrel panels, a cast stone belt course above the ground floor, stamped metal frieze, and original fenestration pattern with original windows. Although the elevations suggest that these features would be retained, they contain no specific information regarding their treatment. The elevations also suggest the restoration of the missing cornice, window openings at the southern end of the Hope Street elevation that were infilled, and Hope Street entrance vestibule that was altered. However, as the plans are conceptual, there is the potential for direct impacts and mitigation is recommended. See Mitigation Measures in Section 4.5 below.

New Construction: Hotel Expansion

As part of Phase I, a 14-story addition (Hotel Expansion) would be constructed on the east elevation of the Existing Morrison Hotel. In analyzing the potential for impacts from the Hotel Expansion on the Existing Morrison Hotel, Standards 9 and 10 are relevant.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

According to the Secretary of the Interior's Standards' Guidelines for Rehabilitating Historic Buildings, new additions should be limited in size and scale in relationship to the historic building, and subordinate and secondary to the historic building. The 14-story Hotel Expansion would be substantially taller than the four-story Existing Morrison Hotel. Because of the disparity in size and scale, the Hotel Expansion would not strictly comply with Standard 9. In an effort to prevent the addition from overwhelming the existing building, the Hotel Expansion would be connected to the east elevation of the Existing Morrison Hotel by a set-back in such a way that it appears more like an adjacent new building, rather than an addition. Furthermore, the east elevation is not a primary character-defining feature. It is a brick wall without any openings. The Existing Morrison Hotel was clearly designed in anticipation of the construction of another building on the neighboring parcel. Therefore, the Hotel Expansion would not destroy historic materials, features, and spatial relationships that characterize the historical resource. The interior floor plates of the Hotel Expansion and Existing Morrison Hotel would align on the ground floor and upper floors. This creates a similarity in the horizontal proportions of the first four stories of the Hotel Expansion. The height of the storefronts along the south elevation of the Hotel Expansion is similar to those in the Existing Morrison Hotel. The west elevation of the Hotel Expansion is designed to correspond with the lightwells located within the existing building. The vertical indentations would extend the full height of the west elevation. The Hotel Expansion would feature solid cement plaster walls with punched openings filled with metal frame storefronts, doors, and windows. These materials are not incompatible with those found in the Existing Morrison Hotel.

The Hotel Expansion would not diminish the integrity of the Existing Morrison Hotel and its environment would remain unimpaired. Size, scale, and design are often important factors in determining impacts on the integrity of setting. The Existing Morrison Hotel is located in an urban setting that has historically and currently been characterized by a variety of building types, heights, designs, and setbacks. For much of its history, the Morrison Hotel was subordinate to the adjacent Ponet Square Hotel. Since the 2000s, there has been a considerable amount of infill development around the Existing Morrison Hotel, which consists largely of mid- and high-rise apartments, condominiums, and hotels with podiums of commercial and retail uses. Building heights in the area vary widely, reflecting multiple periods of development. The street wall that once characterized the main thoroughfares has vanished. The Hotel Expansion would be consistent with this effect on the setting, and will not diminish the integrity of the historical resource.

Standard 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 Project complies with Standard 10. The Hotel Expansion is located on the east elevation of the Existing Morrison Hotel, which is not a primary character-defining feature. If the Hotel Expansion were removed in the future, the adjacent historical resource would not be materially affected. The essential form and integrity of the historical resource and its environment would be unimpaired.

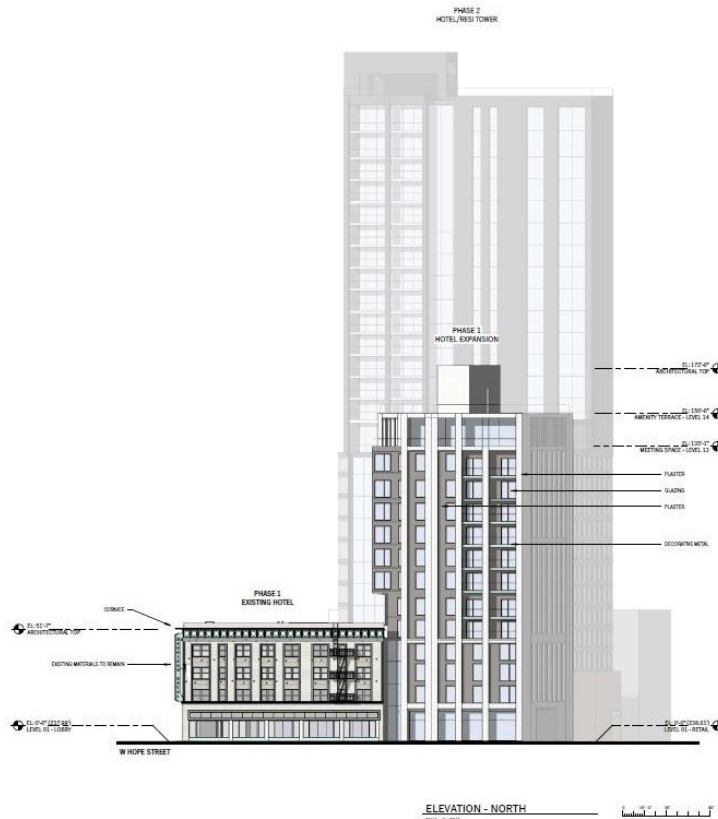


Figure 28: Rendering showing the south elevations and the connection between the Existing Morrison Hotel and Hotel Expansion excerpted from the entitlement submittal in Appendix E.

In summary, the Hotel Expansion would have a less than significant impact on the Existing Morrison Hotel. The historical resource would not be materially impaired because it would continue to retain sufficient integrity to be eligible for listing in the California Register and for designation as a HCM.

Phase II

Demolition

Phase II of the Project involves the demolition of the commercial buildings located at: 1230-40 S. Hope Street, 1224 S. Hope Street, and 1220 S. Hope Street. These buildings are not historical resources as defined by CEQA. Therefore, demolition of these buildings would have no direct impacts on historical resources.

New Construction

Phase II of the Project also consists of the construction of a new Hotel and Residential Tower. In addition to the historical resource on the Project site (the Existing Morrison Hotel) the Hotel and Residential Tower would be located in proximity to four historical resources in the study area. Like the Morrison Hotel, three of the historical resources within the study area are located within the same block as the Project site. These include: 1200 S. Hope Street, 1201 S. Grand Avenue, and 1221-25 S. Grand Avenue. One of the historical resources, 1223-25 S. Hope Street, is located immediately across the street from the Project site. This aspect of the Project would have no direct impacts on these historical resources because they would not be demolished, destroyed, relocated, or altered as a result of the Hotel and Residential Tower. However, CEQA also requires the analysis of indirect impacts on historical resources.

In determining indirect impacts from adjacent new construction on individual historical resources such as these, the central question is whether the new building would affect the physical integrity of the historic building to the degree that it would no longer qualify as a historical resource as defined by CEQA. Such an effect would only occur if the historical resources on the Project site and study area no longer retained sufficient integrity to convey their significance. According to *National Register Bulletin #15*, there are seven aspects of integrity: feeling, association, workmanship, location, design, setting, and materials. The only relevant aspect with respect to the impact of a new building on a historic building is setting. Setting refers to the physical environment of a historical resource, and involves not only where the resource is situated, but also its relationship to surrounding features and open space. Immediate setting is the character of place within the boundaries of a historical resource. Surrounding setting is the character of a historical resource's broader surroundings outside its boundaries. This analysis considers whether the integrity of setting of the historical resources on the Project site and in the study area would be so diminished by the Hotel and Residential Tower that they would no longer qualify as a historical resources under national, state, or local landmark programs.

The *LACHCS* prepared by the Office of Historic Resources is organized into nine broad contexts and establishes eligibility standards for associated property types. The commercial office building at 1223-25 S. Hope Street, and Felix Chevrolet building at 1201 S. Grand Avenue, are both eligible in the Architecture and Engineering Context. For buildings to be eligible under this context, they should retain integrity of design, materials, workmanship, and feeling. The Felix Chevrolet building at 1201 S. Grand Avenue, the Chevrolet Motor Company Showroom at 1200 S. Hope Street, and the Davidson, House and Meyer automobile showroom at 1221-25 S. Grand Avenue are also eligible in the Commercial Development and the Automobile Context under the sub-theme Car Showroom. For buildings to be eligible under this context and sub-theme, they should retain integrity of design, location, feeling, association, and materials. Therefore, in the case of these four buildings, setting is not an essential factor of integrity. As all four buildings occupy their entire parcels, they have no immediate setting, only a broad setting.

In the dense urban setting of the Downtown Los Angeles area, mid- to high-rise new construction located across the street from and within the same block as historical resources like these is not uncommon, and new development has already occurred in close proximity to these buildings. Immediately across the street from 1221-25 S. Grand Avenue is an eight-story apartment building. To the northwest of the Project site, visible from the two-story building at 1223-25 S. Hope Street, is a development with two, 35-story towers at 1200 Figueroa Street. North of the Project site, immediately across W. 12th Street from 1200 S. Hope Street and 1201 S. Grand Avenue, is a 24-story residential tower at 1155 S. Grand Avenue. Therefore, the Project would merely introduce a new visual element to the area that is characterized by a variety of building types, heights, designs, and setbacks.

Additionally, all of the historical resources within the study area are visually separated from the Project site. The Chevrolet Motor Company Showroom is located north of the Project Site, oriented toward the intersection of W. 12th Street and S. Hope Street and buffered from the Project site by an improved parcel to its south. The Felix Chevrolet building at 1201 S. Grand Avenue is located northeast of the Project site on the corner of W. 12th Street and S. Grand Avenue. Oriented toward S. Grand Avenue, the historical resource is buffered from the Project site by the rear alley and a large surface parking lot located to its south. The Davidson, House and Meyer automobile showroom at 1221-25 S. Grand Avenue is also oriented toward S. Grand Avenue and is buffered from the Project Site by the rear alley. Lastly, the commercial office building at 1223-25 S. Hope Street is located across S. Hope Street, which is a four-lane-wide thoroughfare with parallel parking on each side.

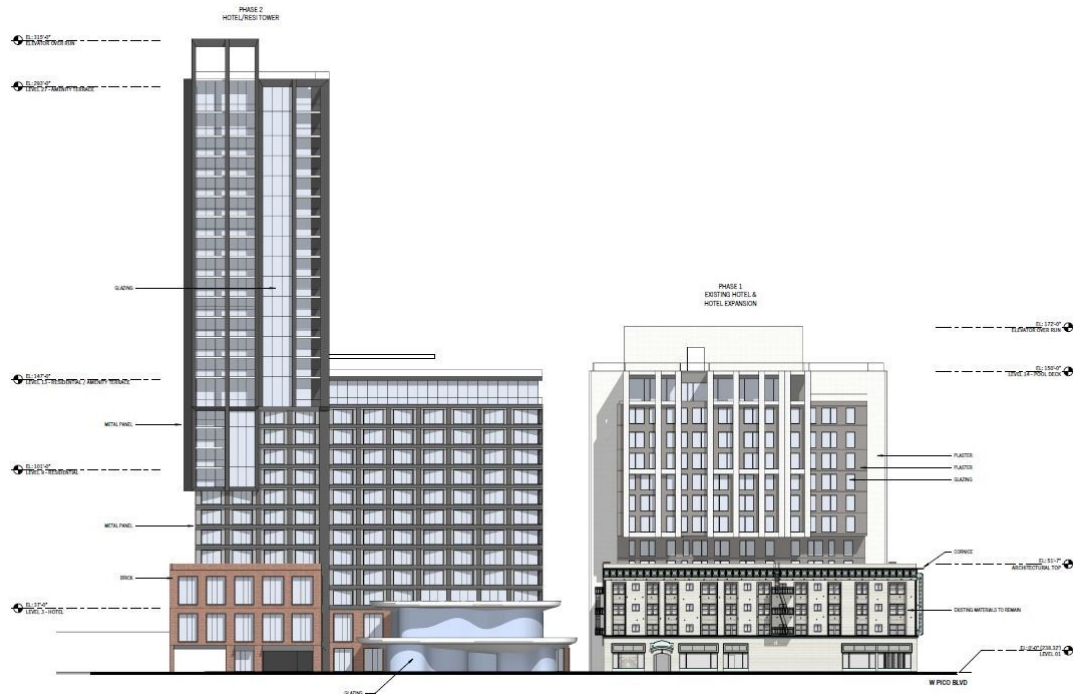


Figure 29: Rendering showing the west elevations of the Existing Morrison Hotel and Hotel and Residential Tower excerpted from the entitlement submittal in Appendix E.

The only historical resource that shares a parcel line with the Hotel and Residential Tower is the historical resource on the Project site; the Existing Morrison Hotel. However, as discussed in **Section 3.2** above, according to the LACHCS eligibility standards under the context of Commercial Development, sub-theme Apartment Hotels, buildings should retain integrity of

design, materials, workmanship, feeling, location, and association. Specifically, the eligibility standards state that the “setting may have changed.” Additionally, the Residential and Hotel Tower has been designed in a sensitive manner. It would be set back from the Existing Morrison Hotel by a ten- to fifteen-foot paseo. Immediately north of the Existing Morrison Hotel, a two-story projection would front Hope Street and buffer the historical resource from the Hotel and Residential Tower that gradually increases in size from 13-stories with a max height of 147-feet on its southwest end, and 27-stories on the north end with a max height of 315-feet. Additionally, the first two stories of the west elevation of the Tower, fronting Hope Street, are clad in brick while the upper stories are clad in metal paneling and are slightly set back, such that from the street level, the building frontage along S. Hope Street, including the Tower, reads as a continuous street-front, compatible in scale with the Existing Morrison Hotel. Therefore, the Hotel and Residential Tower also would not have the potential to have a significant indirect impact on the historical resource on the Project site. Thus, there would be no indirect impact from the Project on any historical resources.

4.5 Mitigation Measures

CEQA requires the Lead Agency to examine and impose mitigation measures that would avoid or minimize any impacts or potential impacts to historical resources. During Phase I of the Project the Existing Morrison Hotel would be preserved, rehabilitated, and expanded by an addition. In concept, this aspect of the Project would not result in a substantial adverse change in the Existing Morrison Hotel as a historical resource. As the rehabilitation and expansion plans have not been fully developed, there is still a potential for impact. Therefore, the following mitigation measure is recommended:

- Prior to the issuance of any building permits, the applicant shall retain a qualified historic preservation professional meeting the Secretary of the Interior’s Professional Qualifications Standards for architectural history or historic architecture to review architecture and engineering plans related to alterations and additions to the Existing Morrison Hotel. The plans shall be reviewed by this professional for compliance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (Standards). If the plans do not comply with the Standards, the professional shall make recommendations for changes to the plans so they comply. The review shall be summarized in a memorandum, and submitted to the Los Angeles Office of Historic Resources (OHR) for concurrence. Building permits may be issued after OHR has concurred the plans comply with the Standards.

5. CONCLUSION

The Project was analyzed for direct and indirect impacts on one historical resource on the Project site, the Existing Morrison Hotel, and four historical resources in the vicinity: 1200 S. Hope Street, 1201 S. Grand Avenue, and 1221-25 S. Grand Avenue, and 1223-25 S. Hope Street. The Project would involve the alteration and expansion of the Existing Morrison Hotel. The direct and indirect impacts Phase I of the Project would have on this historical resource are less than significant with mitigation. Indirect impacts Phase II of the Project would have on the other four historical resources were also analyzed. The Project would have a less than significant impact on these historical resources. Although it would introduce a new visual element to the area, the new Hotel and Residential Tower would be physically separated from the nearby historical resources. The Project would not result in a substantial adverse change to the immediate surroundings of these resources such that their eligibility as resources would be materially impaired. The integrity of these resources would not be compromised by the Project. They would continue to be eligible for listing as historical resources defined by CEQA.

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Sanborn Fire Insurance Maps, various dates.

APPENDIX A – Résumés



TERESA GRIMES is a Principal Architectural Historian at GPA. She has over 25 years of experience in the field of historic preservation in the private, public, and non-profit sectors. Teresa is widely recognized as an expert in the identification and evaluation of historical resources having successfully prepared dozens of landmark and historic district applications for a wide variety of property types. She has managed and prepared citywide historic context statements for Whittier, West Hollywood, Calabasas, Glendale, and Carmel-by-the-Sea. Teresa participated in SurveyLA, the citywide historic resource survey of Los Angeles, from its inception, contributing to multiple sections of the citywide context statement and coordinating community plan area historic resources surveys.

Teresa worked on numerous rehabilitation and adaptive reuse projects in California, maintaining a leadership role from inspection to completion. Her recent and ongoing Federal Tax Credit applications include the Hotel Rosslyn Annex and Bank of Italy Building. She has managed the preparation of Historic Structure Reports and worked with the architects and engineers to comply with the Secretary of the Interior's Standards for the United Artists Theater, Normandie Hotel, John Anson Ford Theatres, Times Mirror Square, Elks Lodge No. 99, Foreman Building, Wilshire I. Magnin Department Store, Los Angeles Stock Exchange to name a few.

Teresa has also completed environmental compliance documents involving major landmarks; examples in Los Angeles include the Cinerama Dome, Los Angeles Sports Arena, Beverly Hills Post Office, Baldwin Hills Shopping Center, Los Angeles County Museum of Art, and Times Mirror Square. She has also coordinated and reviewed CEQA documents for smaller-scale commercial, institutional, and residential property types throughout Los Angeles County.

Educational Background:

- M.A., Architecture, University of California, Los Angeles, 1992
- B.A., Political Science, University of California, Los Angeles, 1986

Professional Experience:

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

Qualifications:

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

Professional Activities:

- Pasadena Heritage Board Member, 2008-2012
- Highland Park Heritage Trust, Board Member, 1996-1998
- West Hollywood Cultural Heritage Advisory Board, 1990-1994

Selected Projects:

- Times Mirror Square, Los Angeles, CEQA Historical Resource Report, 2018
- Vine/Afton/DeLongpre, Hollywood, CEQA Historical Resource Report, 2018
- Angels Landing, Los Angeles, CEQA Historical Resource Report, 2018
- Nirvana Apartments, Hollywood, Federal Tax Credit Application, 2018
- Bank of Italy, Los Angeles, Federal Tax Credit Application, 2015-2018
- 222 W. 2nd Street, Los Angeles, CEQA Historical Resource Report, 2018
- African American History, Los Angeles Citywide Historic Context Statement, 2017
- Musicians Union Building, Hollywood, Preservation Plan, 2017
- Los Angeles County Museum of Art Master Plan, CEQA Historical Resource Report, 2017
- Chicano Moratorium in Los Angeles, Multiple Property Documentation Form, 2017
- Wilshire I. Magnin Department Store, Los Angeles, Preservation Plan, 2017
- 913 S. Figueroa, Los Angeles, CEQA Historical Resource Report, 2017
- Olympic & Hill, Los Angeles, CEQA Historical Resource Report, 2017
- Edgewater Inn Marina Hotel, Long Beach, CEQA Historical Resource Report, 2017
- Edward Roybal House, Los Angeles, National Register Nomination, 2017
- Stock Exchange, Los Angeles, Preservation Plan, Interior, 2017
- Hollywood Roosevelt, Los Angeles, Preservation Plan, 2017
- Farmers & Merchants Bank Building, Los Angeles, Preservation Plan, 2017
- Jewish History, Los Angeles Citywide Historic Context Statement, 2016
- West Hollywood Commercial Historic Resource Survey and Context Statement, 2016
- Farmers Insurance Building, Los Angeles, CEQA Historical Resource Report, 2016
- City of Hope Master Plan, Duarte, CEQA Historical Resource Report, 2015-2016
- Latino History, Los Angeles Citywide Historic Context Statement, 2015
- John Anson Ford Theatres, Los Angeles County, CEQA Historical Resource Report, 2011-2015
- Bartlett Building, Los Angeles, Mills Act Application, 2015
- Foreman Building, Los Angeles, Mills Act Application, 2015
- Whittier Non-Residential Historic Resource Survey and Context Statement, 2012-2014
- Hotel Rosslyn Annex, Los Angeles, Federal Tax Credit Application, 2011-2014
- Long Beach Historic Preservation Ordinance Update, 2014
- Latinos in 20th Century California, Multiple Property Documentation Form, 2014
- LGBT History, Los Angeles Citywide Historic Context Statement, 2014
- Long Beach Mills Act Program Update and Inspection Reports, 2014
- LA Biomed Master Plan, Torrance, CEQA Historical Resource Report, 2014
- United Artist Theater, Los Angeles, CEQA Historical Resource Report, 2013
- Claremont Graduate University Master Plan, CEQA Historical Resource Report, 2013
- Hillcrest Motors Building, Hollywood, CEQA Historical Resource Report, 2013
- Max Factor Building, Hollywood, CEQA Historical Resource Report, 2012
- HUD Section 106 Environmental Reviews, Long Beach, 2010
- Claremont McKenna College Master Plan, CEQA Historical Resource Report, 2008
- Young's Market Company Building, Los Angeles, Federal Tax Credit Application and National Register Nomination, 2006
- Sears, Roebuck & Company, Los Angeles, Mills Act Application, LAHCM Nomination, and National Register Nomination, 2005
- Textile Center Building, Mills Act Application, LAHCM Nomination, and National Register Nomination, 2004
- Kerckhoff Building and Annex, Los Angeles, Mills Act Application, LAHCM Nomination, Federal Tax Credit Application, and National Register Nomination, 2004
- Santee Court (5 buildings) Los Angeles, Mills Act Application, LAHCM Nomination, 2004



ALLISON M. LYONS is an Associate Architectural Historian at GPA. She has been involved in the field of historic preservation since 2007. Allison's experience with GPA has included the preparation of CEQA and Section 106 reports for numerous projects throughout the state, Historic American Buildings Survey/Historic American Engineering Record reports for properties including the Wilshire I. Magnin Department Store and La Loma Bridge, and National Register of Historic Places nominations for a variety of property types, including the Great Wall of Los Angeles. Allison has also contributed to a number of large-scale historic resources

surveys and context statements including the West Hollywood Commercial Historic Resources Survey and Context Statement, Postwar Development and Architecture in Fremont Historic Context Statement, and several architectural and cultural themes for the Los Angeles Citywide Historic Context Statement. She has also conducted architectural surveys for several buildings including the Farmers & Merchants Bank Building and Hollywood Roosevelt Hotel.

Educational Background:

- M.S., Historic Preservation, Columbia University, 2010
- B.A., European Studies, Scripps College, 2006

Professional Experience:

- GPA Consulting, Associate Architectural Historian, 2015-Present
- Chattel Inc., Associate Architectural Historian, 2013-2015
- Architectural Resources Group, Architectural Historian, 2010-2013
- Mellon Graduate Fellowship in Primary Sources, Columbia University, 2009-2010

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.
- Advisory Council on Historic Preservation, Section 106 Essentials

Professional Activities:

- Urban Land Institute, Young Leader's Group, 2014-2017
- Graduate School of Architecture, Planning, and Preservation at Columbia University, Alumni Board Member, 2013-Present

Selected Projects:

- Pico & Hope, Los Angeles, CEQA Historical Resource Report, 2018
- Bridewell Armory, Los Angeles, CEQA Historical Resource Report, 2018

Selected Projects:

- African American History, Los Angeles Citywide Historic Context Statement, 2017
- Sunset & Western, Los Angeles, CEQA Historical Resource Report, 2017
- Hollywood Roosevelt, Los Angeles, Preservation Plan, 2017
- Farmers & Merchants Bank Building, Los Angeles, Preservation Plan, 2017
- Los Angeles Wholesale Flower Terminal, Los Angeles, Historical Resource Evaluation Report, 2017
- Great Wall of Los Angeles, National Register Nomination, 2017
- Chicano Moratorium, National Register Nominations, 2017
- Wilshire I. Magnin Department Store, Los Angeles, HABS Documentation, 2017
- Vermont Corridor, Los Angeles, CEQA Historical Resources Report, 2017
- Elks Lodge No. 99, Los Angeles, Federal Tax Credit Application Part 1, 2016
- Jewish History, Los Angeles Citywide Historic Context Statement, 2016
- West Hollywood Commercial Historic Resource Survey and Context Statement, 2016
- Art Center College of Art, Pasadena, CEQA Historical Resource Report, 2016
- 8430 Reseda Boulevard, Los Angeles, Historical Resource Evaluation Report, 2016
- City of Hope Master Plan, Duarte, CEQA Historical Resource Report, 2015-2016
- Postwar Development and Architecture in Fremont Historic Context Statement



AMANDA DUANE is an Associate Architectural Historian at GPA. She has been professionally involved in the field of historic preservation since 2011. Amanda's experience with GPA has included the preparation of CEQA and Section 106 reports for numerous projects throughout the state; design guidelines for historic districts in the City of Long Beach; several architectural and cultural themes for the Los Angeles Citywide Historic Context Statement; Historic American Buildings Survey/Historic American Engineering Record reports for numerous properties including Orange Coast College; National Register of Historic Places and Los

Angeles Historic-Cultural Monument nominations for a variety of property types; and Part I Federal Rehabilitation Tax Credit applications for several buildings in downtown Los Angeles. Amanda has also contributed to several large-scale historic resources surveys including the East San Fernando Valley Transit Corridor, High-Speed Rail from Los Angeles to Burbank, I-710 from Los Angeles to Long Beach, Whittier Non-Residential Historic Resources Survey, and SurveyLA. Amanda is proficient in a number of software programs including Adobe Illustrator, Adobe Photoshop, and Microsoft Office. She uses these skills to create maps, illustrations, and graphics layouts for various projects.

Educational Background:

- B.F.A, Historic Preservation, Savannah College of Art and Design, 2011

Professional Experience:

- GPA Consulting, Associate Architectural Historian, 2012-Present
- Architectural Resources Group, Intern, 2012
- City of Los Angeles, Office of Historic Resources, Intern, 2011-2012

Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.
- National Preservation Institute, Section 106: An Introduction

Professional Activities:

- California Preservation Foundation Conference Programs Committee, 2017

Selected Projects:

- Long Beach Historic District Design Guidelines, Ongoing
- Immanuel Baptist Church, Long Beach, Landmark Application, 2017
- African American History, Los Angeles Citywide Historic Context Statement, 2017
- Jewish History, Los Angeles Citywide Historic Context Statement, 2016

- Exotic Revival Architecture, Los Angeles Citywide Historic Context Statement, 2015
- Long Beach Mills Act Program, Inspection Reports, 2015
- LGBT History, Los Angeles Citywide Historic Context Statement, 2014
- Mira Loma Detention Center Women's Facility, Los Angeles County, CEQA Historical Resource Report, 2014-2016
- 6th Street Bicycle Lane, Long Beach, Section 106 Historical Resource Evaluation Report, 2014
- Daisy Avenue Bicycle Lane, Long Beach, Section 106 Historical Resource Evaluation Report, 2014
- Whittier Non-Residential Historic Resource Survey and Context Statement, 2012-2014
- Laguna Beach Mills Act Program, Application Reports, 2013-2015
- LA Biomed, Torrance, CEQA Historical
- Silver Lake/Echo Park/Elysian Valley Historic Resource Survey, SurveyLA, 2013-2014
- Resource Report, 2013-2014
- Bel Air/Beverly Crest Historic Resource Survey, SurveyLA, 2013
- High Desert Corridor, Los Angeles County, Historical Resource Evaluation Report, Section 106 Review, 2013
- 415 W. Ocean Boulevard, HABS-Like Documentation, Long Beach, 2013
- Claremont Graduate University Master Plan, CEQA Historical Resource Report, 2013
- Grand Avenue Bluff Historic Resource Survey and Context Statement, Riverside, 2011



AUDREY VON AHRENS is an Architectural Historian II at GPA. Audrey's experience with GPA has included the preparation of Mills Act applications for numerous properties in the City of Laguna Beach and architectural surveys for several buildings including the Farmers & Merchants Bank Building and Hollywood Roosevelt Hotel. Audrey has also contributed to the Mills Act inspection program for the City of Los Angeles as well as several large-scale historic resources surveys, including the High-Speed Rail from Los Angeles to Burbank and I-605/SR-91 Interchange. Audrey is well-versed in the Adobe Suite, particularly Adobe

Illustrator, InDesign, and Photoshop, and uses these programs to create visuals such as layouts, maps, and other graphics for reports.

Educational Background:

- M.S., Historic Preservation, University of Pennsylvania, 2016
- Master of City Planning, University of Pennsylvania, 2016
- B.A., Architectural Studies, University of Pittsburgh, 2013
- B.A., Urban Studies, University of Pittsburgh, 2013

Professional Experience:

- GPA Consulting, Architectural Historian II, 2017-Present
- Heritage Consulting, Inc., Intern, 2015-2016
- Tacony Community Development Corp., Intern, 2014
- Pittsburgh History & Landmarks Foundation, Intern, 2013
- University of Pittsburgh, Teaching Assistant, 2012-2013
- City of Pittsburgh Planning Department, Intern, 2012
- Pittsburgh Downtown Partnership, Intern, 2011

Qualifications:

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

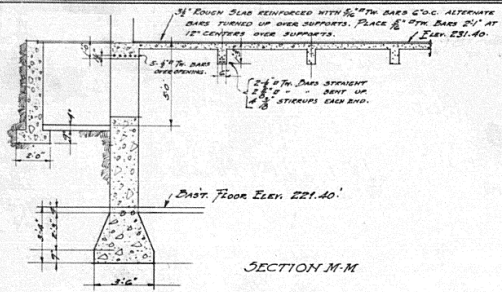
Professional Activities:

- Downtown Los Angeles Neighborhood Council Planning and Land Use Committee, Public Seat, 2018-Present

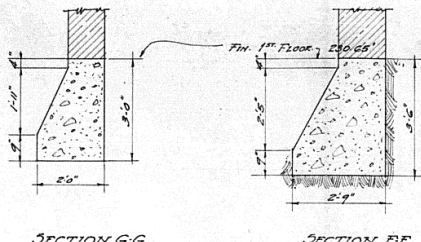
Selected Projects:

- Long Beach Historic District Design Guidelines, Ongoing
- Broadway Federal Midtown Branch, Los Angeles, CEQA Historical Resource Report, 2018
- Westlake 619, Los Angeles, CEQA Historical Resource Report, 2018
- CF Braun & Company Plant, Alhambra, CEQA Historical Resource Report, 2018
- High Speed Rail, Burbank to Los Angeles Project Section, CEQA/NEPA Historical Resource Report, 2017-2018
- Golden Avenue Bridge, Placentia, Replacement Project, Section 106 Historical Resources Evaluation Report, 2017
- Los Angeles Mills Act Program, Inspection Reports, 2017
- Laguna Beach Mills Act Program, Application Reports, 2017
- 91/605, Los Angeles County, Improvement Project, Section 106 Historical Resources Evaluation Report, 2017
- Vine/Afton/DeLongpre, Los Angeles CEQA Historical Resource Report, 2017
- Sunset & Western, Los Angeles, CEQA Historical Resource Report, 2017
- Vermont Corridor, Los Angeles, CEQA Historical Resources Report, 2017
- Hollywood Roosevelt, Los Angeles, Preservation Plan, 2017
- Farmers & Merchants Bank Building, Los Angeles, Preservation Plan, 2017
- African American History, Los Angeles Citywide Historic Context Statement, 2017
- Casa de Rosas, Los Angeles, Federal Tax Credit Application Part I, 2017

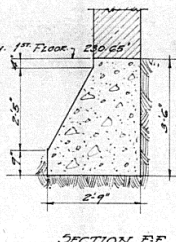
APPENDIX B – Original Drawings



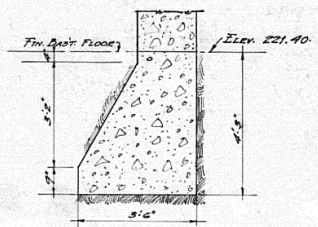
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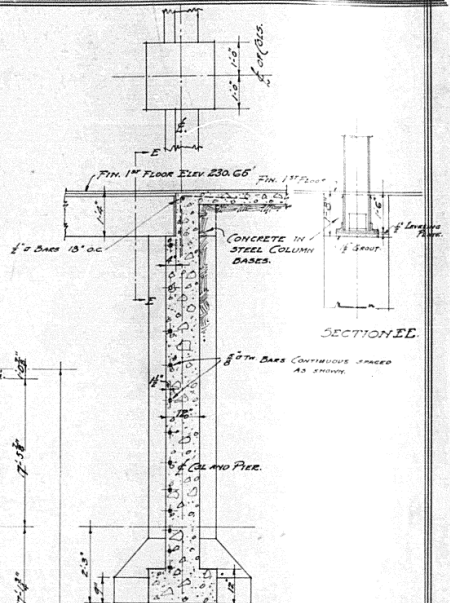
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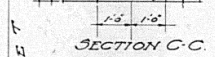
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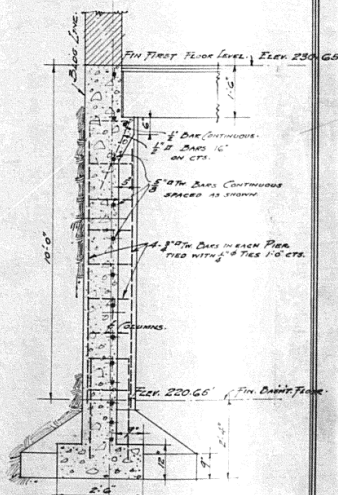
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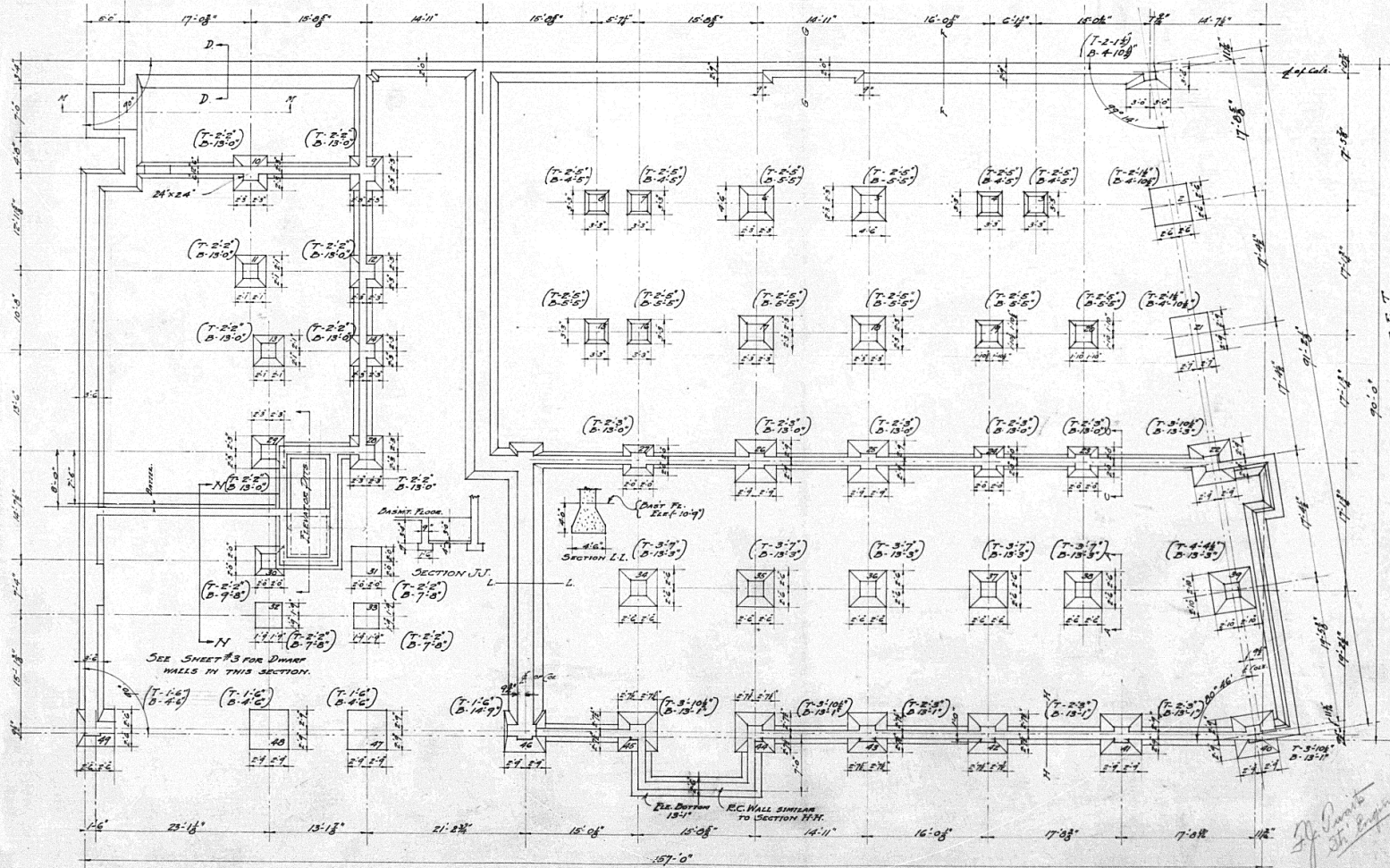
SECTION E-E



SECTION C-C



SECTION H-H



HOPE STREET
FOUNDATION PLAN

ELEVATION GIVEN THUS (T, B) DENOTES THE ELEVATIONS OF THE TOP AND BOTTOMS RESPECTIVELY OF THE FOOTINGS DATUM BEING TAKEN AS THE FINISHED LOBBY FLOOR (Elev. 231.40)

△ A FOUR STORY HOTEL BLDG -

FOR

MR. VICTOR PONSÉ

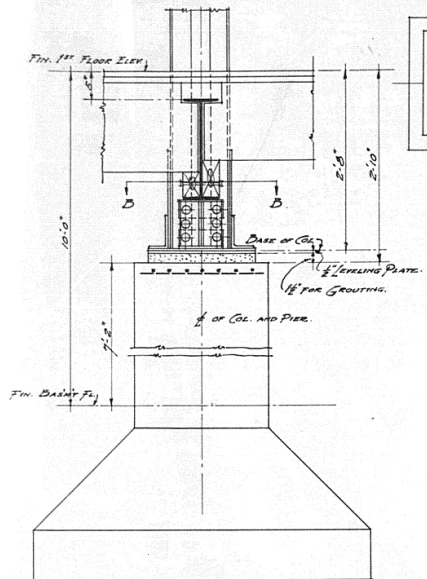
TO BE ERECTED ON THE CORNER OF HOPE STREET & PICO

LOS ANGELES

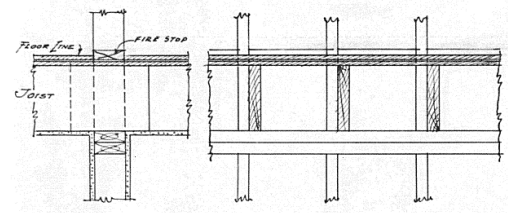
MONDAY, MARCH 20, 1911

ARCHITECTS

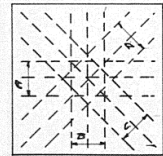
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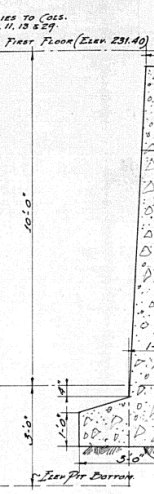
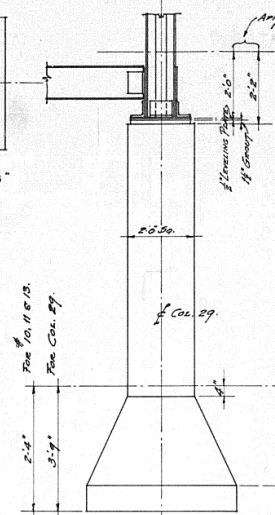
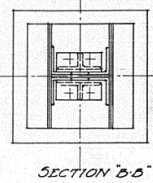
TYPICAL PIER DETAIL FOR COLS. 34 TO 39 INCL.
SECTION A-A SEE SHEET NO 1.



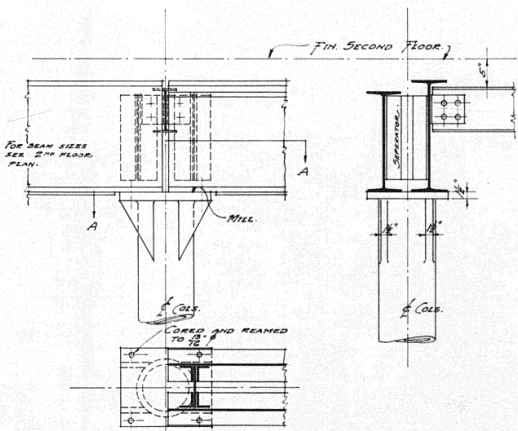
TYPICAL FRAMING DETAIL OF BEARING PARTITIONS
SCALE 1/2" = 1'-0"



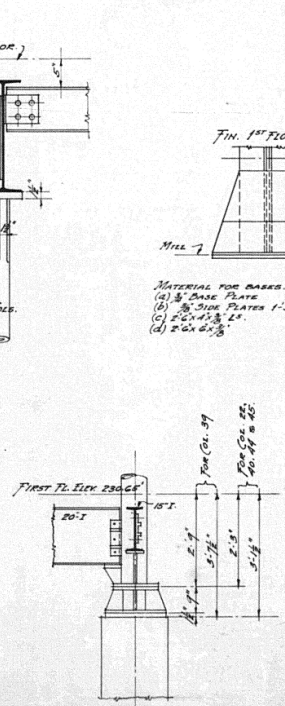
FOOTINGS #22 TO 27 INCL.
34 - 37 "
40 - 49 "
" - 14 "
TO BE REINFORCED WITH 12 #8 TH. BARS AS SHOWN.



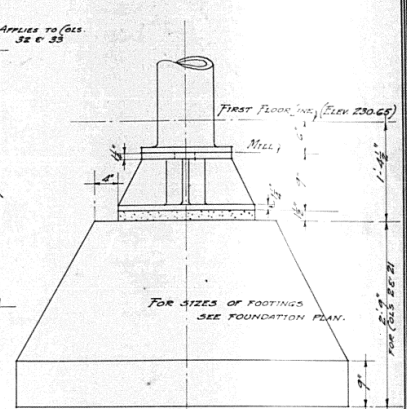
SECTION N-N SEE SHEET NO 1.
SCALE 1/2" = 1 FOOT.



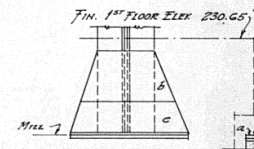
TYPICAL DETAIL OF CONNECTION OF SPANDELL BEAMS TO C.I. COLUMNS.



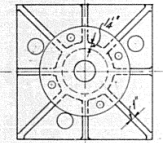
ELEV DETAIL AT COL. 39
COLS 22-40 44 & 45 SIMILAR.

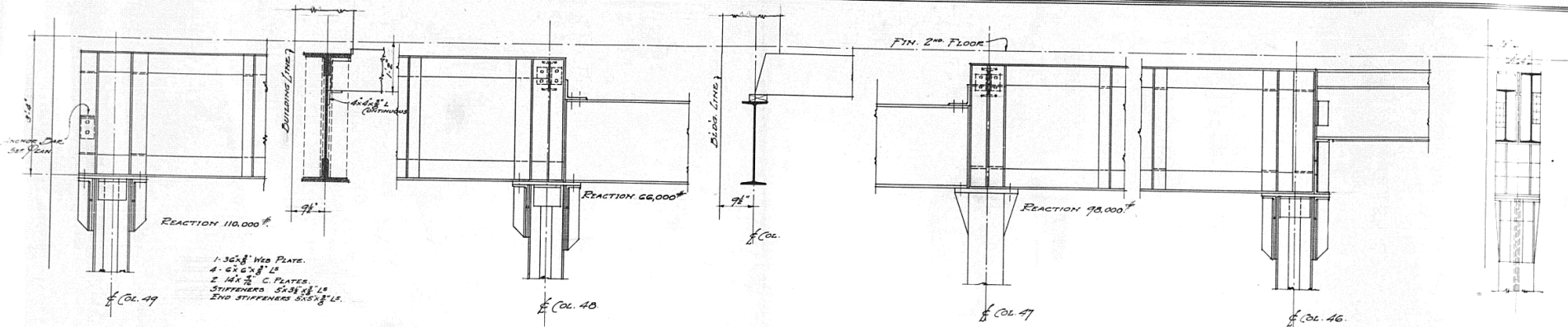


TYPICAL DETAIL OF STEEL BASES.



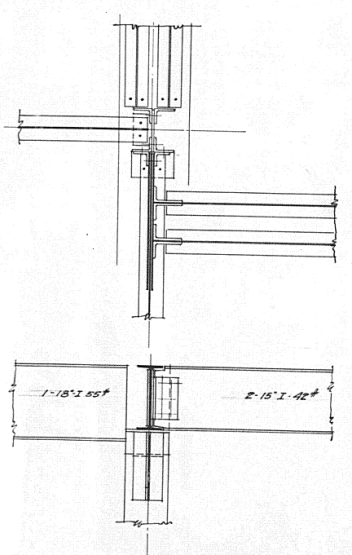
MATERIAL FOR BASES.
(A) 1/2" BASE PLATE
(B) 3/8" SIDE PLATES 1'-5"
(C) 2" x 4" x 1/2"
(D) 2" x 6" x 3/8"



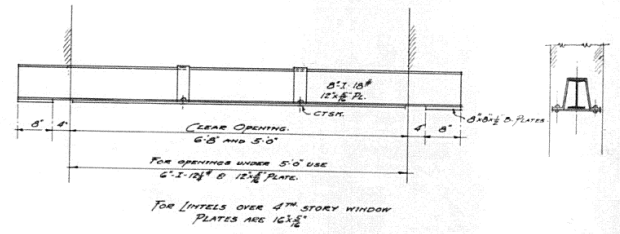
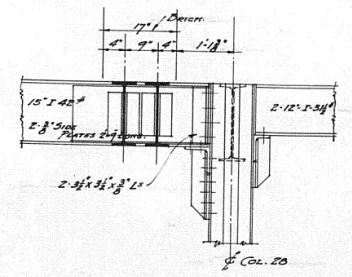


1-36x8 WED PLATE.
4-5x5x3/8 L₂
2-14x5 C PLATES
STIFFENERS 5x5x3/8 L₂
END STIFFENERS 5x5x3/8 L₂

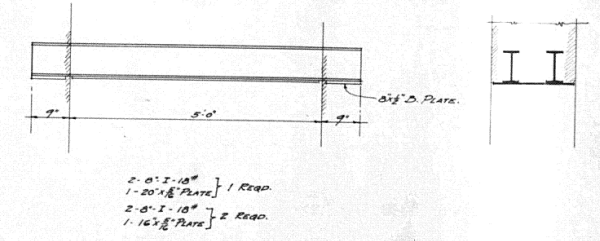
COLUMNS,-
ALL CAST IRON COLUMNS ARE { 10" DIAM.
1" METAL.
EXCEPT COLS. 21, 40 AND 41 WHICH ARE { 10" DIAM.
1/2" METAL.
ALL STEEL COLS. ARE BUILT UP OF { 4 L₂ 5x5x3/8 L₂
10x10 WED.
EXCEPT COLS. NO 25, 26, 46, 48 & 49 { 4 L₂ 5x5x3/8 L₂
10x10 WED.



DETAIL OF COL. 28.

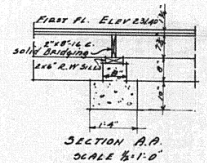
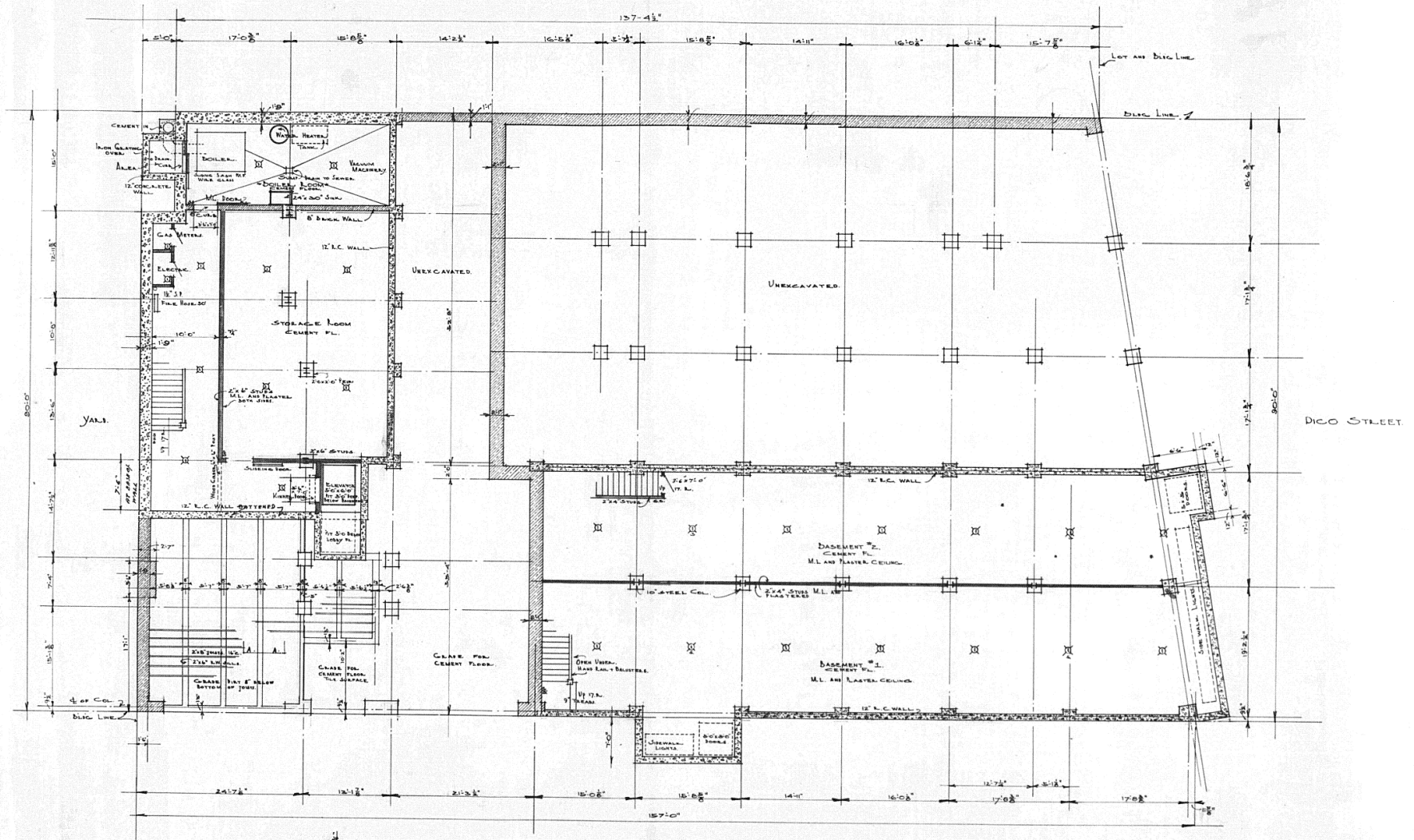


LINTEL BEAMS FOR PICO AND HOPE ST ELEVATION AT 3RD, 4TH AND ROOF.



LINTELS OVER DOORS THRU DIVISION WALLS.

A FOUR STORY HOTEL BLDG.
FOR
MR. VICTOR PONET
TO BE ERRECTED ON THE CORNER OF PICO & PICO STS.
LOS ANGELES.
DRAWN BY: MORGAN WALLS AND MORGAN
TELEGRAPH ENGINEERS ARCHITECTS
Nº 24



BASEMENT PLAN

SCALE 1/8" = 1'-0"

NOTE: ALL CEILING JOINT, WOOD BRIMS AND STUD PARTITIONS TO BE METAL LATHES AND PLASTERED

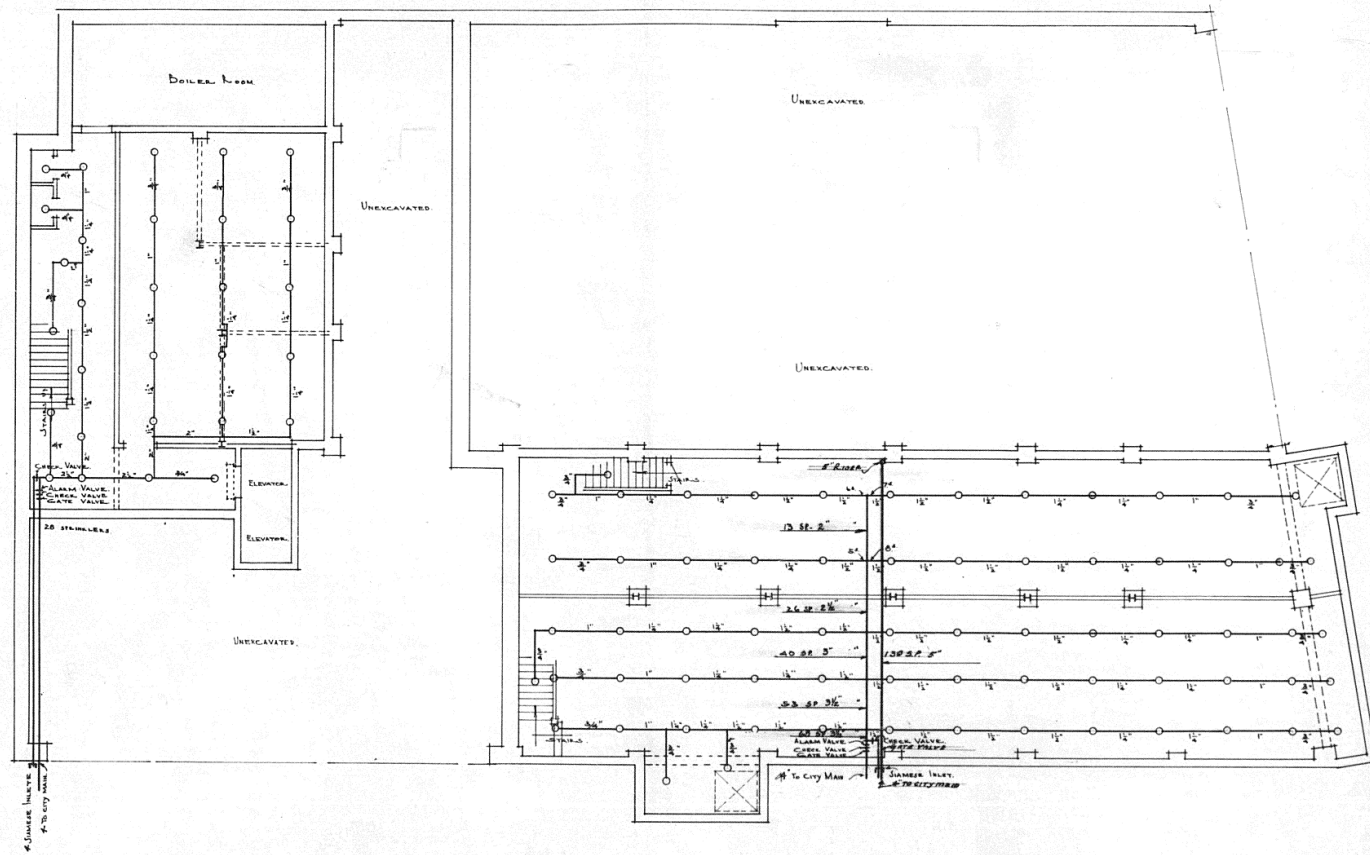
"A FOUR STORY HOTEL BLDG."

FOR MR. VICTOR JONET TO BE ERRECTED ON THE CORNER OF HOPE STREET & DICO STREET LOS ANGELES

MORGAN, WALLS AND MORGAN ARCHITECTS

No. 3

YARD



• HOPE STREET •

• BASEMENT SPRINKLER PLAN •
SCALE = 1/8" TO 1'-0"

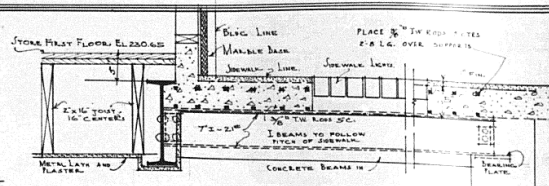
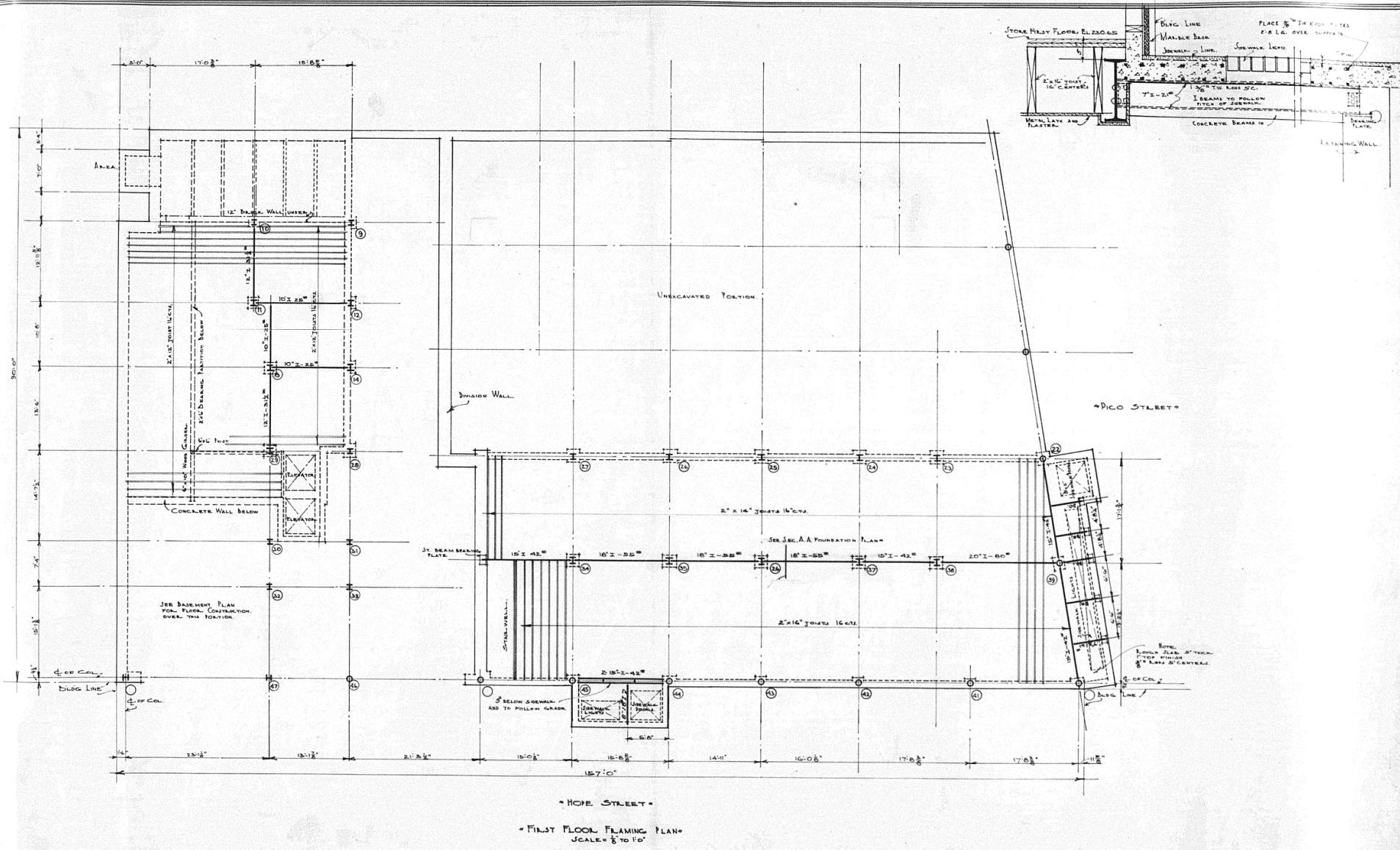
• FIGUEROA STREET •

• A FOUR STORY HOTEL BLDG. •

FOR
• MR. VICTOR PONET •
TO BE ERECTED ON THE CORNER OF HOPE STREET & FIGUEROA
LOS ANGELES

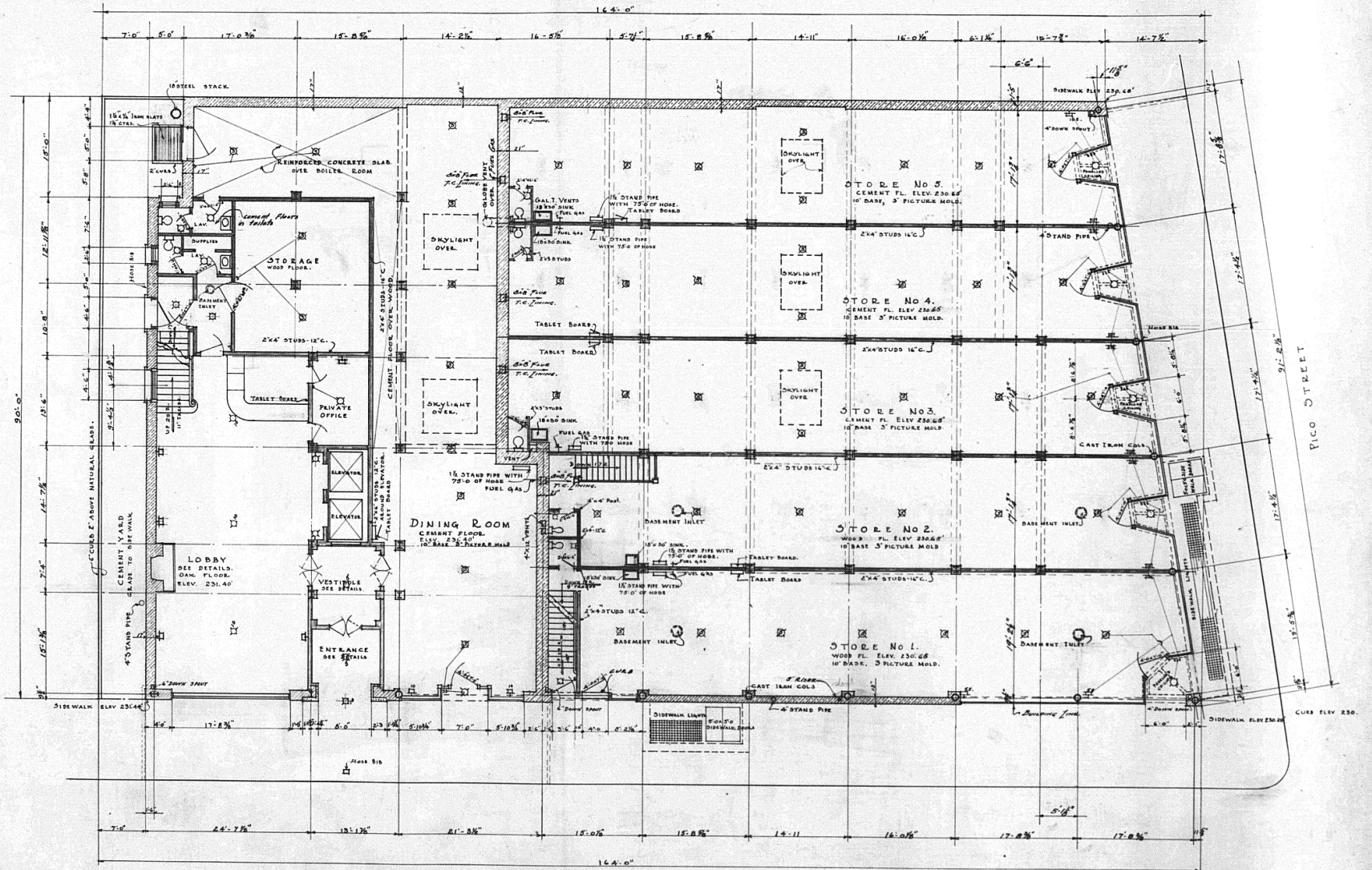
DESIGNED BY
MOSEMAN, WALLS AND MORGAN
ARCHITECTS

No. 4



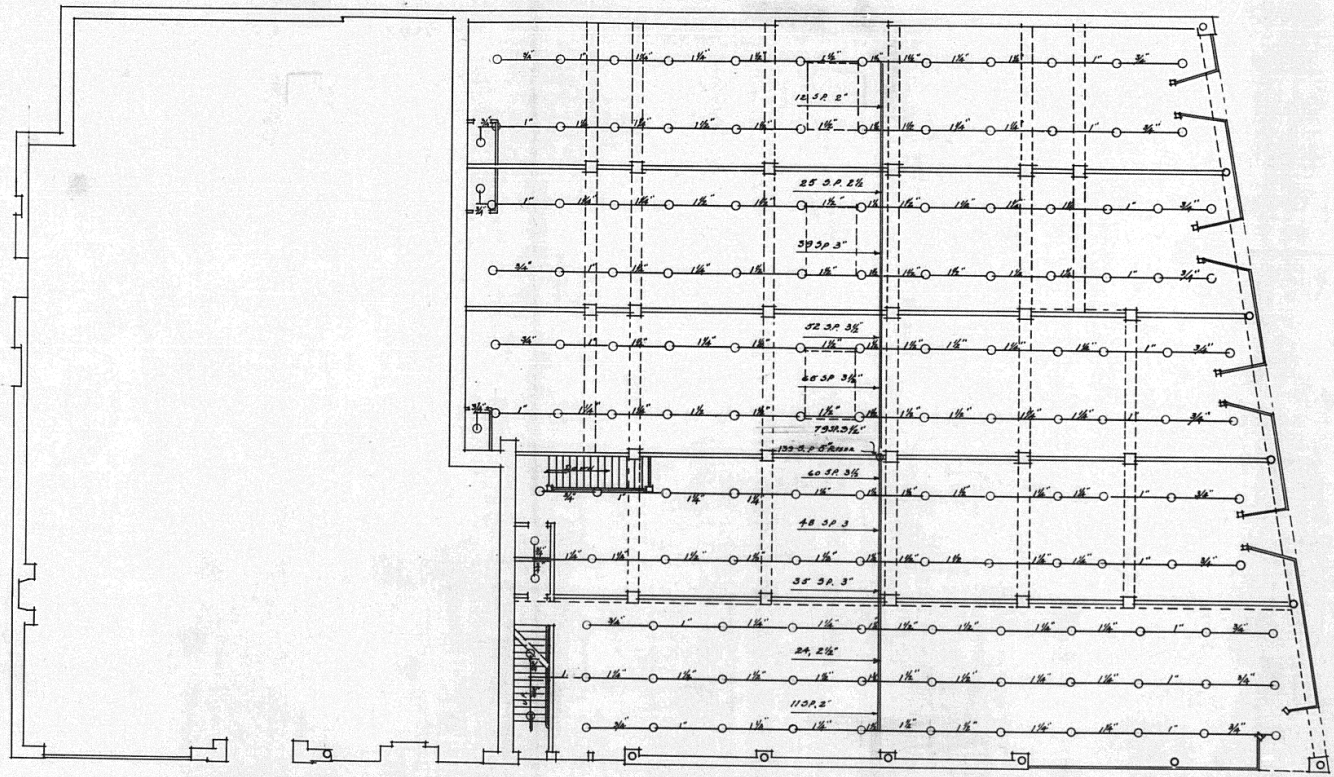
• HOPE STREET •
 • FIRST FLOOR FRAMING PLAN •
 SCALE = 1/8" TO 1'-0"

A FOUR STORY HOTEL BLDG	
FOR	
MR. VICTOR PONET	
TO BE SITED ON THE CORNER OF PICO STREET + HOPE	
LOS ANGELES	
DRAWN BY J. W. H.	MORGAN, WALLS AND MORGAN ARCHITECTS
NO. 3	N 3



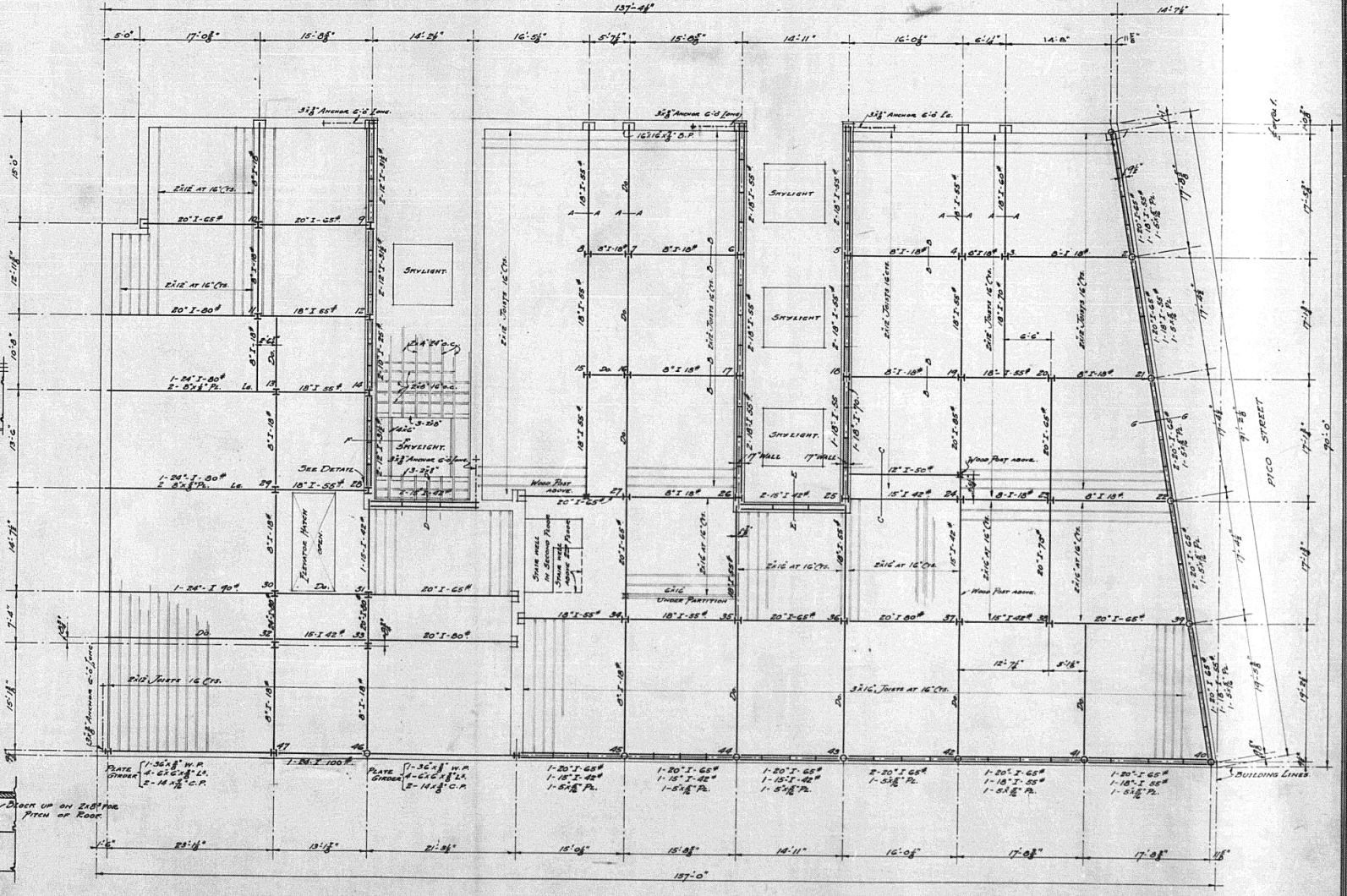
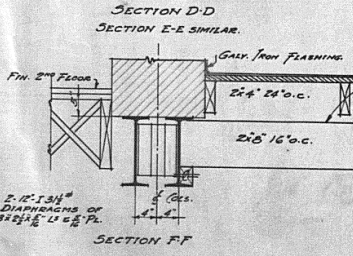
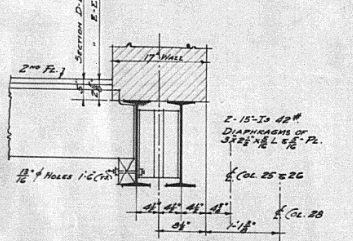
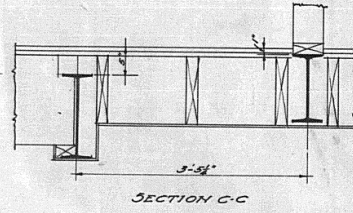
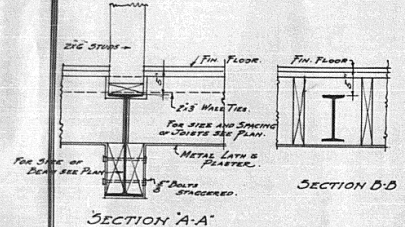
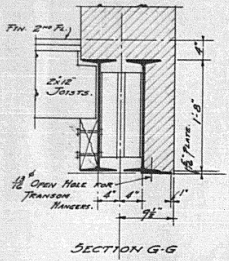
HOPE STREET.
 -FIRST FLOOR PLAN
 SCALE 1/8" = 1'-0"

"A FOUR STORY HOTEL BLDG."
 FOR
 "MR. VICTOR PONET"
 TO BE ERIGED ON THE CORNER OF HOPE ST. AND PICO
 LOS ANGELES
 DRAWN BY
 MORGAN, WALLS AND MORGAN
 ARCHT'S
 N96



HOPE STREET
 FIRST FLOOR SPRINKLER PLAN
 TOTAL SPRINKLERS 139.

-A FOUR STORY HOTEL BLDG-
 P. O. B.
 -MR. VICTOR PONET-
 TO BE ERECTED ON THE CORNER OF HOPE ST. AND PICO.
 LOS ANGELES
 Drawn by
 F. C. WALKER
 1042 W. 10th St.
 LOS ANGELES
 MORGAN WALKER AND MORGAN
 ARCHITECTS
 N964



• SECOND FLOOR FRAMING PLAN •

NOTE: TOPS OF BEAMS & GIRDERS ARE 5" BELOW FINISHED FLOOR LINE UNLESS OTHERWISE SHOWN OR NOTED THIS ().

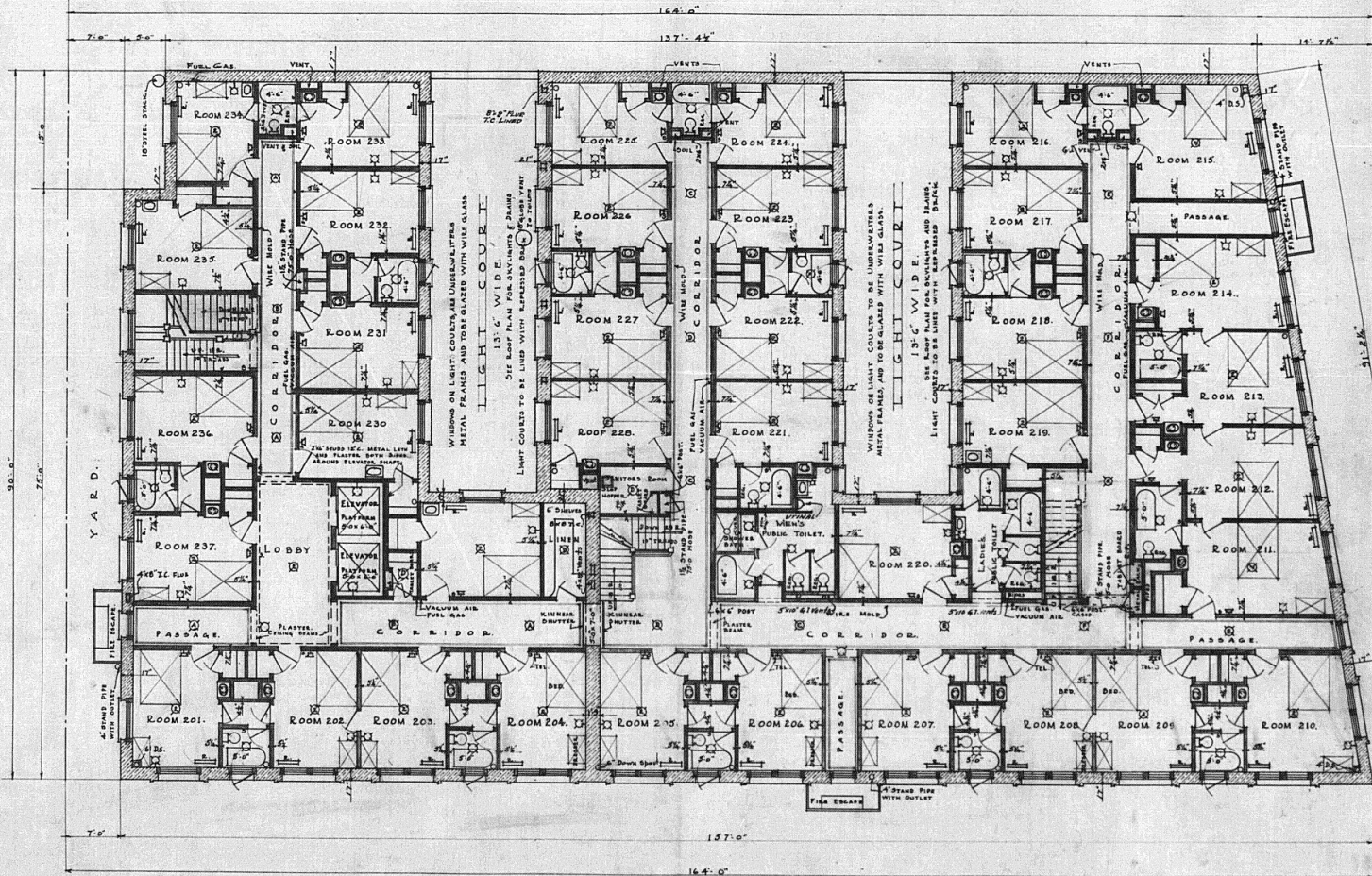
"A FOUR STORY HOTEL BLDG"

"MR. VICTOR PONET"

TO BE SELECTED ON THE CORNER OF HOPE STREET & PICO

MORGAN, WALLS & MORGAN ARCHITECTS

Nº 7.



GENERAL NOTES

- CORRIDOR DOORS 2'0" x 6'10" x 1 1/2" WITH TRANSOMS OVER.
- PUBLIC TOILET DOORS 2'1/2" x 4'10" x 1 1/2"
- CLOSET DOORS 2'0" x 6'10" x 1 1/2"
- BATH ROOM DOORS 2'0" x 6'10" x 1 1/2" ALUMINUM PASSAGE HUNG TO BATHROOM.
- COMMUNICATION DOORS 2'0" x 6'10" x 1 1/2"
- OVER ALL LAVATORIES PLACE A 12" x 18" MIRROR IN A WOOD FRAME ALSO A 1" SHELF.
- ALL BATH ROOMS AND PUBLIC TOILETS TO HAVE CEMENT FLOORS WITH A 4" SANITARY BASE, A PLASTER WAINSCOT BANKED UP IN 3/4" TILES 5'-0" HIGH WITH A 4" WAINSCOT CAK.
- TABLE TOPS AND MOST CLOSETS TO HAVE METAL BACKS AND BASH DOORS.
- THE LOWER PART OF WINDOWS IN LIGHT COURTS TO HAVE POLISHED WIRE GLASS.

- PASSAGE TO FIRE ESCAPES, COFFETS OF ALL STAIRWAYS, AND ELEVATOR SHAFT INSIDE AND OUTSIDE TO BE METAL LATH AND PLASTERED.
- IN CORRIDORS THERE WILL BE A MOLDED 6" BASE, A 4" CHAIR RAIL, AND A WIRE MOLD AT CEILING.
- ALL ROOMS TO HAVE A 10" MOLDED BASE AND A PICTURE MOLD.
- CLOSETS TO HAVE 1/2" SHELF WITH MOLD STRIP UNDER AND A C' BASE.
- ALL INSIDE TOILETS AND BATH ROOM VENT DUCTS TO BE 3" x 10" GAL IRON WITH NEAT 10X16 WI REGISTERS.
- BATH ROOM FLOORS TO BE LAID AND CEILINGS FURRED WHITE DIRECTED TO ACCOMMODATE PIPES.
- ALL VENT AND PIPE SHAFTS TO BE BLOCKED OFF AT FLOORS AND TO BE PLASTERED ON METAL LATH ON EXTERIOR.

HOPE STREET
SECOND FLOOR PLAN
 SCALE 1/8" TO ONE FOOT

IMPORTANT NOTE

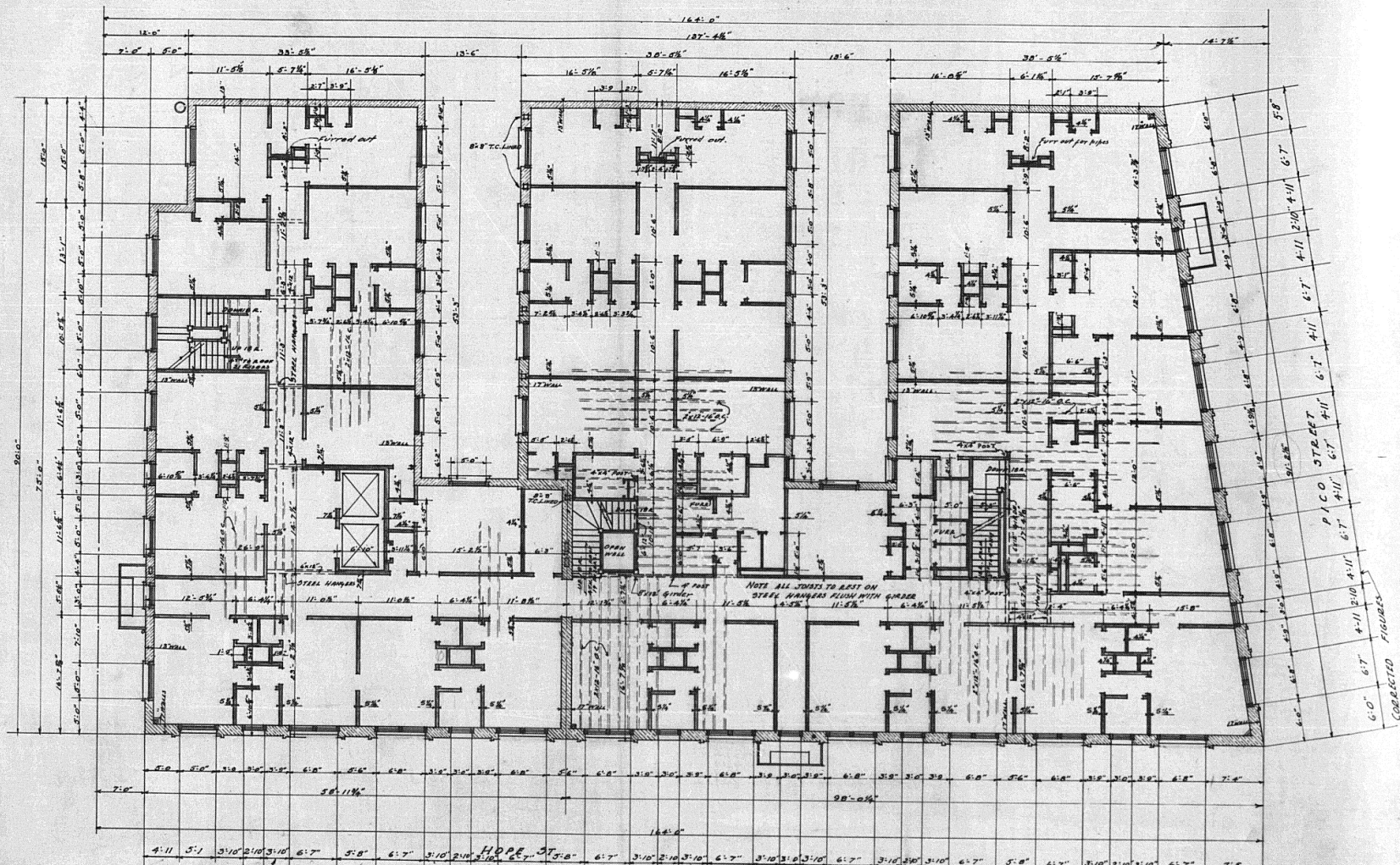
PLUMBING FIXTURES, ELECTRIC OUTLETS, VACUUM AIR, STAMP PIPES, GAS OUTLETS, RADIATORS, BOOKS AND WINDOW TIE ESCAPES, TABLE TOPS, TELEPHONS, AND ALL GENERAL NOTES ON THIS PLAN ARE TO BE TYPICAL FOR THE THIRD AND FOURTH FLOORS. THE FOURTH FLOOR PLAN FOR THE LOCATION OF WINDOWS AND PARTITIONS SHOWN ON THIS PLAN.

"A FOUR STORY HOTEL BLDG."

FOR
 MR. VICTOR PONDT
 TO BE ERRECTED ON THE CORNER OF HOPE STREET & PICO
 AND 1215

DRAWN BY
 MORGAN WALLS AND MORGAN
 ARCHITECTS

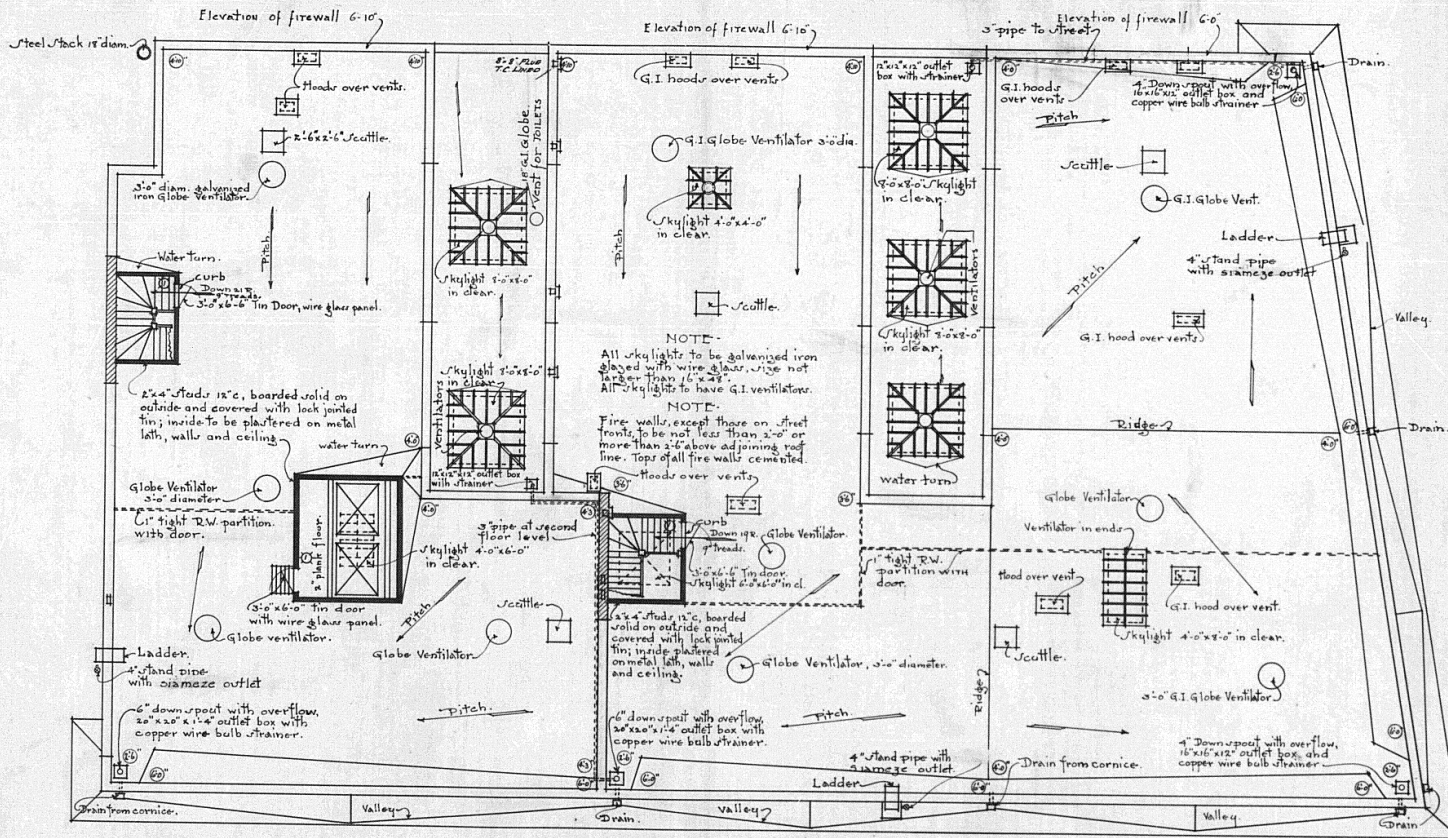
No. 8



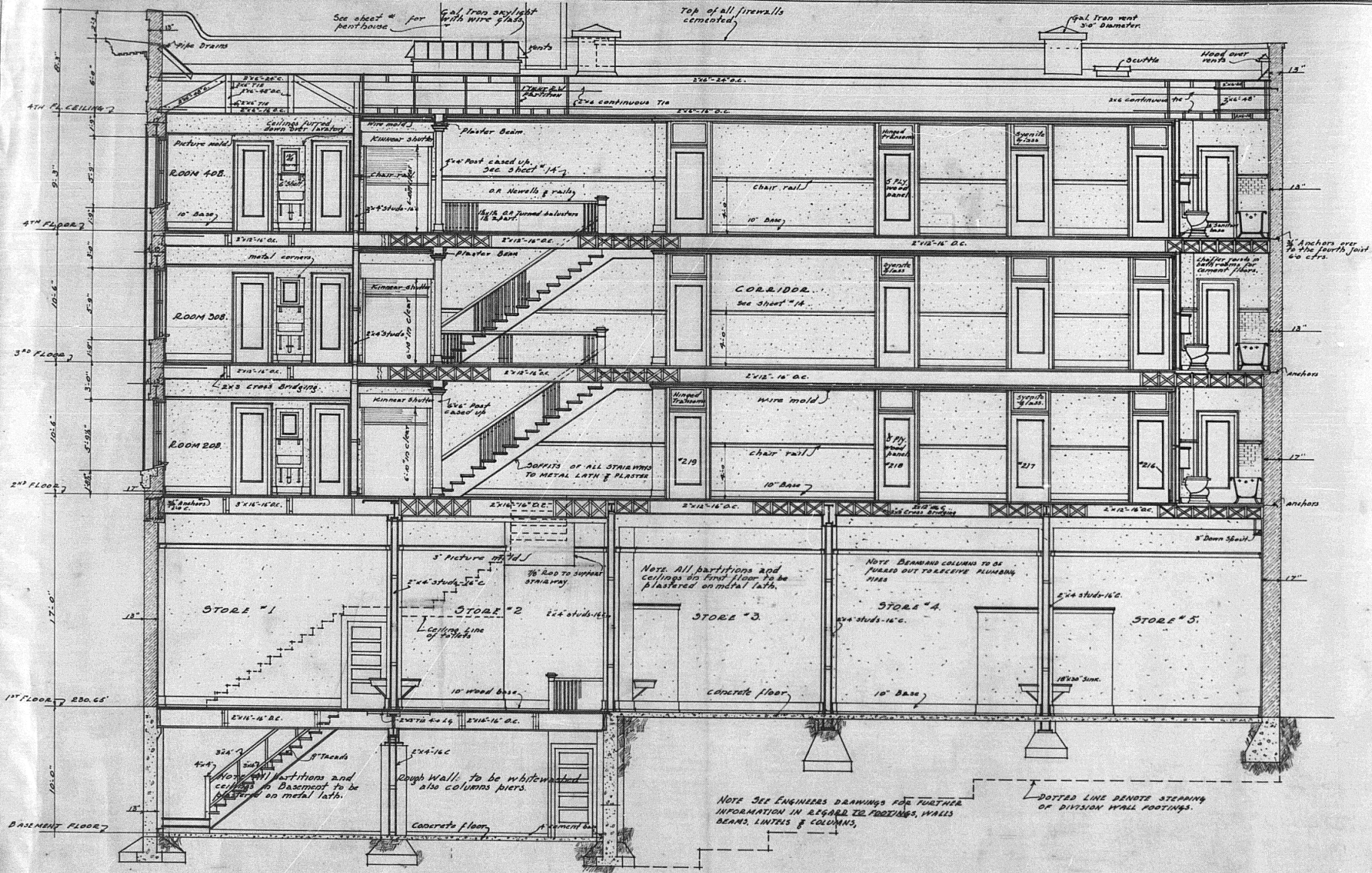
FOURTH FLOOR PLAN
THIRD FLOOR PLAN IS SIMILAR
SCALE 1/8" = 1'-0"

USE THIS PLAN FOR LOCATION OF PARTITIONS AND WINDOWS ONLY.
USE SECOND FLOOR PLAN FOR LOCATION OF ALL PLUMBING FIXTURES,
ELECTRIC OUTLETS, TELEPHONES, STANDPIPES, FIRE ESCAPES ETC.
TYPICAL NOTES ON SECOND FLOOR PLAN WILL APPLY ON THIRD
AND FOURTH FLOORS.
BATH ROOM WINDOWS TO BE 3'-0" FROM FLOOR AND 3'-8" HIGH.

"A FOUR STORY HOTEL BLDG."
FOR THE
-MR. VICTOR PONET-
TO BE ERECTED ON THE CORNER OF HOPE ST. AND PACO.
LOS ANGELES
MORGAN WALLS AND MORGAN
-ARCHITECTS-
N99



ROOF PLAN.
Scale 1/8 inch to one foot.
NOTE - Dimensions marked ϕ thus, taken from fourth floor ceiling to finished roof line.



CROSS SECTION A-A
SCALE 1/4" = 1'-0"

-A FOUR STORY HOTEL BLDG-
 FOR
-MR. VICTOR PONET-
 TO BE ERRECTED ON THE CORNER OF HOPE ST AND PICO
 LOS ANGELES
 DRAWN BY
 MORRAN WALLS AND MORGAN
 ARCHITECTS

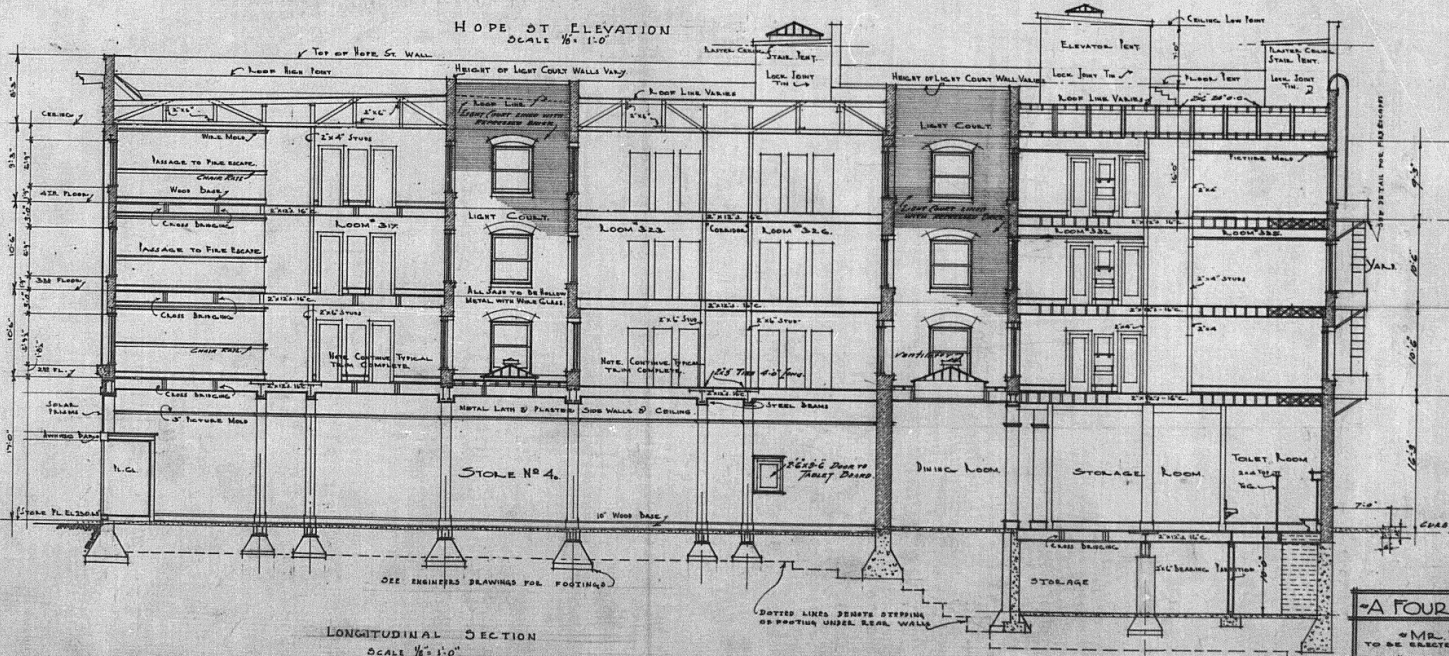


"PICO STREET ELEVATION"
 SCALE = 1/4" TO 1"
 NOTE - CONTRACTOR TO TAKE ALL EXTERIOR
 DETAIL FROM SHEET # 15

"A FOUR STORY HOTEL BLDG."
 "MR. VICTOR PONET"
 TO BE ERASED ON THE CORNER OF HOPE ST. AND PICO.
 LOS ANGELES.
 MORGAN WALLS AND MORGAN,
 ARCHITECTS.



HOPE ST. ELEVATION
SCALE 1/8" = 1'-0"

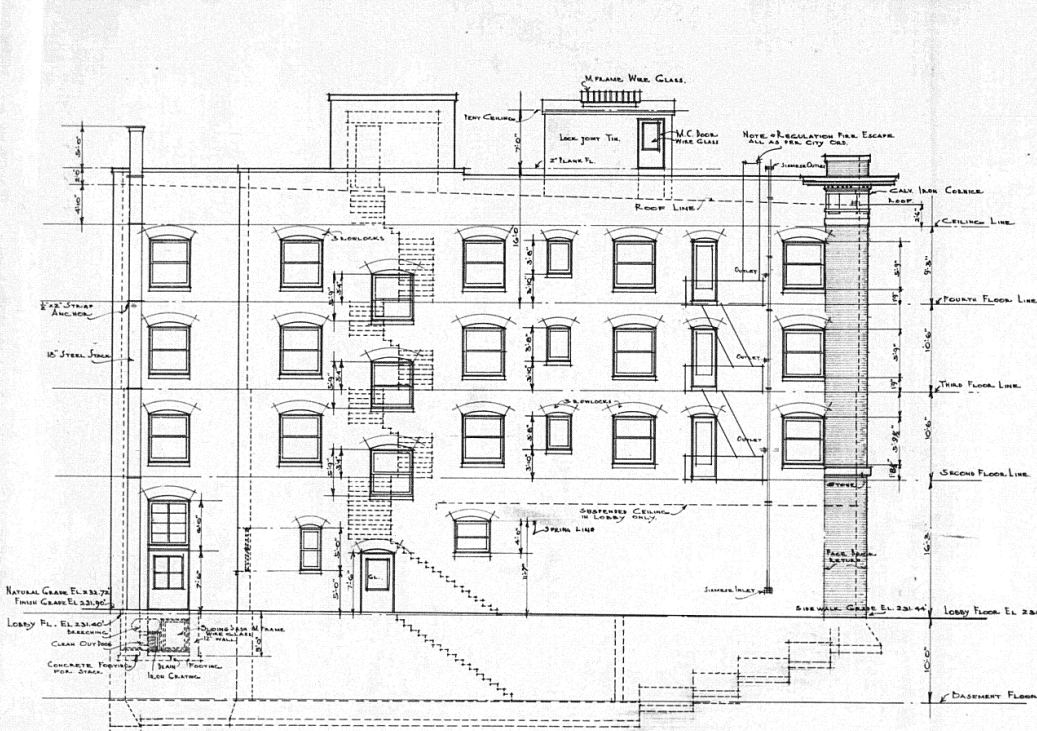


LONGITUDINAL SECTION
SCALE 1/8" = 1'-0"

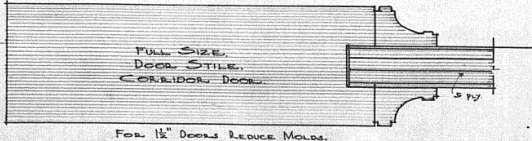
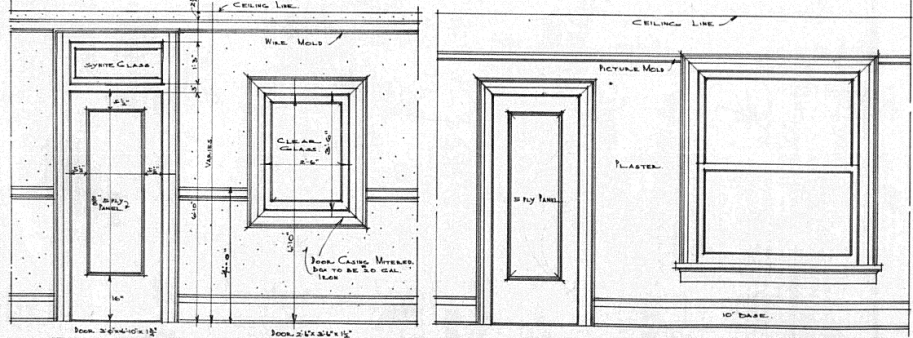
"A FOUR STORY HOTEL BLDG."

DESIGNED BY
MR. VICTOR JONET
TO BE ERECTED ON THE CORNER OF HOPE STREET & 1100
LANSING AVE. 2ND FLOOR

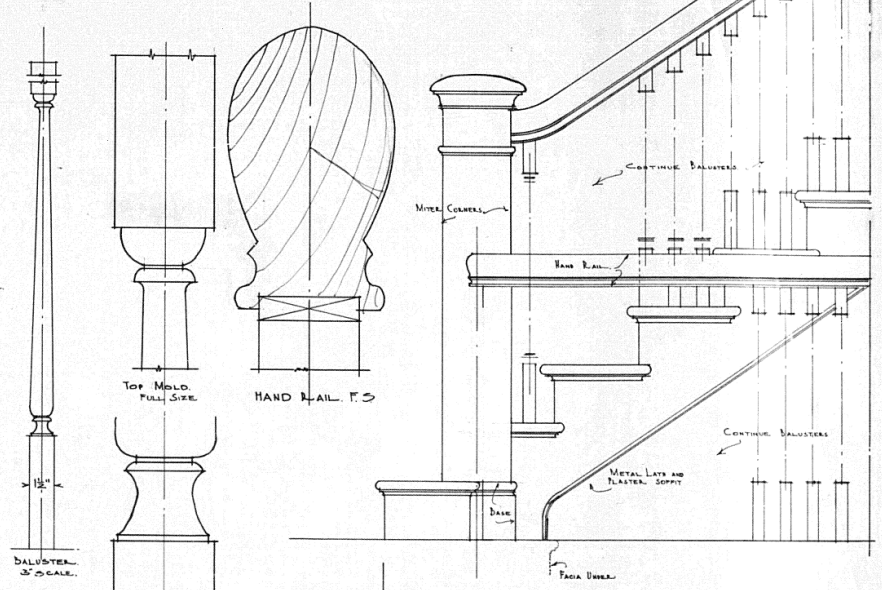
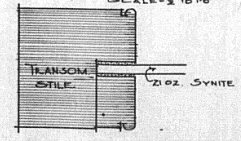
MORGAN WALLS AND MORGAN
ARCHITECTS
NO. 15



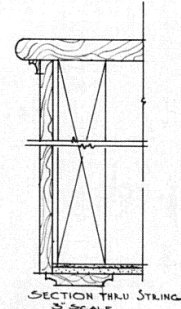
* YARD ELEVATION *
SCALE = 3/8" TO 1"
NOTE: ALL WOOD FINISHES IN THIS ELEVATION TO BE WOOD GRAINED WITH 3/4" CLEAR OIL.



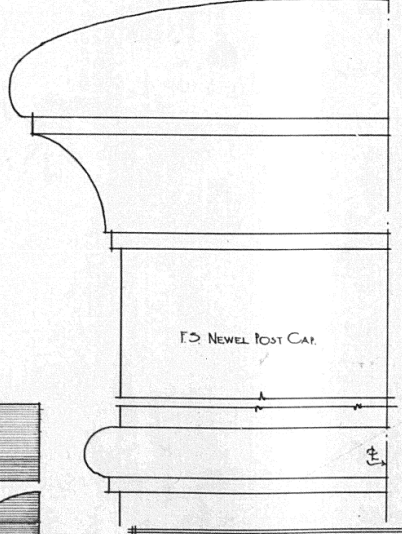
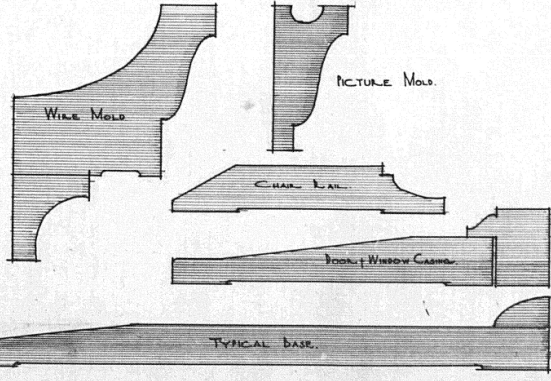
FOR 1 1/2\"/>



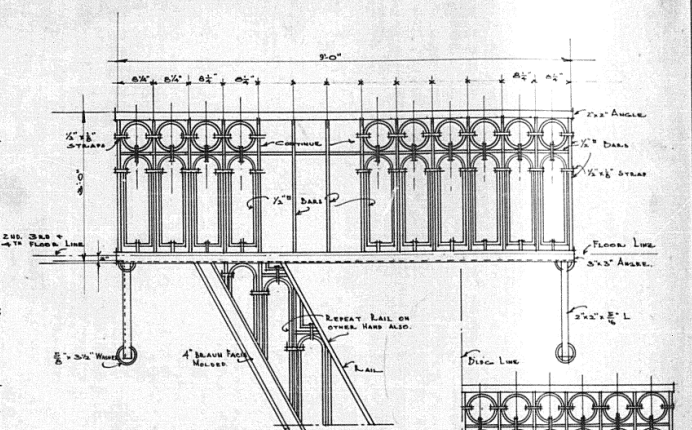
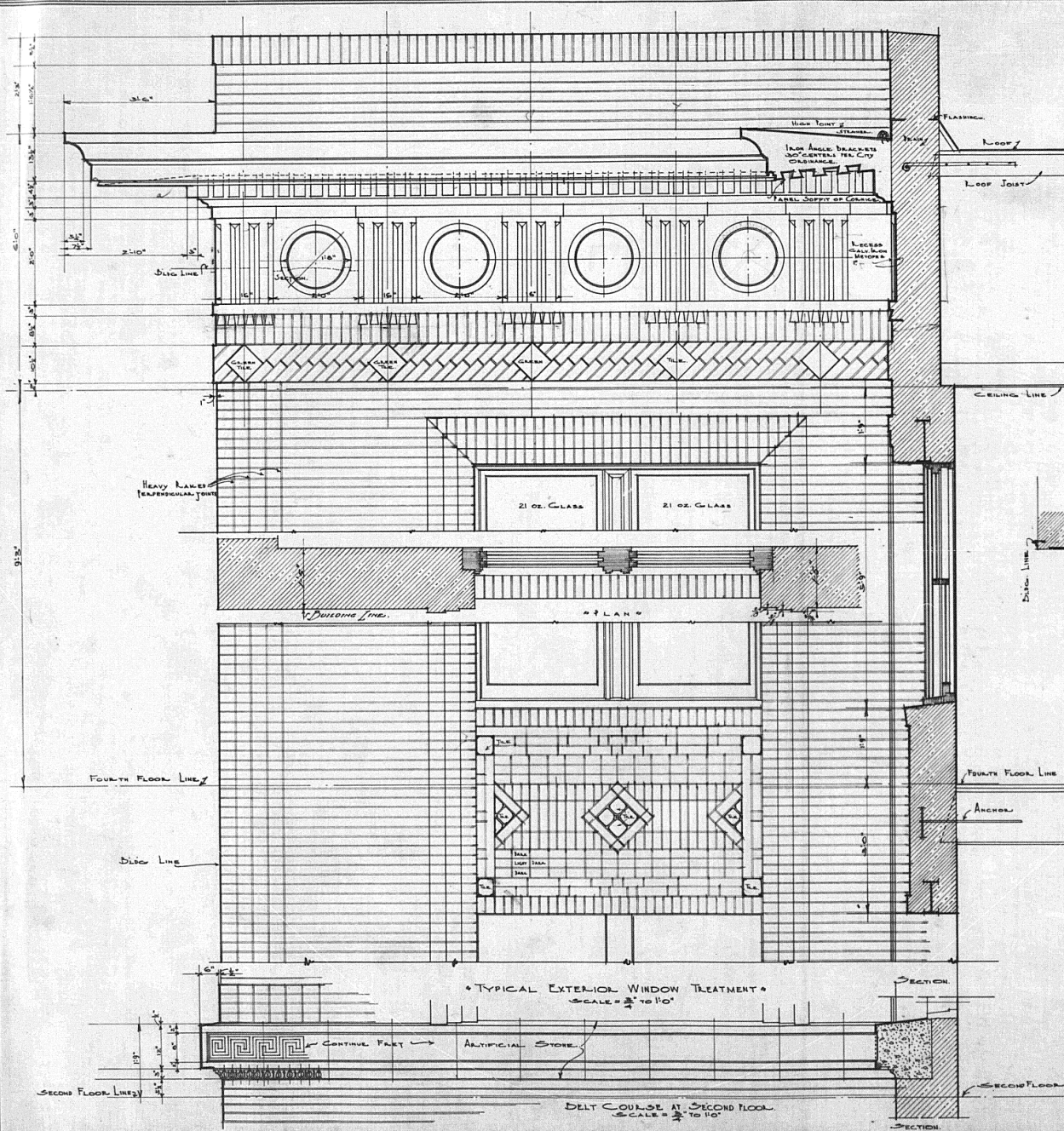
* ELEVATION OF TYPICAL STAIR RUN *
SCALE = 1/2\"/>



SCALE = 3/8\"/>

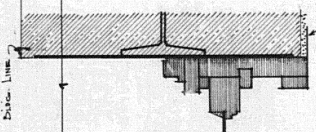


* A FOUR STORY HOTEL BLDG. *
BY
* MR. VICTOR BONE'S *
TO BE LOCATED ON THE CORNER OF BONE STREET & FIGO. *
LOS ANGELES *
DESIGNED BY
* MORGAN, WALKER AND SHERRILL *
* ARCHITECTS *
OCT 17 1910

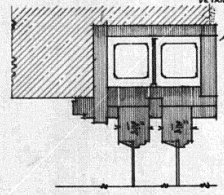


FRONT ELEVATION OF BALCONY,
SCALE = $\frac{1}{2}$ " TO 1"

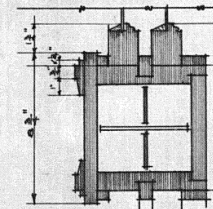
NOTE: FILL ESCAPE TO BE BUILT
IN ACCORDANCE WITH THE CITY ORDINANCE.
TYPICAL FOR TICO & HOME STS.



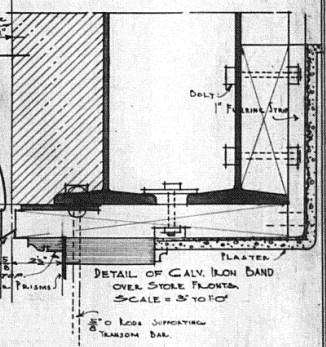
HEAD JAMB



MULLION JAMB

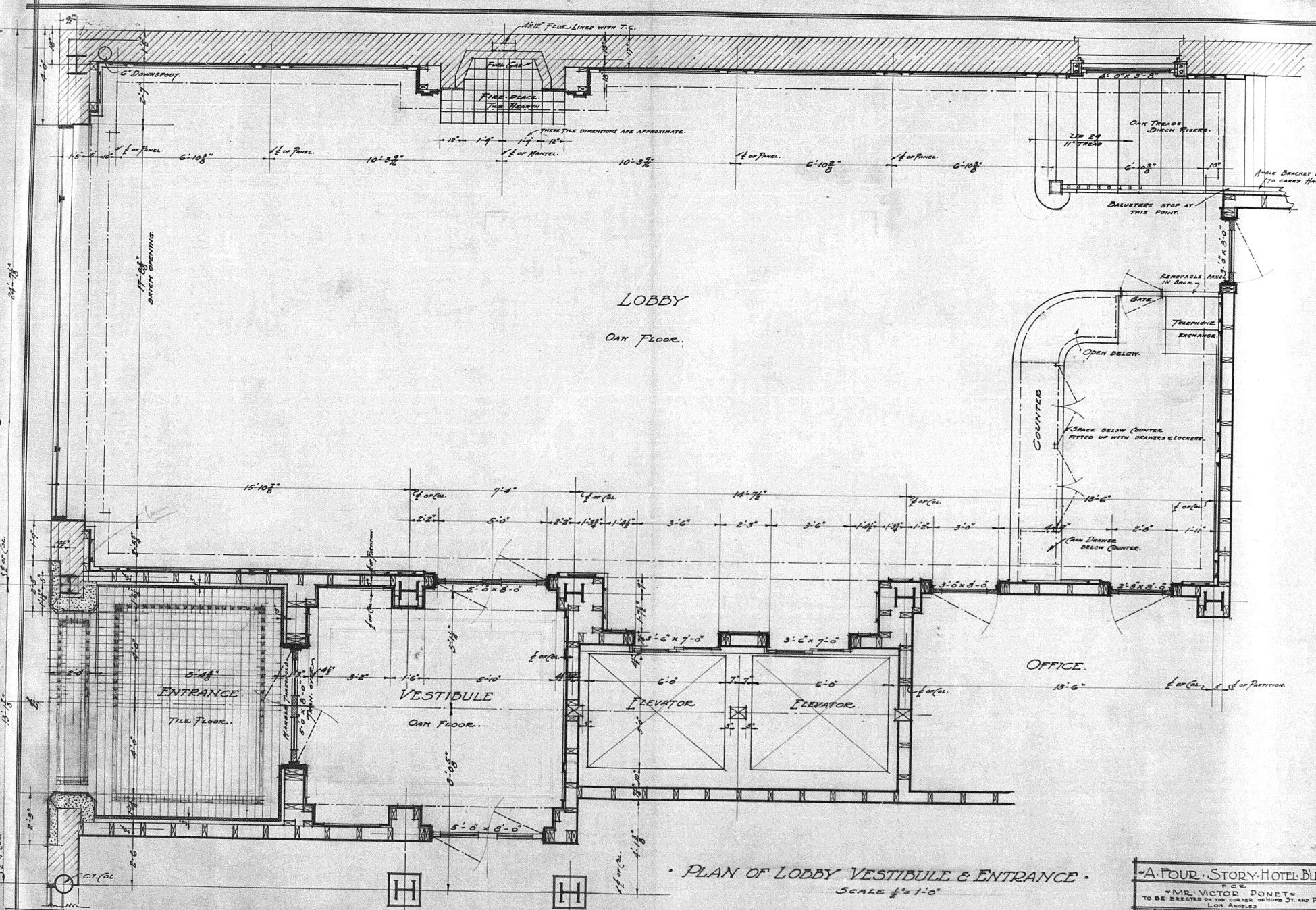


TYPICAL WINDOW
FRAME DETAILS
FOR TICO & HOME
STREET ELEVATIONS.
SCALE = $\frac{1}{2}$ " TO 1"



"A FOUR STORY HOTEL Dwg."

FOR MR.
MR. VICTOR HONEY &
TO BE ERIGED AT THE CORNER OF HIGH STREET & TICO
ST. ANGELES
MORGAN, WALLS AND MORGAN,
& ARCHITECTS
No. 15



LOBBY
OAK FLOOR.

ENTRANCE
TILE FLOOR.

VESTIBULE
OAK FLOOR.

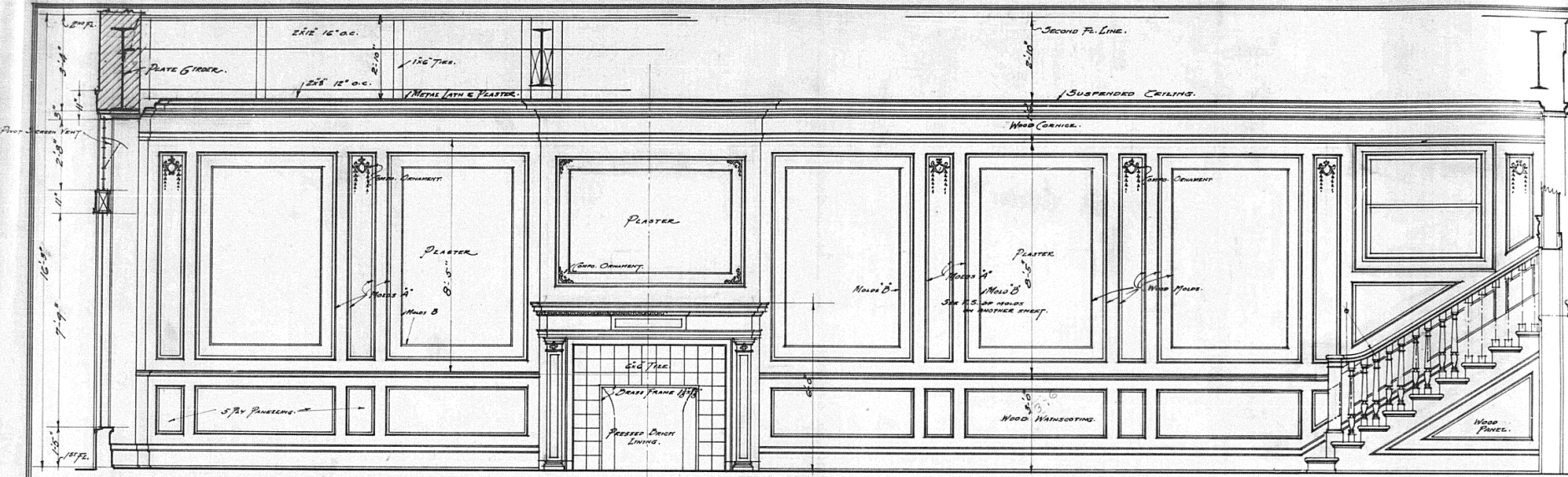
ELEVATOR

ELEVATOR

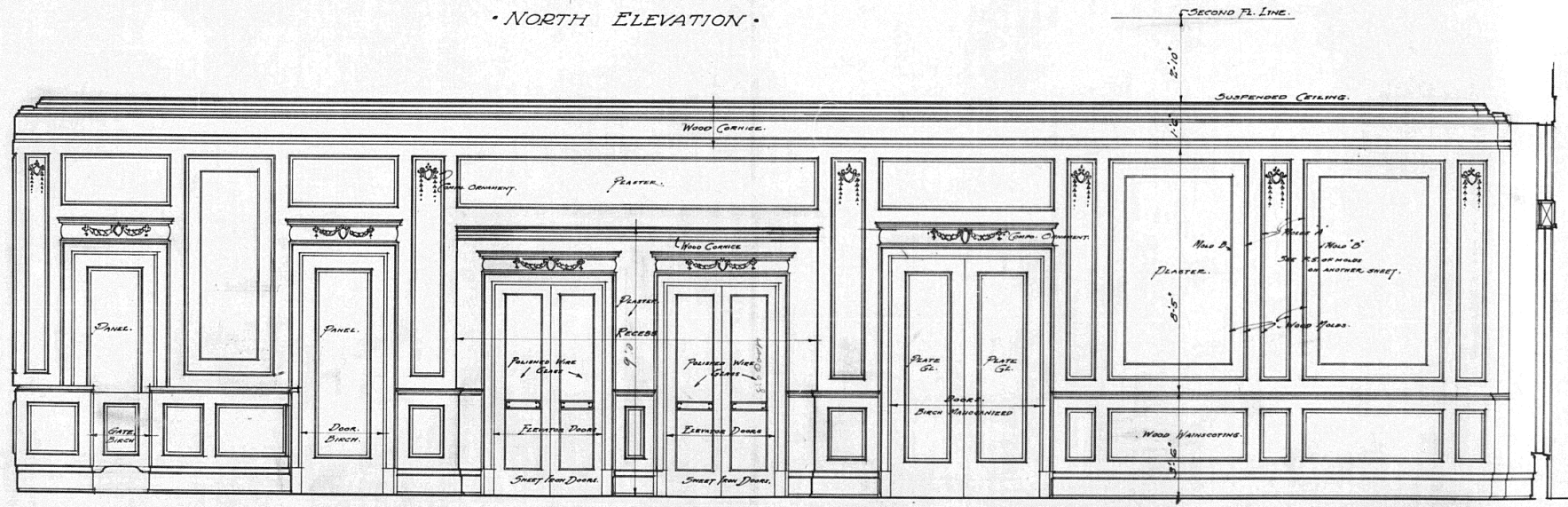
OFFICE
13'-6"

PLAN OF LOBBY VESTIBULE & ENTRANCE
SCALE 1/2" = 1'-0"

A. FOUR STORY HOTEL BLDG.
FOR
MR. VICTOR DONET
TO BE ERRECTED IN THE CORNER OF HOPE ST. AND P...
LOS ANGELES
MORGAN, WALLS AND MORGAN
ARCHITECTS

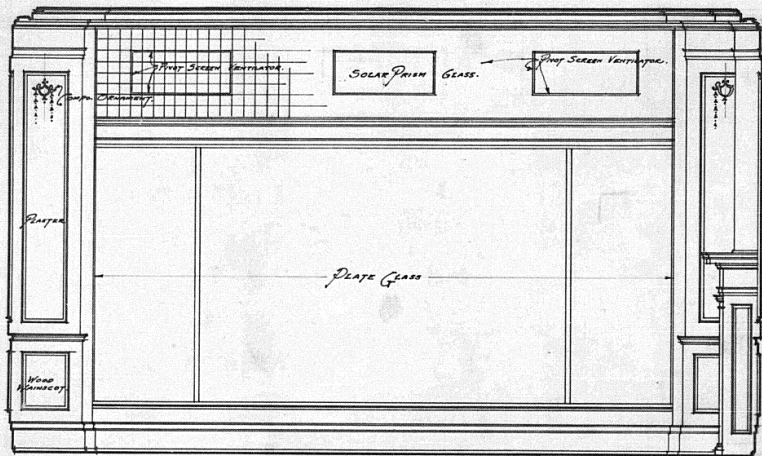


• NORTH ELEVATION •

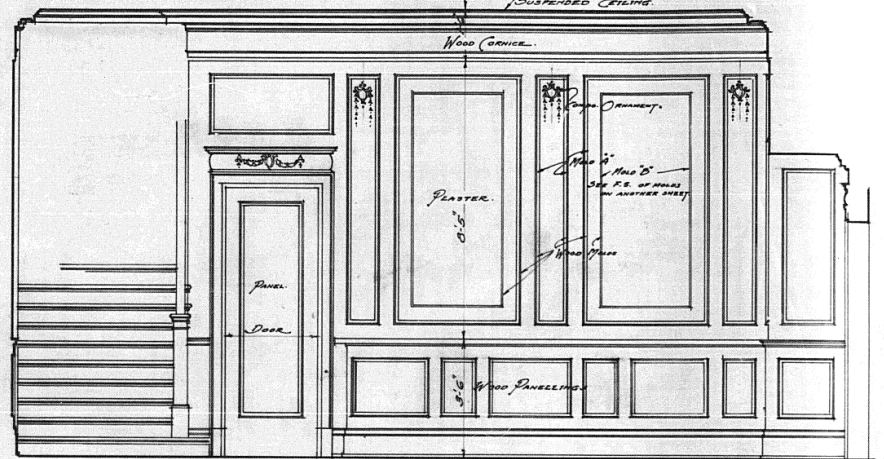


• SOUTH ELEVATION •

• SCALE DETAILS OF LOBBY •
SCALE 1/2" = 1 FOOT.

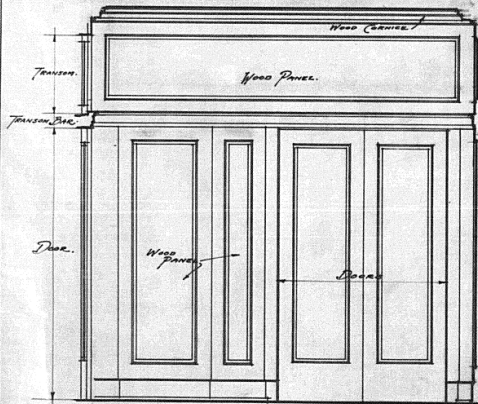


WEST ELEVATION

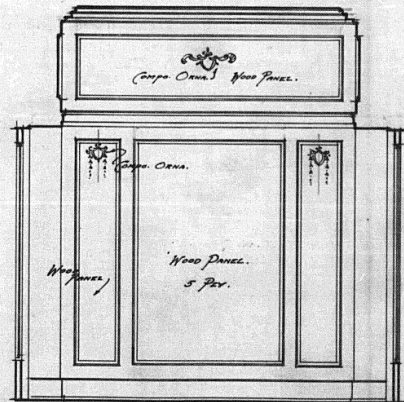


EAST ELEVATION

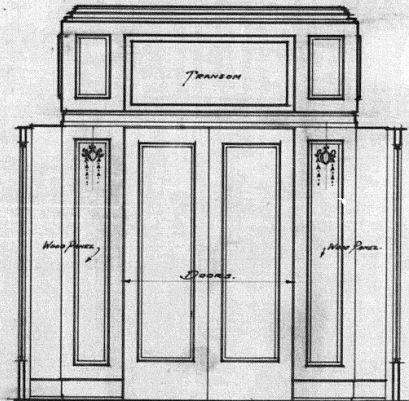
SCALE DETAILS OF LOBBY
SCALE 1/4" = 1'-0"



NORTH ELEVATION

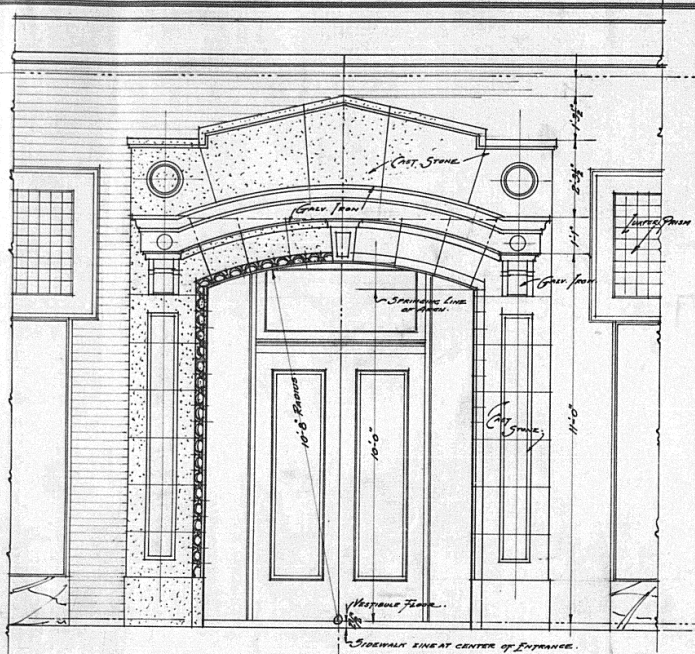


EAST ELEVATION

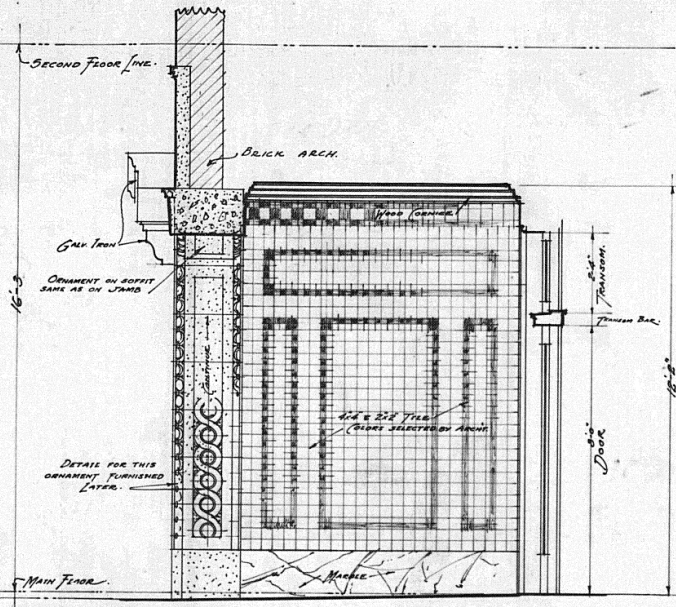


WEST ELEVATION

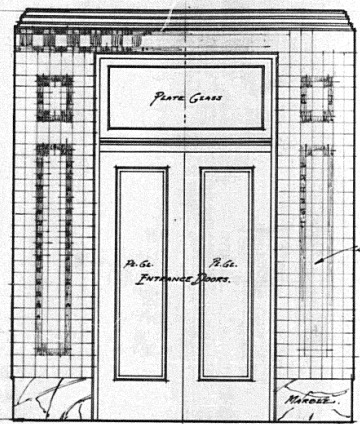
SCALE DETAILS OF VESTIBULE
SCALE 1/4" = 1'-0"



ELEVATION OF ENTRANCE

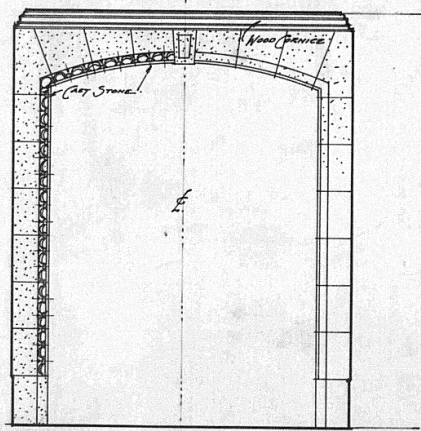


SECTION THRU ENTRANCE ON CENTER LINE.

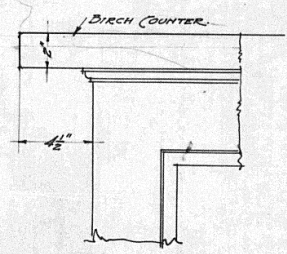


ELEVATION OF ENTRANCE DOOR.

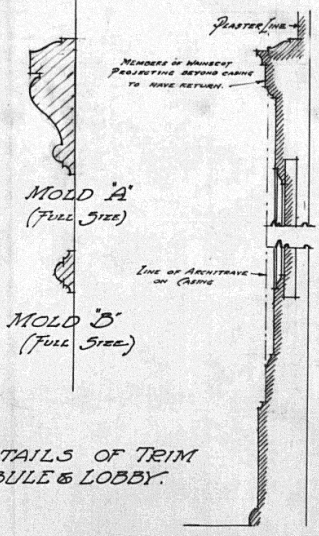
SCALE 1/2 INCH = 1 FOOT.



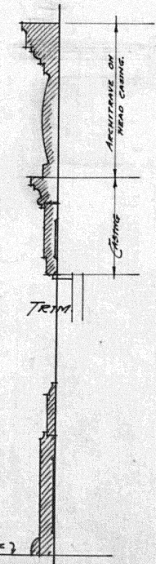
ELEVATION OF ENTRANCE
LOOKING TOWARD STREET.



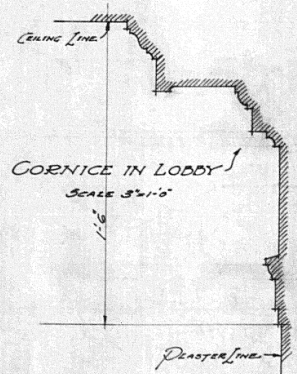
DETAIL OF PROJECTION
ON COUNTER.
SCALE 3\"/>



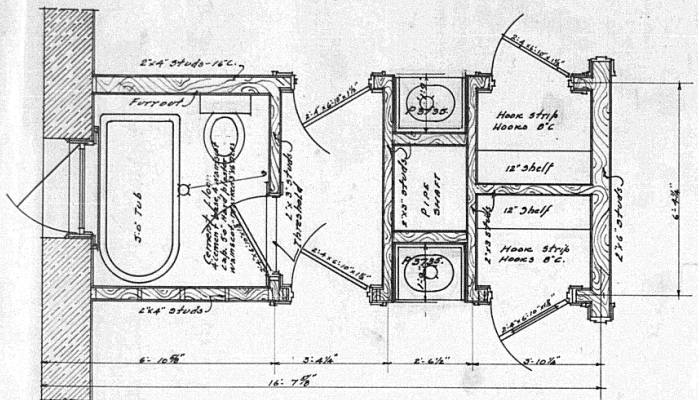
SCALE DETAILS OF TRIM
IN VESTIBULE & LOBBY.



WAINSCOTING CASE.
SCALE 3\"/>

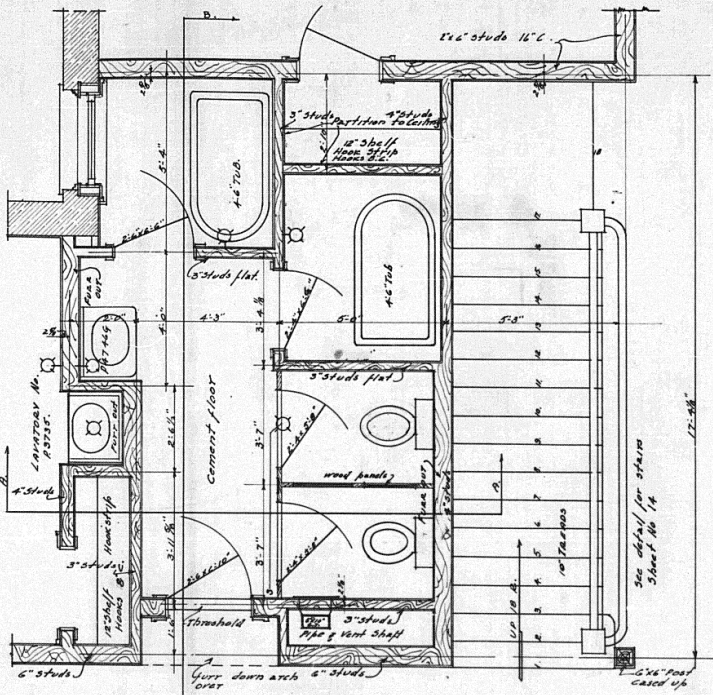


CORNICE IN LOBBY
SCALE 3\"/>

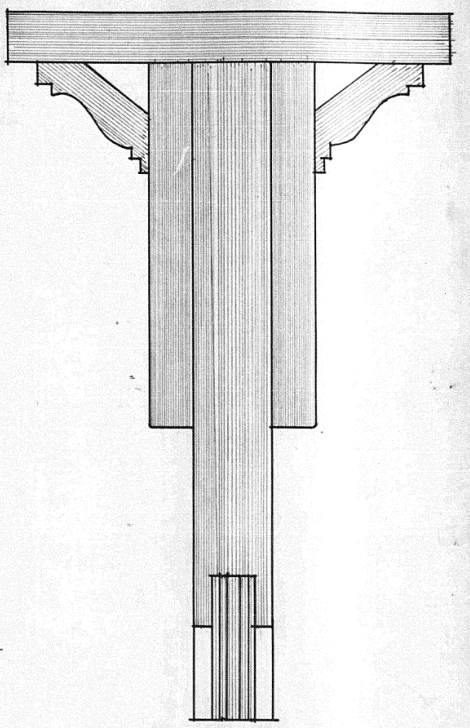


PLAN 2ND FLOOR
TYPICAL BATH ROOM

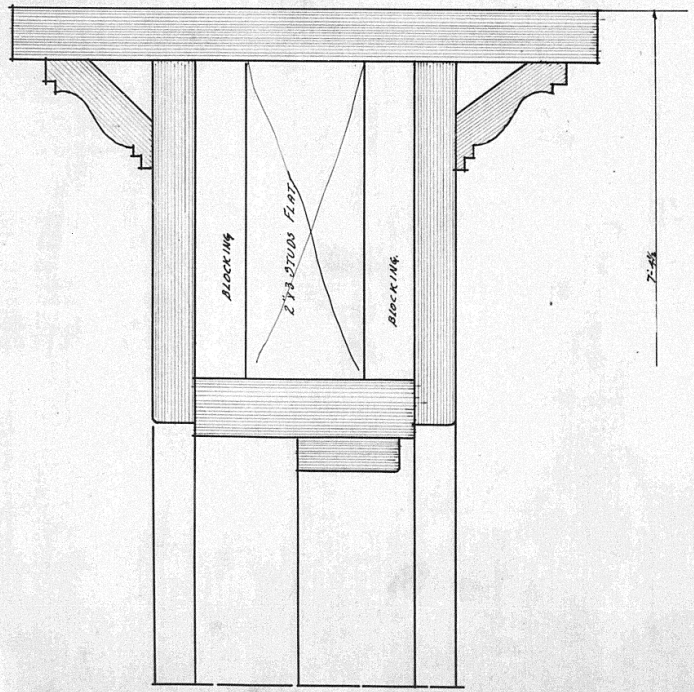
SCALE 1/8" = 1'-0"
THIS PLAN IS TYPICAL FOR 3 1/4" FL. EXCEPT 2x4 STUDS ON CORRIDOR PARTITION.



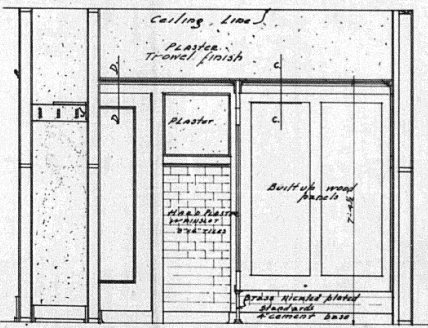
LADIES PUBLIC TOILET
SECOND FLOOR
SCALE 1/8" = 1'-0"



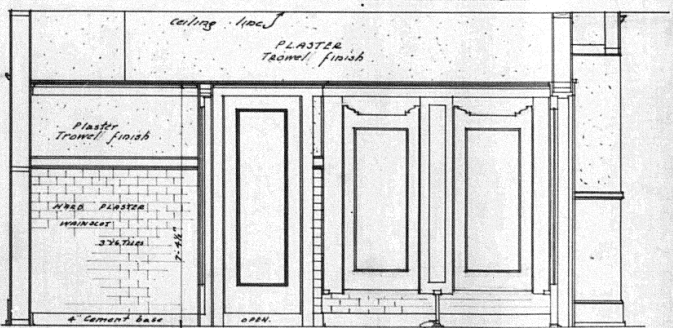
SECTION C.C.



SECTION D.D
FULL SIZE



SECTION A.A.
SCALE 1/8" = 1'-0"



SECTION D.D.
SCALE 1/8" = 1'-0"

TYPICAL TOILET FINISH
SCALE 1/8" = 1'-0"

A FOUR STORY HOTEL BLDG.
-MR. VICTOR PONET-
TO BE ERECTED ON THE CORNER OF HOPE STREET & PICO
LOS ANGELES
Made By
CLAY
PLANNED BY
MORGAN WALLS AND MORGAN
ARCHITECTS
NO 20

APPENDIX C – Permit History



BUILDING PERMIT HISTORY				
Permit Number	Date	Description	Architect/Builder	Owner
1913LA15893	12/11/1913	Hotel building with six stores	Morgan, Walls & Morgan/ F.O. Engstrum Company	Victor Ponet
1914LA21746	11/09/1914	Add partitions in stores	None Listed/ C.E. Christenson	Operator: G. J. Eastman
1915LA11040	07/16/1915	Alteration of storefront along Hope Street	None Listed/ Planing Mill Company	Victor Ponet
1936LA01208	01/16/1936	Add bathrooms to six rooms by utilizing portions of existing public toiled rooms, adding plaster partitions, cutting through doors in existing walls, adding electric lights, and ventilated forced draft system capable of changing air in each bathroom every 5 minutes	None Listed/Co. Wo. Miller	Montgomery Properties Ltd.
1936LA07252	03/30/1936	Plaster repair, elevator	None Listed/Glen Peck	Montgomery Properties Ltd.
1936LA07360	04/01/1936	Re-cover two awnings	None Listed/A. Hoegee & Son	Ray Thomas, Inc. (owner of store)
1939LA41391	10/20/1939	New roof	None Listed/Standard Roof Company	Montgomery Properties Ltd.
1941LA13876	06/06/1941	Recover entrance canopy	None Listed/A. Hoegee & Son	Morrison Hotel
1951LA17401	10/09/1951	Parapet altered	None Listed/Williams Waterproofing & Painting Company	Montgomery Properties Ltd.
1957LA89722	12/27/1957	Install wall sign	Gedregescd & Larson/ None Listed	Montgomery Management Company
1961LA90766	06/14/1961	Install new store front and change window to door opening	None Listed/Harry M. Lukens, Inc.	Montgomery Management Company
1974LA84544	02/04/1974	Comply with fire safety ordinance	Owner	Manuel Dorame
1977LA38789	01/24/1977	Install new non-bearing wall and door in lobby	Owner	Manuel Dorame
1978LA73355	11/16/1978	Repair fire damaged roof rafter and floor joists, ceiling joist, wall, etc.	To Be Selected	Manuel Dorame
1987LA62539	04/10/1987	Comply with Dorothy Mae Ordinance	None Listed/California Technology Systems Inc.	Rudy Ramos
1988LA89529	02/18/1988	Full compliance with Division 88	Owner	Rudy Ramos
1990LA59513	07/12/1990	New roof	None Listed/Jose N. Sosa	Morrison Hotel L.A.
1991LA74195	02/12/1997	Changing five windows with same size windows	Owner	Saeid Aminpour

APPENDIX D – CHRIS Records Search Results



Records Search Results					
	Address	APN	Year Built	HRI	SurveyLA
Project Site	1220 S. Hope Street	5139-022-003	1918	None	Not identified
	1224 S. Hope Street	5139-022-004	1918 circa	None	Not identified
	1230-40 S. Hope Street	5139-022-020	1918	None	Not identified
	1246-48 S. Hope Street/ 433-35 W. Pico Boulevard	5139-022-006	1914	None	3CS; 5S3
	427 W. Pico Boulevard	5139-022-021	n/a	None	Not identified
Study Area	400 W. Pico Boulevard	5134-017-006	1909	None	Not identified
	404-08 W. Pico Boulevard	5134-017-005	none	None	Not identified
	416-20 W. Pico Boulevard	5134-017-004	1923	None	Not identified
	415-17 W. Pico Boulevard	5139-002-018	2016	None	Not identified
	501-19 W. Pico Boulevard	5138-026-022	1913	None	Not identified
	1200 S. Hope Street	5139-022-001	1920	6Y	3CS; 5S3
	1210 S. Hope Street	5139-022-002	1919	None	Not identified
	1219-21 S. Hope Street	5138-026-023	1917	None	Not identified
	1223-25 S. Hope Street	5138-026-025	1938	None	3S; 3CS; 5S3
	1229 S. Hope Street	5138-026-010	1955	None	Not identified
	1233-35 S. Hope Street	5138-026-014	1920	None	Not identified
	1241 S. Hope Street	5138-026-026	1923	None	Not identified
	1245 S. Hope Street	5138-026-019	1920	None	Not identified
	1301 S. Hope Street	5134-011-030	1991	None	Not identified
	1306 S. Hope Street	5134-017-032	none	None	Not identified
	1201 S. Grand Avenue	5139-022-008	1931	None	3CS; 5S3
	1205-15 S. Grand Avenue	5139-022-009	1959	None	Not identified
	1221-25 S. Grand Avenue	5139-022-010	1919	None	3CS; 5S3
	1229 S. Grand Avenue	5139-022-011	1926	None	Not identified
	1235 S. Grand Avenue	5139-022-012	1938	None	Not identified
1241 S. Grand Avenue	5139-022-013	none	None	Not identified	

APPENDIX E – Entitlement Submittal

theMORRISON
1220-1246 SOUTH HOPE STREET &
427-435 WEST PICO BLVD
LOS ANGELES, CA 90015

REV DATE ISSUE

PROJECT #: 15200
DATE: 7/6/2018

COVER SHEET

G0.00
ENTITLEMENT SUBMITTAL



SHEET Index	
Sheet Number	Sheet Name
G0 - GENERAL	
G0.00	COVER SHEET
G0.05	PROJECT DATA
G0.11	RENDERING
G0.12	RENDERING
G0.13	RENDERING
G0.14	RENDERING
G0.15	RENDERING
G0.21	CONTEXT
G1.01	FLOOR AREA DIAGRAMS
G1.02	FLOOR AREA DIAGRAMS
G1.03	FLOOR AREA DIAGRAMS
G1.11	OPEN SPACE DIAGRAMS
O3 - LANDSCAPE	
L1.01	GROUND LEVEL PLAN
L1.02	LEVEL 2 PODIUM PLAN
L1.03	LEVEL 3 PLAN
L1.04	LEVEL 13 PLAN
L1.05	LEVEL 14 PLAN
L1.06	LEVEL 27 PLAN
L1.07	PLANTING PALETTE
L1.08	INSPIRATION IMAGES
O4 - ARCHITECTURAL	
A1.01	PLOT PLAN
A2.B3	FLOOR PLAN - LEVEL B3
A2.B2	FLOOR PLAN - LEVEL B2
A2.B1	FLOOR PLAN - LEVEL B1
A2.01	FLOOR PLAN - LEVEL 1
A2.02	FLOOR PLAN - LEVEL 2
A2.03	FLOOR PLAN - LEVEL 3
A2.04	FLOOR PLAN - LEVEL 4
A2.05	FLOOR PLAN - LEVELS 5 & 6
A2.07	FLOOR PLAN - LEVEL 7
A2.08	FLOOR PLAN - LEVEL 8
A2.09	FLOOR PLAN - LEVEL 9
A2.10	FLOOR PLAN - LEVELS 10 & 11
A2.12	FLOOR PLAN - LEVEL 12
A2.13	FLOOR PLAN - LEVEL 13
A2.14	FLOOR PLAN - LEVEL 14
A2.15	FLOOR PLAN - LEVEL 15-25
A2.26	FLOOR PLAN - LEVEL 26
A2.27	FLOOR PLAN - LEVEL 27
A3.01	WEST ELEVATION
A3.02	EAST ELEVATION
A3.03	NORTH ELEVATION
A3.04	SOUTH ELEVATION
A3.05	PASEO NORTH ELEVATION
A3.06	PASEO SOUTH ELEVATION
A3.11	E/W SECTION
A3.12	N/S SECTION
A3.13	N/S SECTIONS

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PROJECT INFORMATION																			
APPLICANT:	Morrison Hotel, LLC & Morrison Residential LLC 1605 N Cahuenga Blvd, Hollywood, CA 90028 323.466.1400																		
ARCHITECT:	Steinberg Hart 523 W 6th Street, Suite 245, Los Angeles, CA 90014 Contact: Simon Ha sha@steinberghart.com 213.629.0500																		
LANDSCAPE:	Hongjoo Kim Landscape Architects 714 W Olympic Blvd, Suite 700, Los Angeles, CA 9015 Contact: Hongjoo Kim hongjoo@hkjlaic.com 213.293.3474																		
CIVIL:	KPFF 700 S Flower Street, Suite 2100, Los Angeles, CA 90017 Contact: Chris Jones chris.jones@kpff.com 213.418.0201																		
SITE ADDRESS:	1220-1246 S Hope Street, Los Angeles, CA 90015 427-435 W Pico Blvd, Los Angeles, CA 90015 the Morrison Hotel and Residences																		
PROJECT NAME:																			
LEGAL DESCRIPTION :	Lot: 3, 4, 5, 6, & 7 Tract: 17683																		
	<table border="1"> <thead> <tr> <th>APN</th> <th>AREA*</th> <th>PER ZIMAS</th> </tr> </thead> <tbody> <tr> <td>513-9022-006</td> <td>14,120 SF</td> <td></td> </tr> <tr> <td>513-9022-021</td> <td>9,461 SF</td> <td></td> </tr> <tr> <td>513-9022-020</td> <td>15,592 SF</td> <td></td> </tr> <tr> <td>513-9022-003</td> <td>9,355 SF</td> <td></td> </tr> <tr> <td>513-9022-004</td> <td>7,797 SF</td> <td></td> </tr> </tbody> </table>	APN	AREA*	PER ZIMAS	513-9022-006	14,120 SF		513-9022-021	9,461 SF		513-9022-020	15,592 SF		513-9022-003	9,355 SF		513-9022-004	7,797 SF	
APN	AREA*	PER ZIMAS																	
513-9022-006	14,120 SF																		
513-9022-021	9,461 SF																		
513-9022-020	15,592 SF																		
513-9022-003	9,355 SF																		
513-9022-004	7,797 SF																		
TOTAL SITE AREA (GROSS):	56,325 SF																		
PROJECT DESCRIPTION	HOTEL ADAPTIVE REUSE EXISTING FOUR STORY BUILDING WITH ONE SUBTERRANEAN LEVEL FOURTEEN STORY HOTEL EXPANSION WITH ONE SUBTERRANEAN LEVEL TWENTY SEVEN STORY HOTEL AND RESIDENTIAL TOWER WITH THREE SUBTERRANEAN LEVELS																		
ZONING:	[Q]R5-4D-O																		
GENERAL PLAN DESIGNATION:	HIGH DENSITY RESIDENTIAL																		
PARKING DISTRICTS:	CENTRAL CITY PARKING DISTRICT DOWNTOWN PARKING DISTRICT																		
DENSITY ALLOWABLE:	Unlimited per ZI 2385																		
BUILDING HEIGHT ALLOWABLE:	Unlimited																		
YARD REQUIREMENTS:	None per ZI 2385																		
EXISTING HOTEL - EXISTING BUILDING HEIGHT	STORIES 4 STORIES ABOVE GRADE 1 STORY BELOW GRADE																		
BUILDING HEIGHT - T.O.R.	51'-7"																		
HOTEL EXPANSION - PROPOSED BUILDING HEIGHT	STORIES 14 STORIES ABOVE GRADE 1 STORY BELOW GRADE																		
BUILDING HEIGHT - T.O.R.	172'																		
HOTEL/RESI TOWER - PROPOSED BUILDING HEIGHT	STORIES 27 STORIES ABOVE GRADE 3 STORIES BELOW GRADE																		
BUILDING HEIGHT - T.O.R.	315'																		

FLOOR AREA ANALYSIS	
F.A.R. ALLOWED	7.5:1 With Redevelopment Plan Exemption
F.A.R. PROPOSED	7.5:1
FLOOR AREA ALLOWED:	6.0:1 337,950 SF 1.5:1 84,488 SF 7.5:1 422,438 SF With Central City Redevelopment Plan Exemption
PROPOSED FLOOR AREA (ZONING)	EXISTING HOTEL FLOOR AREA 46,626 SF HOTEL EXPANSION FLOOR AREA 102,706 SF HOTEL/RESI TOWER FLOOR AREA 273,106 SF TOTAL 422,438 SF
BUILDING FLOOR AREA BREAKDOWN (ZONING)	EXISTING HOTEL 36,966 SF HOTEL RESTAURANT 6,600 SF BAR/LOUNGE 3,060 SF TOTAL 46,626 SF
HOTEL EXPANSION	HOTEL 100,881 SF RETAIL 1,825 SF TOTAL 102,706 SF
HOTEL/RESI TOWER	HOTEL 104,707 SF RESIDENTIAL 160,933 SF RESTAURANT/RETAIL 7,466 SF TOTAL 273,106 SF

HOTEL GUEST ROOM MIX				
FLOOR	EXISTING HOTEL	HOTEL	HOTEL/RESI	
2	23	19	-	
3	23	19	20	
4	23	19	28	
5	-	20	28	
6	-	20	28	
7	-	24	28	
8	-	24	18	
9	-	24	-	
10	-	23	-	
11	-	23	-	
12	-	16	-	
TOTAL	69	231	150	

DWELLING UNIT MIX				
FLOOR	1BR	2BR	3BR (PH)	TOTAL
9	2	8	-	10
10	3	8	-	11
11	3	8	-	11
12	3	8	-	11
13	1	4	-	5
14	4	3	-	7
15	4	3	-	7
16	4	3	-	7
17	4	3	-	7
18	4	3	-	7
19	4	3	-	7
20	4	3	-	7
21	4	3	-	7
22	4	3	-	7
23	4	3	-	7
24	4	3	-	7
25	4	3	-	7
26	-	-	3	3
TOTAL	60	72	3	135

RESIDENTIAL OPEN SPACE	
HOTEL/RESI TOWER	
REQUIRED OPEN SPACE	
1 BEDROOM	100 sf/unit 6,000 SF
2 BEDROOM	125 sf/unit 9,000 SF
3 BEDROOM	175 sf/unit 525 SF
TOTAL	15,525 SF
PROVIDED OPEN SPACE	
COMMON OPEN SPACE (RECREATION ROOM*)	11,775 SF
PRIVATE OPEN SPACE (BALCONIES)	3,750 SF
TOTAL	15,525 SF
HOTEL/RESI TOWER	
LANDSCAPE PLANTING AREA REQUIRED	0 SF
LANDSCAPE PLANTING AREA PROVIDED	TBD
TREES REQUIRED (1 for every 4 units)	34 TREES
50% TO BE CANOPY TREES	
TREES PROVIDED	REQUIRED
50% TO BE CANOPY TREES	

* Recreation rooms do not require planting area.

FLOOR AREA - BY FLOOR	
PHASE 1	
EXISTING HOTEL - FLOOR AREA (ZONING)	
4th LEVEL	10,440 SF
3rd LEVEL	10,440 SF
2nd LEVEL	10,437 SF
GROUND LEVEL	11,745 SF
CONVERTED BASEMENT LEVEL	3,564 SF
TOTAL FLOOR AREA	46,626 SF
HOTEL EXPANSION - FLOOR AREA (ZONING)	
ROOF LEVEL	1,875 SF
13th LEVEL	6,627 SF
12th LEVEL	8,727 SF
11th LEVEL	8,727 SF
10th LEVEL	8,727 SF
9th LEVEL	8,727 SF
8th LEVEL	8,727 SF
7th LEVEL	8,727 SF
6th LEVEL	7,293 SF
5th LEVEL	7,293 SF
4th LEVEL	7,293 SF
3rd LEVEL	7,293 SF
2nd LEVEL	7,293 SF
GROUND LEVEL	4,812 SF
BASEMENT LEVEL	565 SF
TOTAL FLOOR AREA	102,706 SF
PHASE 1 TOTAL	149,332 SF
PHASE 2	
HOTEL/RESI TOWER - FLOOR AREA (ZONING)	
ROOF LEVEL	3,709 SF
26th LEVEL	7,205 SF
25th LEVEL	7,205 SF
24th LEVEL	7,205 SF
23rd LEVEL	7,205 SF
22nd LEVEL	7,205 SF
21st LEVEL	7,205 SF
20th LEVEL	7,205 SF
19th LEVEL	7,205 SF
18th LEVEL	7,205 SF
17th LEVEL	7,205 SF
16th LEVEL	7,205 SF
15th LEVEL	7,205 SF
14th LEVEL	7,205 SF
13th LEVEL	10,020 SF
12th LEVEL	13,114 SF
11th LEVEL	13,114 SF
10th LEVEL	13,114 SF
9th LEVEL	12,887 SF
8th LEVEL	12,930 SF
7th LEVEL	12,930 SF
6th LEVEL	12,930 SF
5th LEVEL	12,930 SF
4th LEVEL	12,930 SF
3rd LEVEL	12,930 SF
2nd LEVEL	21,396 SF
GROUND LEVEL	13,778 SF
BASEMENT LEVEL 1 - ELEVATOR LOBBY	243 SF
BASEMENT LEVEL 2 - ELEVATOR LOBBY	243 SF
BASEMENT LEVEL 3 - ELEVATOR LOBBY	243 SF
TOTAL FLOOR AREA	273,106 SF
PHASE 2 TOTAL	273,106 SF
TOTAL PROPOSED FLOOR AREA	422,438 SF

Table 1 - Code-Required Auto Parking

Land Use	Size	Parking Ratio	Parking Required
Existing Hotel			
Guest Rooms		No Parking Required per LAMC	None
Basement Bar and Lounge		§ 12.21.A.4.x	
Hotel Expansion			
Guest Rooms	231 rooms	1 space per 2 guest rooms, first 20 guest rooms 1 space per 4 guest rooms, second 20 guest rooms 1 space per 6 guest rooms, all remaining guest rooms	47 spaces
Retail	1,825 SF	1 space per 1,000 SF	2 spaces
Amenity Terrace (covered)	1,433 SF	1 space per 1,000 SF	1 spaces
Meeting Space	5,965 SF	1 space per 1,000 SF	6 spaces
Hotel/Resi Tower			
Guest Rooms	150 rooms	1 space per 2 guest rooms, first 20 guest rooms 1 space per 4 guest rooms, second 20 guest rooms 1 space per 6 guest rooms, all remaining guest rooms	33 spaces
Dwelling Units	1-Bedroom: 60 units 2-Bedroom: 72 units 3-Bedroom: 3 units	1 space per dwelling unit less than three habitable rooms; 1.25 space per dwelling unit equal to or greater than three habitable rooms	154 spaces
Amenity Space/Club Room	14,497	1 space per 1,000 SF	14
Restaurant / Retail	7,466 SF	1 space per 1,000 SF	7
Ballroom / Event Space	6,855 SF	1 space per 100 SF	69
Meeting Space	1,232 SF	1 space per 1,000 SF	1
TOTAL REQUIRED PARKING			334

Table 2 - Total Parking with Reductions

Land Use	Code-Required Parking	20-Percent Reduction	Revised Parking Subtotal	Bicycle Replacement	Revised Parking Total
Non-Residential	100 spaces	-20 spaces (20%)	80 spaces	-24 spaces (30%)	56
Residential	234 spaces	-47 spaces (20%)	187 spaces	-28 spaces (15%)	159
Total Required	334 spaces	-67 spaces	267 spaces	-52 spaces	215 spaces

Table 3 - Code Required Bicycle Parking (excluding Morrison Hotel)

Use	Size	Parking Ratio	Parking Required
Commercial			
Amenity Space/Club Room	14,497	1 ST per 10,000 SF 1 LT per 10,000 SF	2 ST 2 LT
Restaurant/Retail	10,724	1 ST per 2,000 SF 1 LT per 2,000 SF	5 ST 5 LT
Meeting Space	7,197	1 ST per 10,000 SF 1 LT per 10,000 SF	2 ST 2 LT
Ballroom	6,855	1 ST per 350 SF 1 LT per 700 SF	20 ST 10 LT
Residential			
Guest Rooms	381 guest rooms	1 ST per 10 guest rooms 1 LT per 10 guest rooms	38 ST 38 LT
Dwelling Units	1-25 Units	1 ST per 10 dwelling units 1 LT per 1 dwelling unit	2 ST 25 LT
	26-100	1 ST per 15 dwelling units 1 LT per 1.5 dwelling units	5 ST 50 LT
	101-200	1 ST per 20 dwelling units 1 LT per 2 dwelling units	2 ST 17 LT
Subtotal ST Required			76 ST
Subtotal LT Required			149 LT
Subtotal Bicycle Parking Required (combined)			225 spaces total

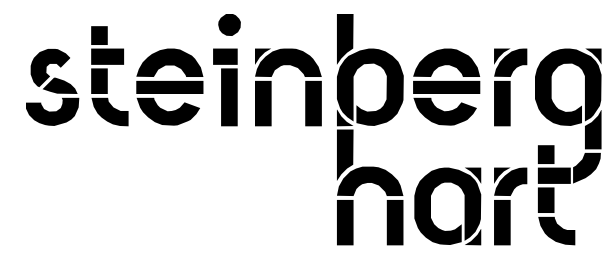
Table 4 - Bicycle Parking Replacement

Auto Spaces to Replace	Replacement Ratio	Bicycle Spaces Required	Code Required Bicycle Parking Provided	Additional Bicycle Parking Spaces Required
52 auto spaces	1 auto space per 4 bicycle spaces	208 spaces	225 spaces	0 spaces

AUTOMOBILE PARKING SPACE BREAKDOWN

(12.21 A(5)(c.))	
STANDARD SPACE REQUIREMENTS	
DWELLING UNIT REQUIREMENT W/ DEDUCTIONS	
(ALL REQUIRED SPACES TO BE STANDARD)	
DWELLING SPACE REQUIREMENT TOTAL	105 SPACES
DWELLING STANDARD REQUIRED	105 SPACES
NON-DWELLING REQUIREMENT W/ DEDUCTIONS	
(40% MAXIMUM PERMITTED TO BE COMPACT)	
NON-DWELLING SPACE REQUIREMENT TOTAL	110 SPACES
NON-DWELLING STANDARD REQUIRED	66 SPACES
NON-DWELLING COMPACT PERMITTED	44 SPACES
REQUIRED	
STANDARD SPACES REQUIRED TOTAL	171 SPACES
COMPACT SPACES PERMITTED	44 SPACES
TOTAL	215 SPACES
PROVIDED	
STANDARD SPACES PROVIDED	178 SPACES
COMPACT SPACES PROVIDED	37 SPACES
TOTAL	215 SPACES
AUTOMOBILE ACCESSIBLE PARKING SPACES	
RESIDENCES ACCESSIBLE SPACES (2% OF SPACES)	2 SPACES
NON RES & HOTEL ACCESSIBLE SPACES	3 SPACES
(5:1 TO 75 SPACES = 3)	
TOTAL ACCESSIBLE SPACES	5 SPACES
VAN ACCESSIBLE SPACES (INCLUDED IN TOTAL)	2 SPACES

*ACCESSIBLE STALL COUNTS CALCULATED AFTER REDUCTIONS.



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APPLICANT
Morrison Hotel, LLC & Morrison Residential LLC
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Los Angeles, CA 90028

OWNER
Morrison Hotel, LLC & Morrison Residential LLC
1605 N. Cahuenga Blvd.
Los Angeles, CA 90028

theMORRISON

1220-1246 SOUTH HOPE STREET &
427-435 WEST PICO BLVD
LOS ANGELES, CA 90015

REV DATE ISSUE

PROJECT #: 15200
DATE: 7/6/2018

PROJECT DATA

GO.05
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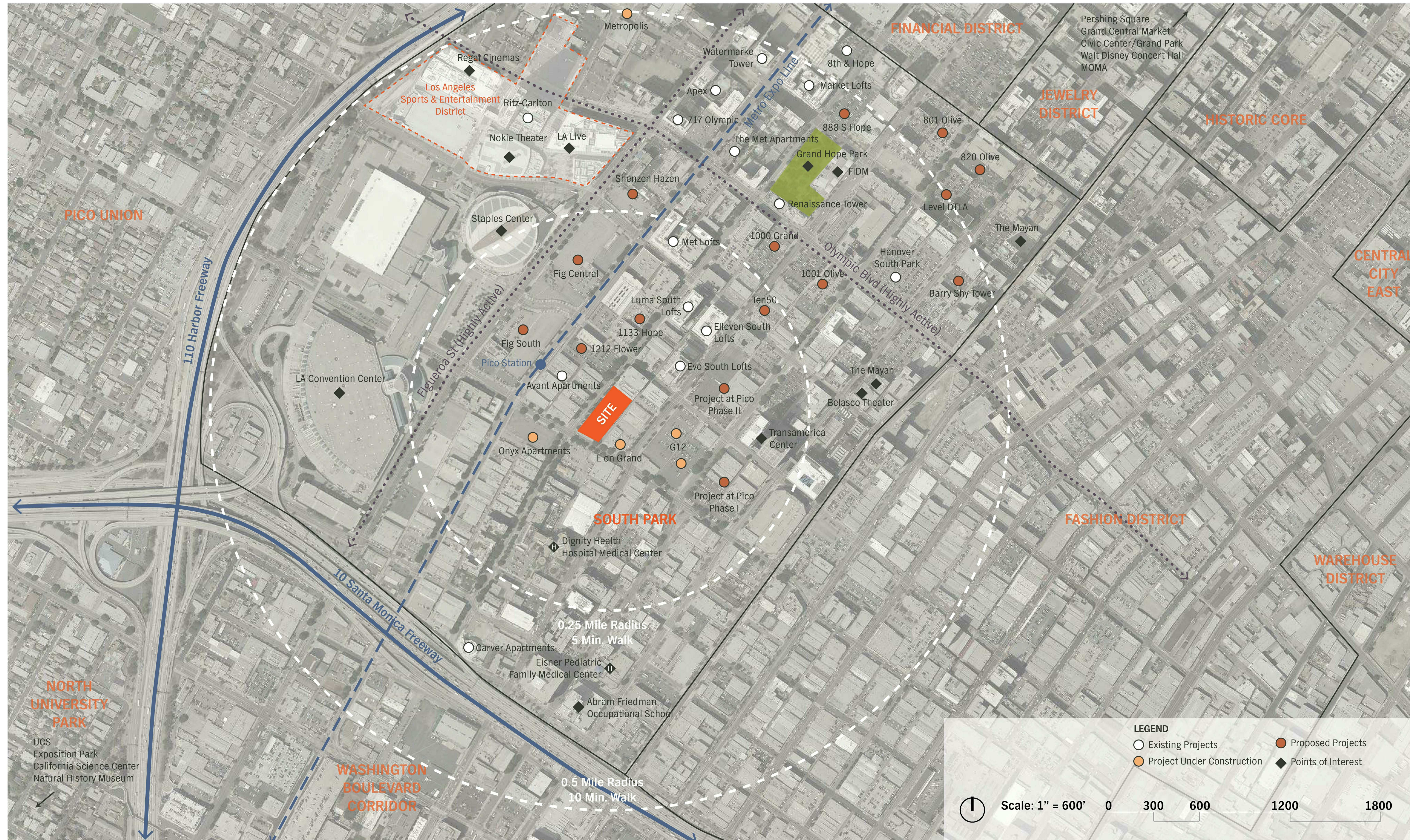
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DATE: 7/6/2018

CONTEXT

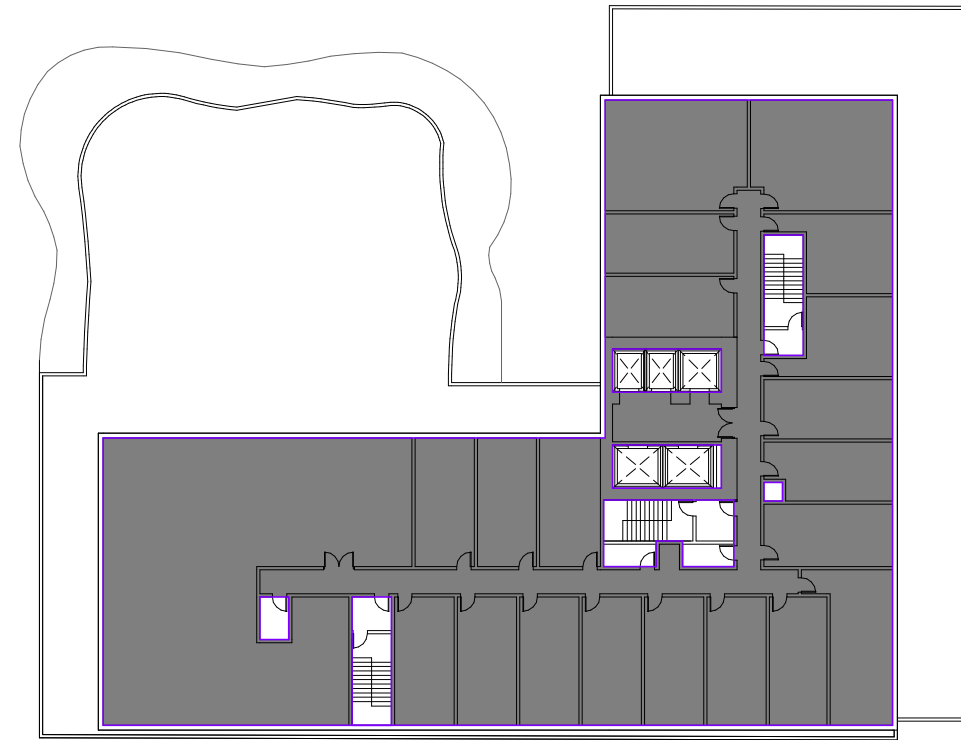
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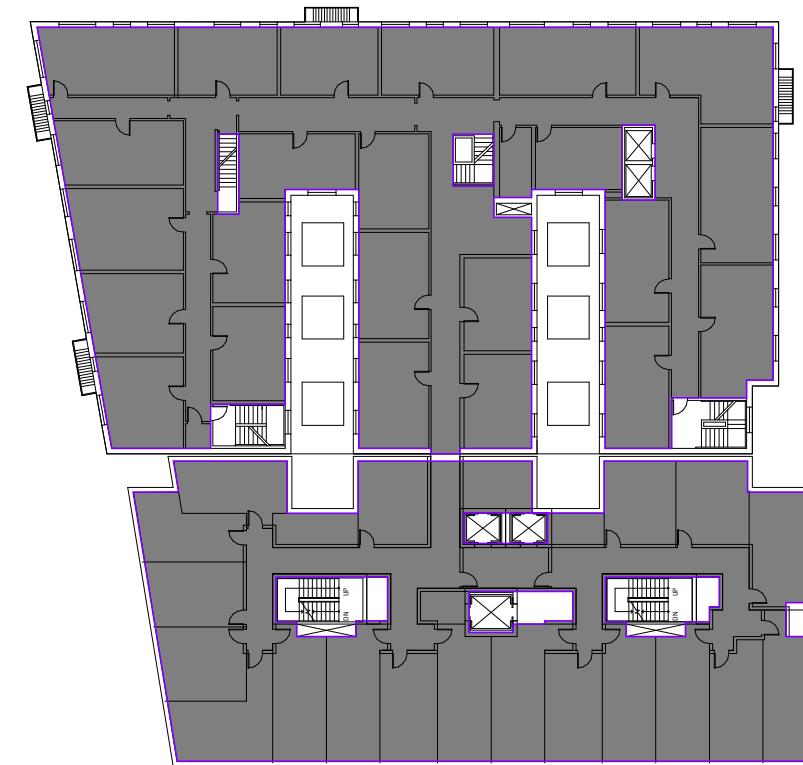
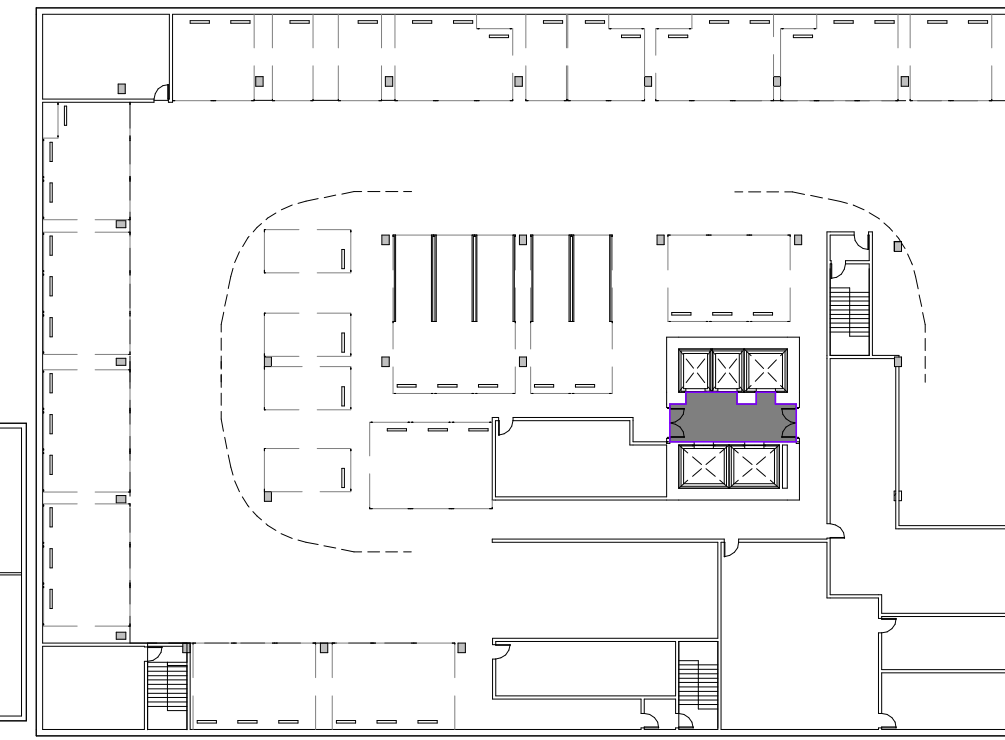
LEVEL 03

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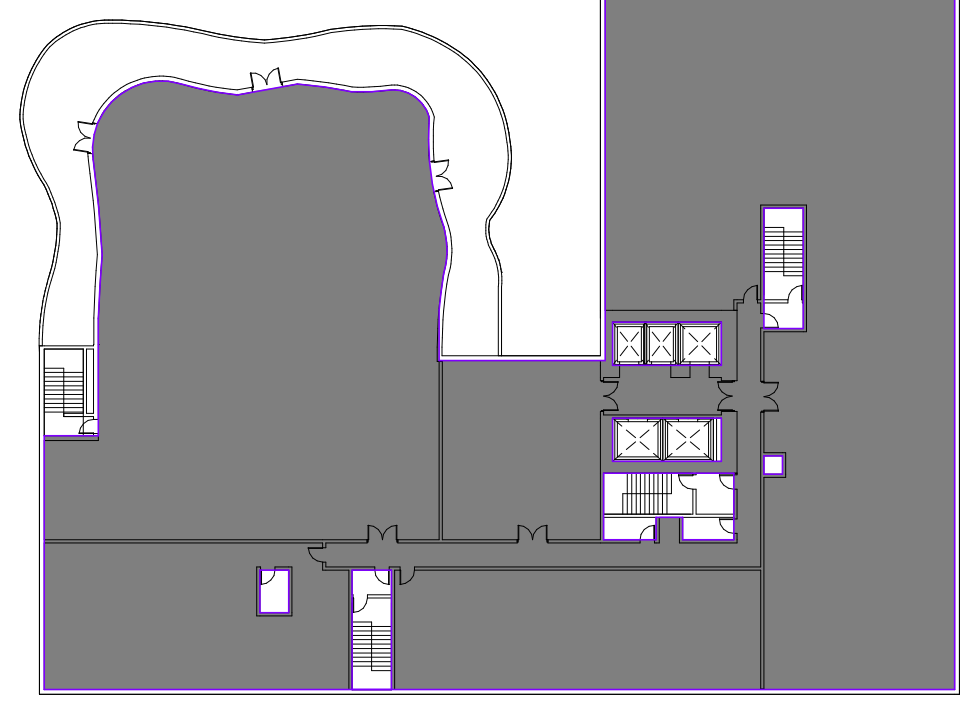
LEVEL B1

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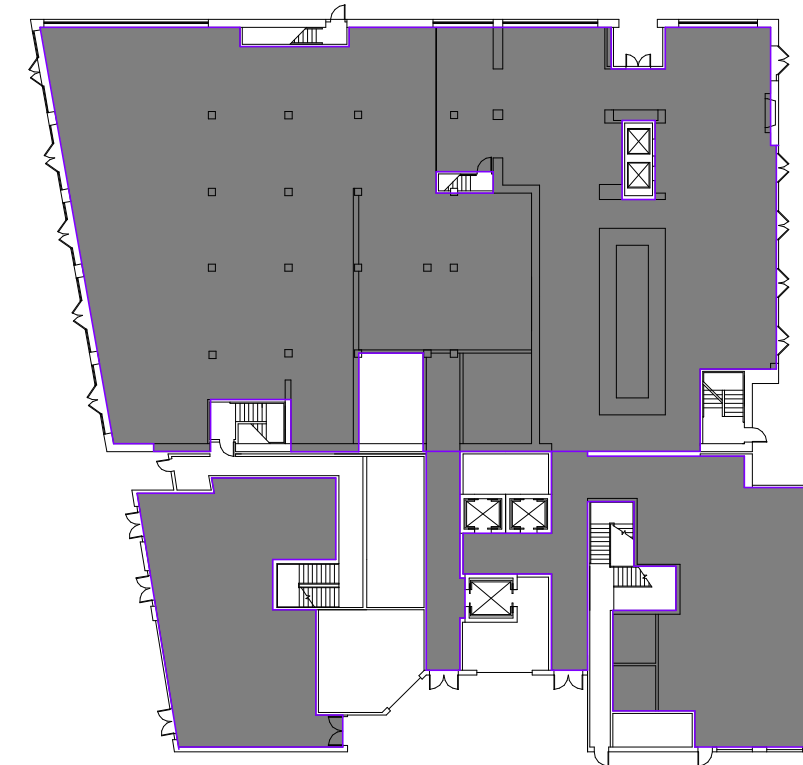
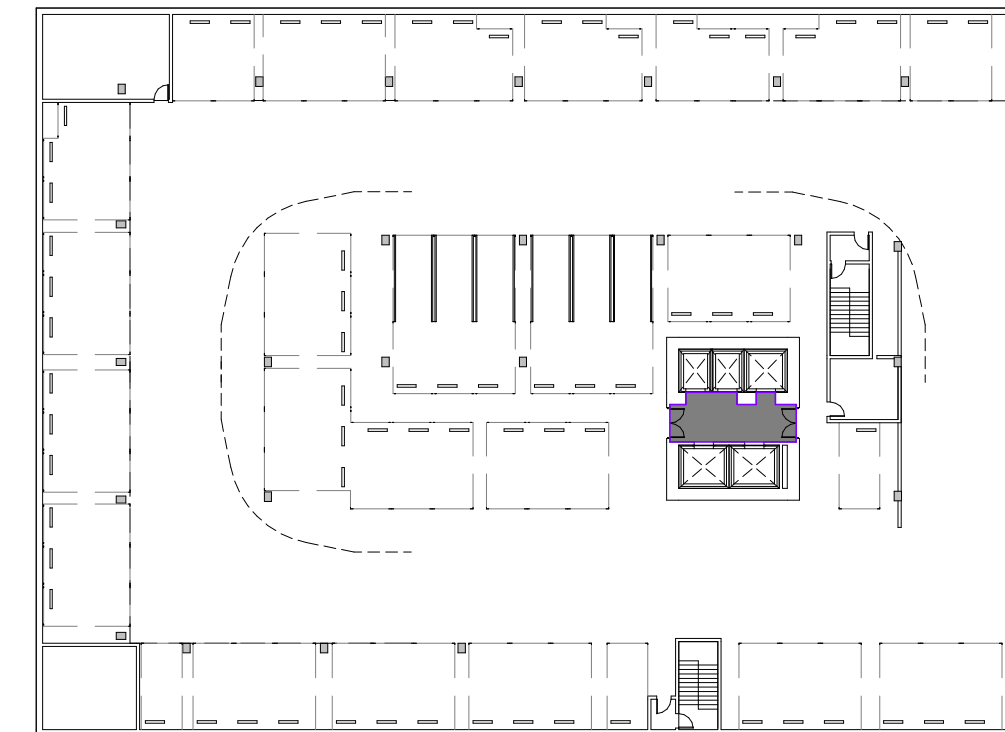
LEVEL 02

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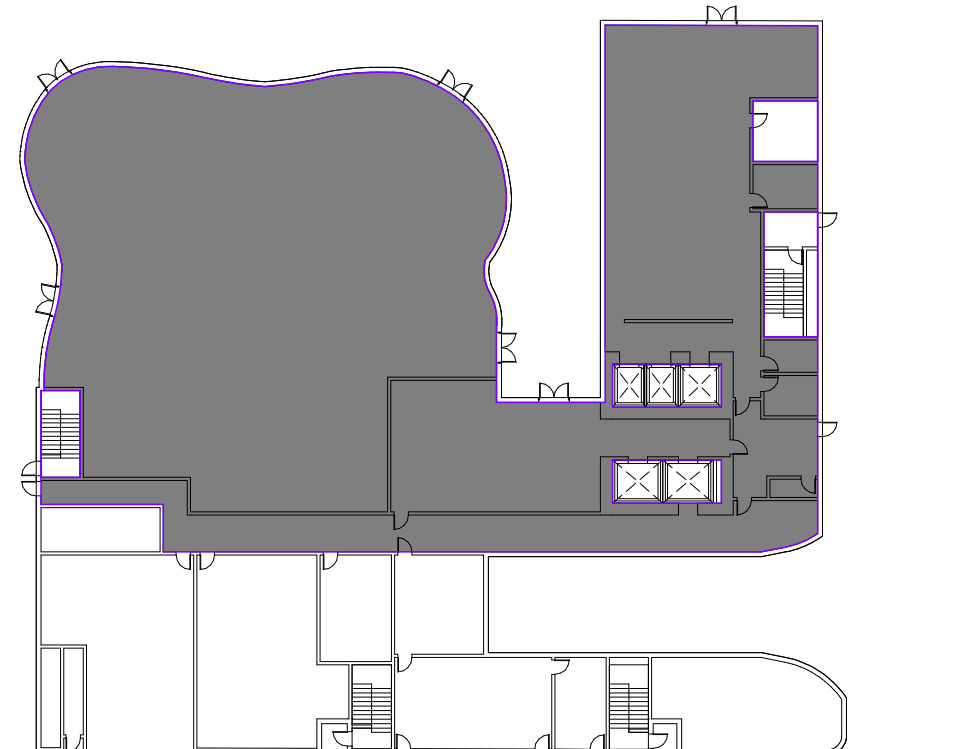
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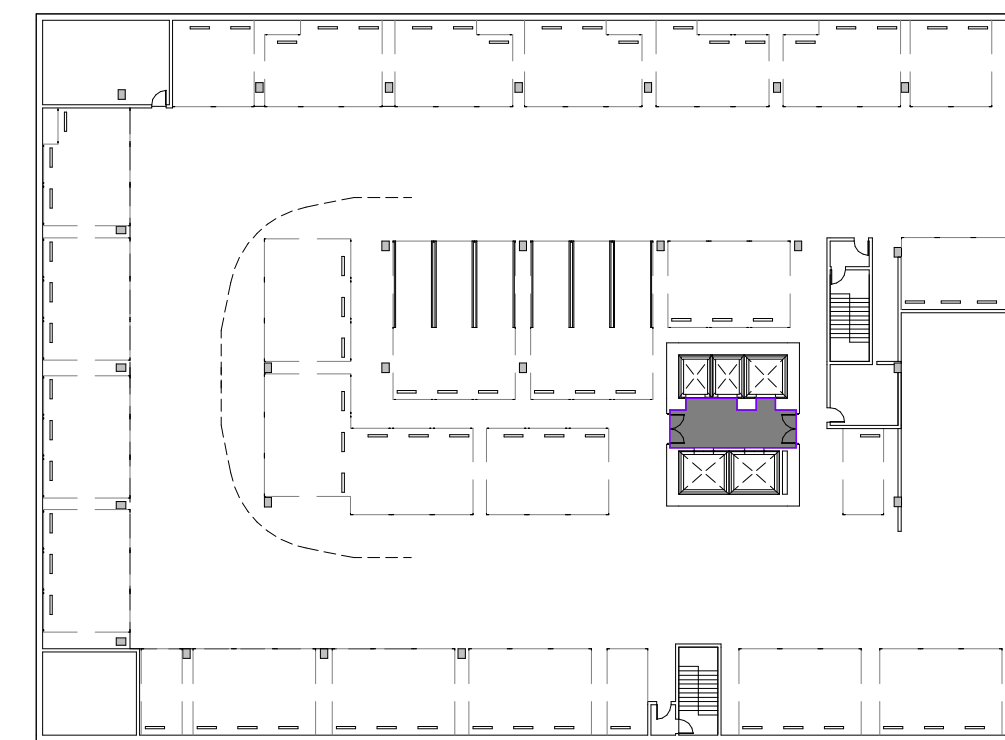
LEVEL 01

SCALE: 1" = 40'-0"



LEVEL B3

SCALE: 1" = 40'-0"



FLOOR AREA - BY FLOOR	
PHASE 1	
EXISTING HOTEL - FLOOR AREA (ZONING)	
4th LEVEL	10,440 SF
3rd LEVEL	10,440 SF
2nd LEVEL	10,437 SF
GROUND LEVEL	11,745 SF
CONVERTED BASEMENT LEVEL	3,564 SF
TOTAL FLOOR AREA	46,626 SF
HOTEL EXPANSION - FLOOR AREA (ZONING)	
ROOF LEVEL	1,875 SF
13th LEVEL	6,627 SF
12th LEVEL	8,727 SF
11th LEVEL	8,727 SF
10th LEVEL	8,727 SF
9th LEVEL	8,727 SF
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5th LEVEL	7,293 SF
4th LEVEL	7,293 SF
3rd LEVEL	7,293 SF
2nd LEVEL	7,293 SF
GROUND LEVEL	4,812 SF
BASEMENT LEVEL	565 SF
TOTAL FLOOR AREA	102,706 SF
PHASE 1 TOTAL	149,332 SF
PHASE 2	
HOTEL/RESI TOWER - FLOOR AREA (ZONING)	
ROOF LEVEL	3,709 SF
26th LEVEL	7,205 SF
25th LEVEL	7,205 SF
24th LEVEL	7,205 SF
23rd LEVEL	7,205 SF
22nd LEVEL	7,205 SF
21st LEVEL	7,205 SF
20th LEVEL	7,205 SF
19th LEVEL	7,205 SF
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3rd LEVEL	12,930 SF
2nd LEVEL	21,396 SF
GROUND LEVEL	13,778 SF
BASEMENT LEVEL 1 - ELEVATOR LOBBY	243 SF
BASEMENT LEVEL 2 - ELEVATOR LOBBY	243 SF
BASEMENT LEVEL 3 - ELEVATOR LOBBY	243 SF
TOTAL FLOOR AREA	273,106 SF
PHASE 2 TOTAL	273,106 SF
TOTAL PROPOSED FLOOR AREA	422,438 SF

PROPOSED ZONING FLOOR AREA: 422,438 SF

PERMITTED ZONING FLOOR AREA: 422,438 SF

*FLOOR AREA DEFINITION PROVIDED IN SECTION 12.03. DEFINITIONS IN THE LOS ANGELES PLANNING AND ZONING CODE

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DATE: 7/6/2018

FLOOR AREA DIAGRAMS

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LEVELS 10 & 11

SCALE: 1" = 40'-0"



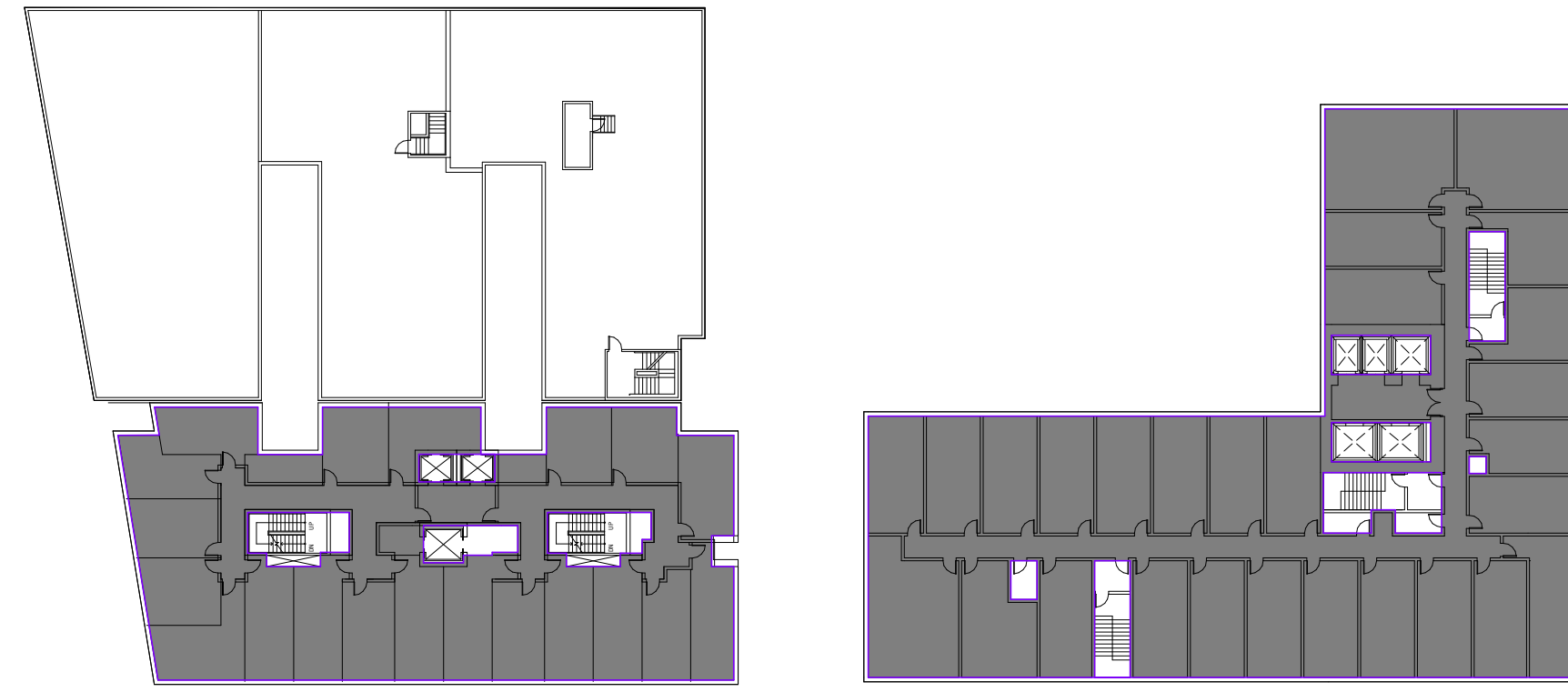
LEVEL 7

SCALE: 1" = 40'-0"



LEVEL 9

SCALE: 1" = 40'-0"



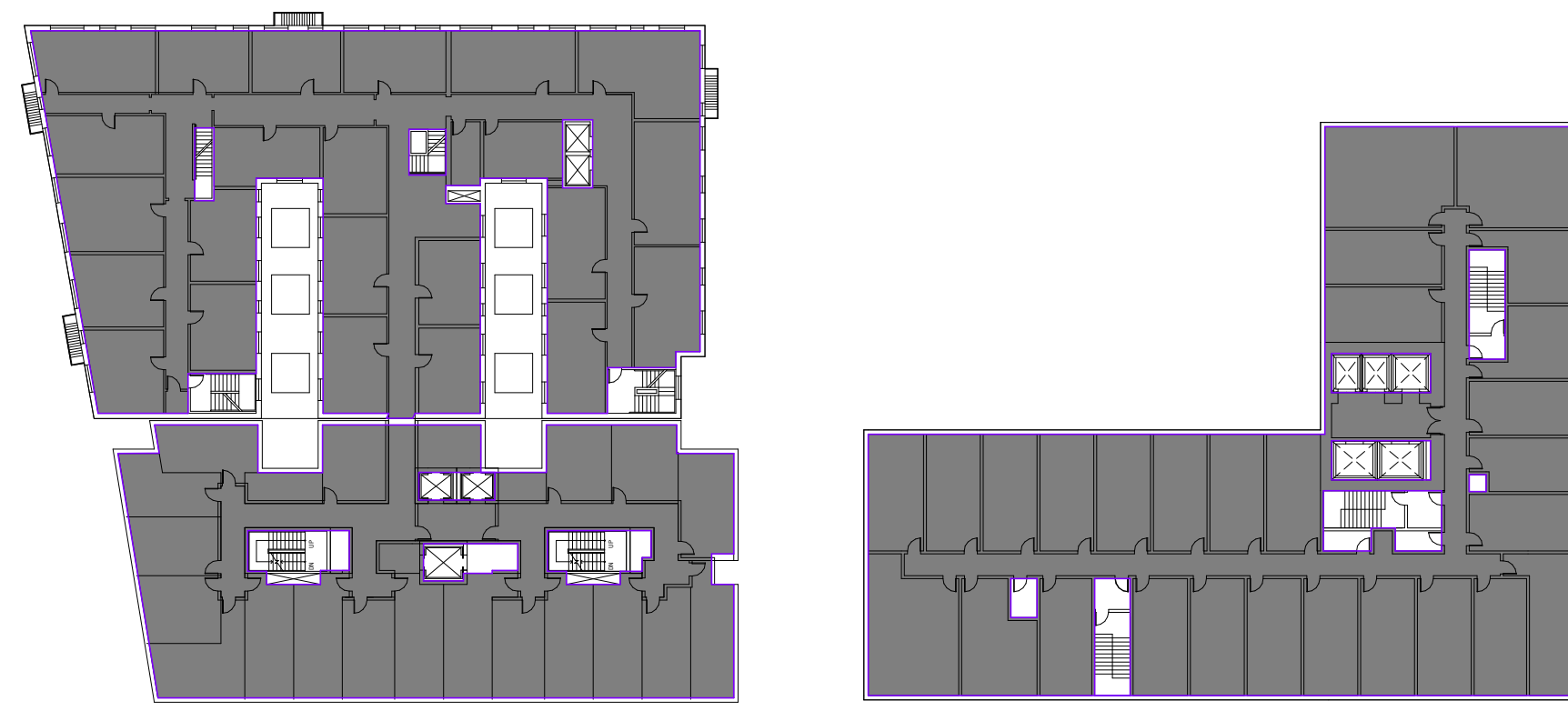
LEVELS 5 & 6

SCALE: 1" = 40'-0"



LEVEL 8

SCALE: 1" = 40'-0"



LEVEL 4

SCALE: 1" = 40'-0"

FLOOR AREA - BY FLOOR	
PHASE 1	
EXISTING HOTEL - FLOOR AREA (ZONING)	
4th LEVEL	10,440 SF
3rd LEVEL	10,440 SF
2nd LEVEL	10,437 SF
GROUND LEVEL	11,745 SF
CONVERTED BASEMENT LEVEL	3,564 SF
TOTAL FLOOR AREA	46,626 SF
HOTEL EXPANSION - FLOOR AREA (ZONING)	
ROOF LEVEL	1,875 SF
13th LEVEL	6,627 SF
12th LEVEL	8,727 SF
11th LEVEL	8,727 SF
10th LEVEL	8,727 SF
9th LEVEL	8,727 SF
8th LEVEL	8,727 SF
7th LEVEL	8,727 SF
6th LEVEL	7,293 SF
5th LEVEL	7,293 SF
4th LEVEL	7,293 SF
3rd LEVEL	7,293 SF
2nd LEVEL	7,293 SF
GROUND LEVEL	4,812 SF
BASEMENT LEVEL	955 SF
TOTAL FLOOR AREA	102,706 SF
PHASE 1 TOTAL	149,332 SF
PHASE 2	
HOTEL/RESI TOWER - FLOOR AREA (ZONING)	
ROOF LEVEL	3,709 SF
26th LEVEL	7,205 SF
25th LEVEL	7,205 SF
24th LEVEL	7,205 SF
23rd LEVEL	7,205 SF
22nd LEVEL	7,205 SF
21st LEVEL	7,205 SF
20th LEVEL	7,205 SF
19th LEVEL	7,205 SF
18th LEVEL	7,205 SF
17th LEVEL	7,205 SF
16th LEVEL	7,205 SF
15th LEVEL	7,205 SF
14th LEVEL	7,205 SF
13th LEVEL	10,020 SF
12th LEVEL	13,114 SF
11th LEVEL	13,114 SF
10th LEVEL	13,114 SF
9th LEVEL	12,887 SF
8th LEVEL	12,930 SF
7th LEVEL	12,930 SF
6th LEVEL	12,930 SF
5th LEVEL	12,930 SF
4th LEVEL	12,930 SF
3rd LEVEL	12,930 SF
2nd LEVEL	21,396 SF
GROUND LEVEL	13,778 SF
BASEMENT LEVEL 1 - ELEVATOR LOBBY	243 SF
BASEMENT LEVEL 2 - ELEVATOR LOBBY	243 SF
BASEMENT LEVEL 3 - ELEVATOR LOBBY	243 SF
TOTAL FLOOR AREA	273,106 SF
PHASE 2 TOTAL	273,106 SF
TOTAL PROPOSED FLOOR AREA	422,438 SF

PROPOSED ZONING FLOOR AREA: 422,438 SF

PERMITTED ZONING FLOOR AREA: 422,438 SF

*FLOOR AREA DEFINITION PROVIDED IN SECTION 12.03. DEFINITIONS IN THE LOS ANGELES PLANNING AND ZONING CODE

REV DATE ISSUE

PROJECT #: 15200
DATE: 7/6/2018

FLOOR AREA DIAGRAMS

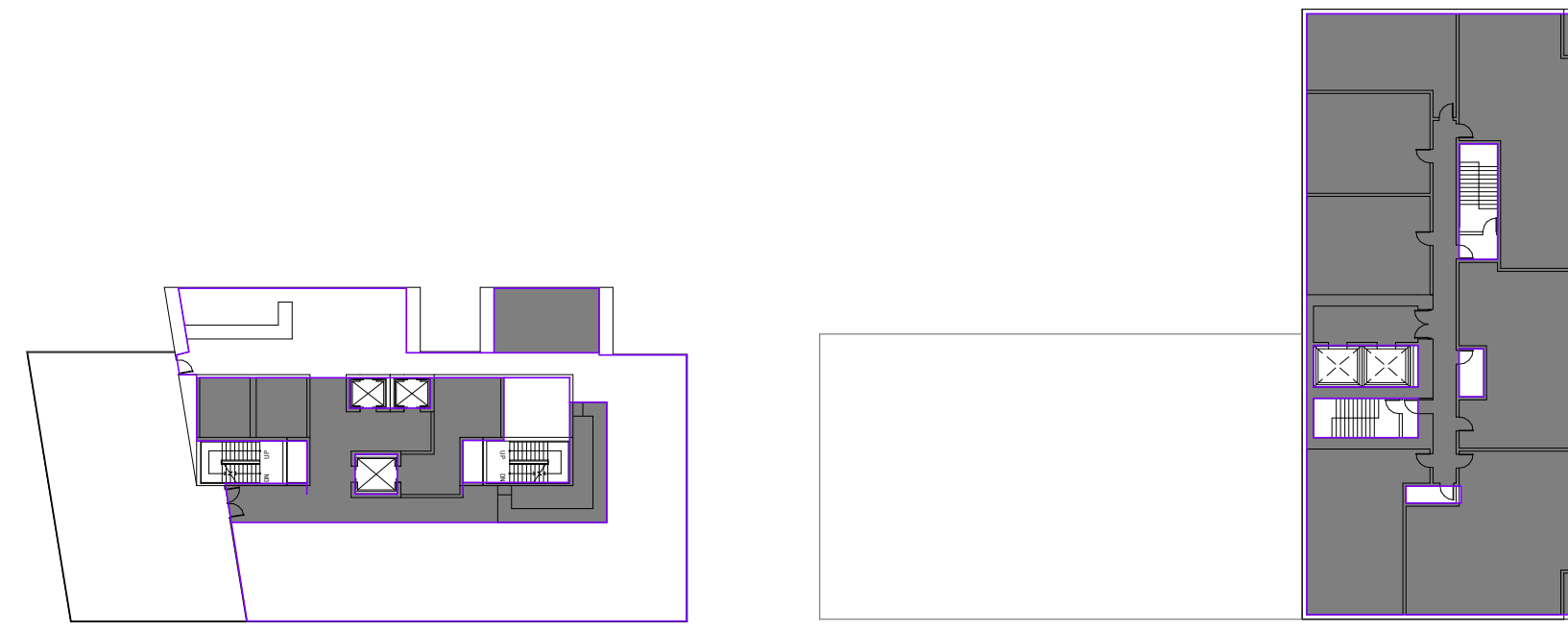
ARCHITECT
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APPLICANT
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1605 N. Cahuenga Blvd.
Los Angeles, CA 90028

OWNER
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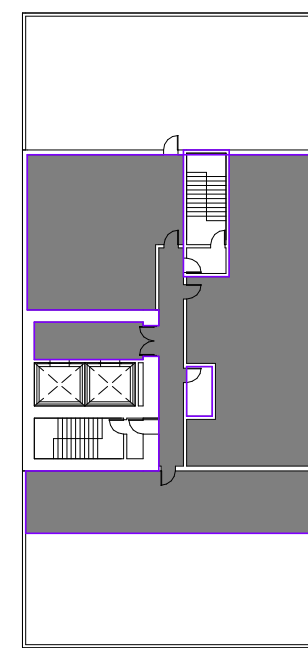
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427-435 WEST PICO BLVD
LOS ANGELES, CA 90015



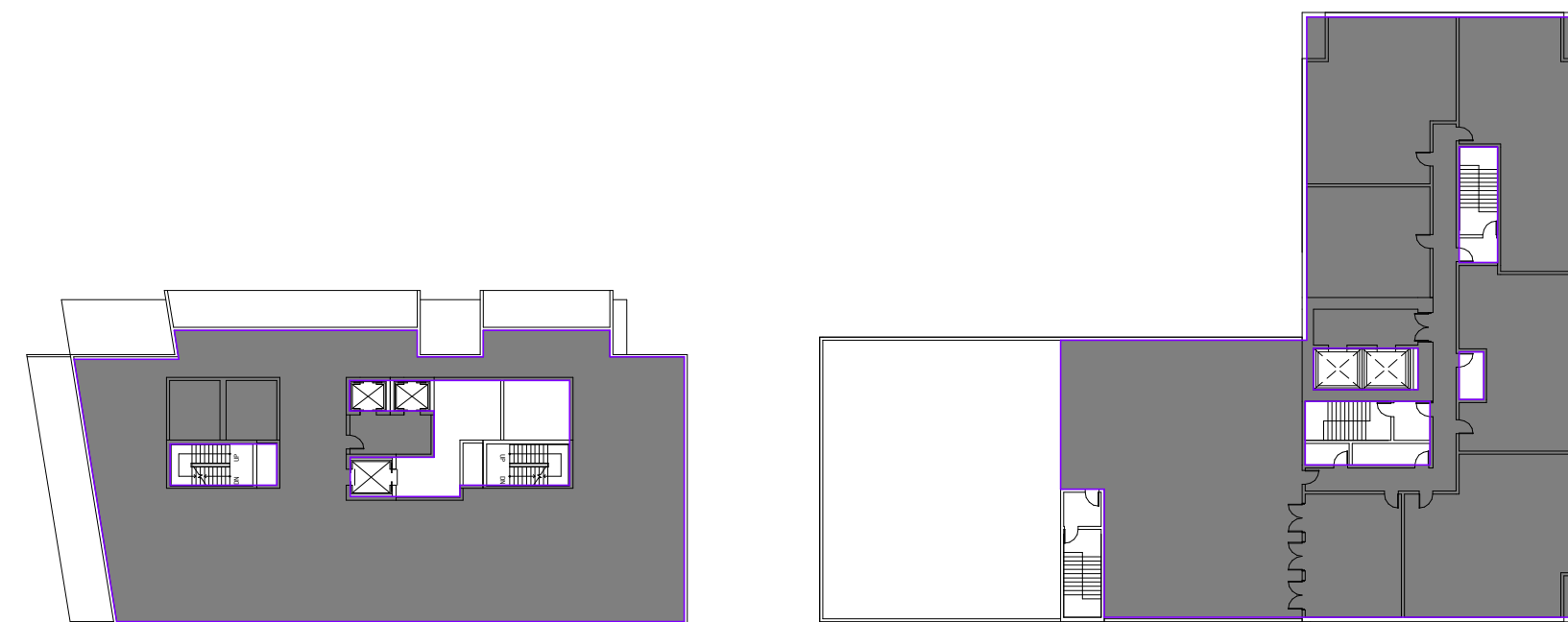
LEVELS 14-25

SCALE: 1" = 40'-0"



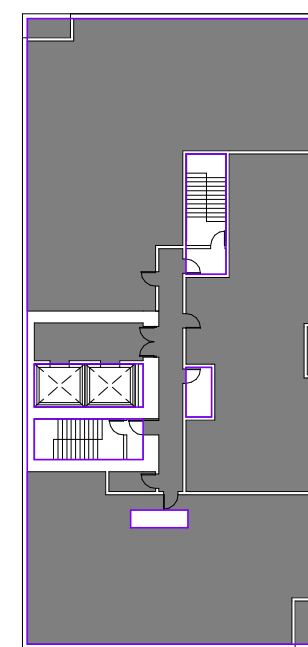
LEVEL 27

SCALE: 1" = 40'-0"



LEVEL 13

SCALE: 1" = 40'-0"



LEVEL 26

SCALE: 1" = 40'-0"



LEVEL 12

SCALE: 1" = 40'-0"

FLOOR AREA - BY FLOOR	
PHASE 1	
EXISTING HOTEL - FLOOR AREA (ZONING)	
4th LEVEL	10,440 SF
3rd LEVEL	10,440 SF
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CONVERTED BASEMENT LEVEL	3,564 SF
TOTAL FLOOR AREA	46,626 SF
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7th LEVEL	8,727 SF
6th LEVEL	7,293 SF
5th LEVEL	7,293 SF
4th LEVEL	7,293 SF
3rd LEVEL	7,293 SF
2nd LEVEL	7,293 SF
GROUND LEVEL	4,812 SF
BASEMENT LEVEL	565 SF
TOTAL FLOOR AREA	102,706 SF
PHASE 1 TOTAL	149,332 SF
PHASE 2	
HOTEL/RESI TOWER - FLOOR AREA (ZONING)	
ROOF LEVEL	3,709 SF
26th LEVEL	7,205 SF
25th LEVEL	7,205 SF
24th LEVEL	7,205 SF
23rd LEVEL	7,205 SF
22nd LEVEL	7,205 SF
21st LEVEL	7,205 SF
20th LEVEL	7,205 SF
19th LEVEL	7,205 SF
18th LEVEL	7,205 SF
17th LEVEL	7,205 SF
16th LEVEL	7,205 SF
15th LEVEL	7,205 SF
14th LEVEL	7,205 SF
13th LEVEL	10,020 SF
12th LEVEL	13,114 SF
11th LEVEL	13,114 SF
10th LEVEL	13,114 SF
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8th LEVEL	12,930 SF
7th LEVEL	12,930 SF
6th LEVEL	12,930 SF
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2nd LEVEL	21,396 SF
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TOTAL FLOOR AREA	273,106 SF
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TOTAL PROPOSED FLOOR AREA	422,438 SF

PROPOSED ZONING FLOOR AREA: 422,438 SF

PERMITTED ZONING FLOOR AREA: 422,438 SF

*FLOOR AREA DEFINITION PROVIDED IN SECTION 12.03. DEFINITIONS IN THE LOS ANGELES PLANNING AND ZONING CODE

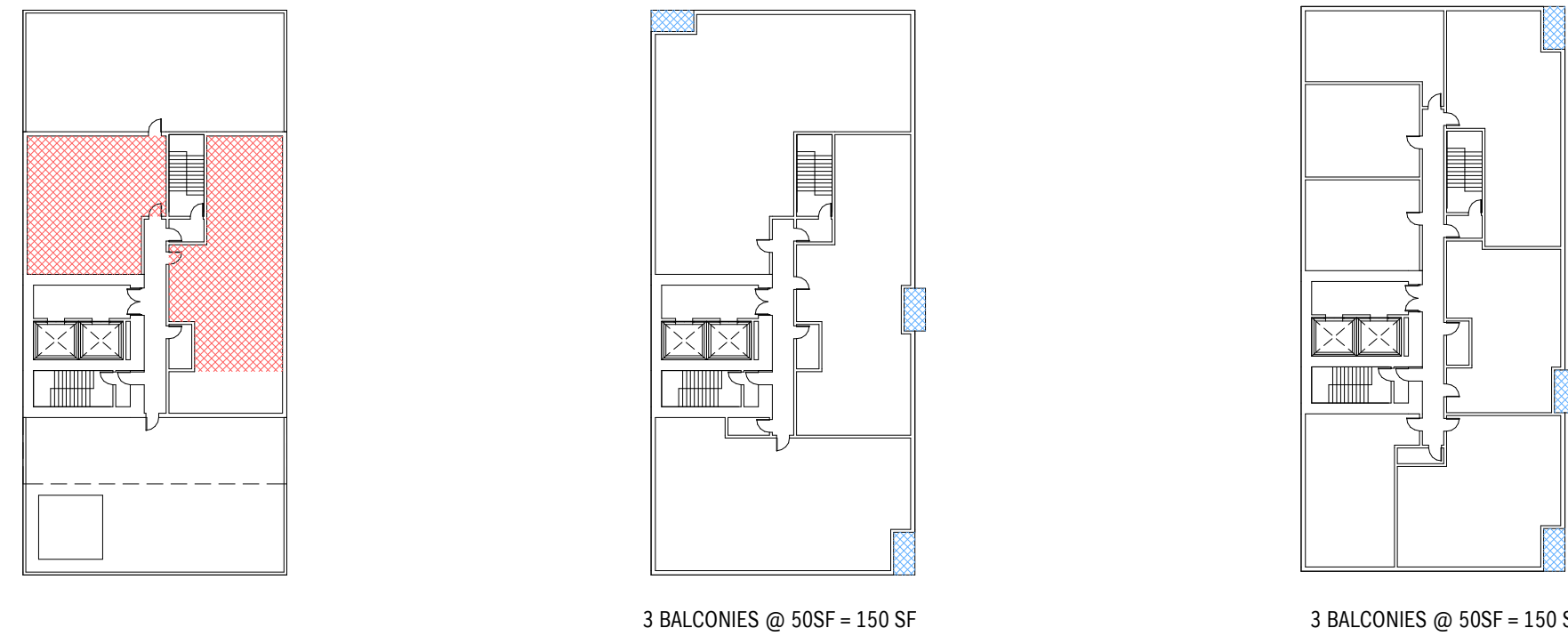
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FLOOR AREA DIAGRAMS

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LEVEL 27

LEVEL 26

LEVELS 14-25

LEVEL 09

SCALE: 1" = 40'-0"

SCALE: 1" = 40'-0"

SCALE: 1" = 40'-0"

SCALE: 1" = 40'-0"

3 BALCONIES @ 50SF = 150 SF

3 BALCONIES @ 50SF = 150 SF

8 BALCONIES @ 50SF = 400 SF

OPEN SPACE LEGEND

- COMMON OPEN SPACE (RECREATION ROOM)
- PRIVATE OPEN SPACE

OPEN AREA	
Level	Area

COMMON OPEN SPACE (RECREATION ROOM)	
LEVEL 27	2,165 SF
LEVEL 03	2,781 SF
LEVEL 01	6,829 SF
TOTAL	11,775 SF

PRIVATE OPEN SPACE	
LEVEL 26	150 SF
LEVEL 25	150 SF
LEVEL 24	150 SF
LEVEL 23	150 SF
LEVEL 22	150 SF
LEVEL 21	150 SF
LEVEL 20	150 SF
LEVEL 19	150 SF
LEVEL 18	150 SF
LEVEL 17	150 SF
LEVEL 16	150 SF
LEVEL 15	150 SF
LEVEL 14	150 SF
LEVEL 13	200 SF
LEVEL 12	400 SF
LEVEL 11	400 SF
LEVEL 10	400 SF
LEVEL 09	400 SF
TOTAL	3,750 SF

Proposed open space: 15,525 SF
REQUIRED OPEN SPACE = 15,525 SF



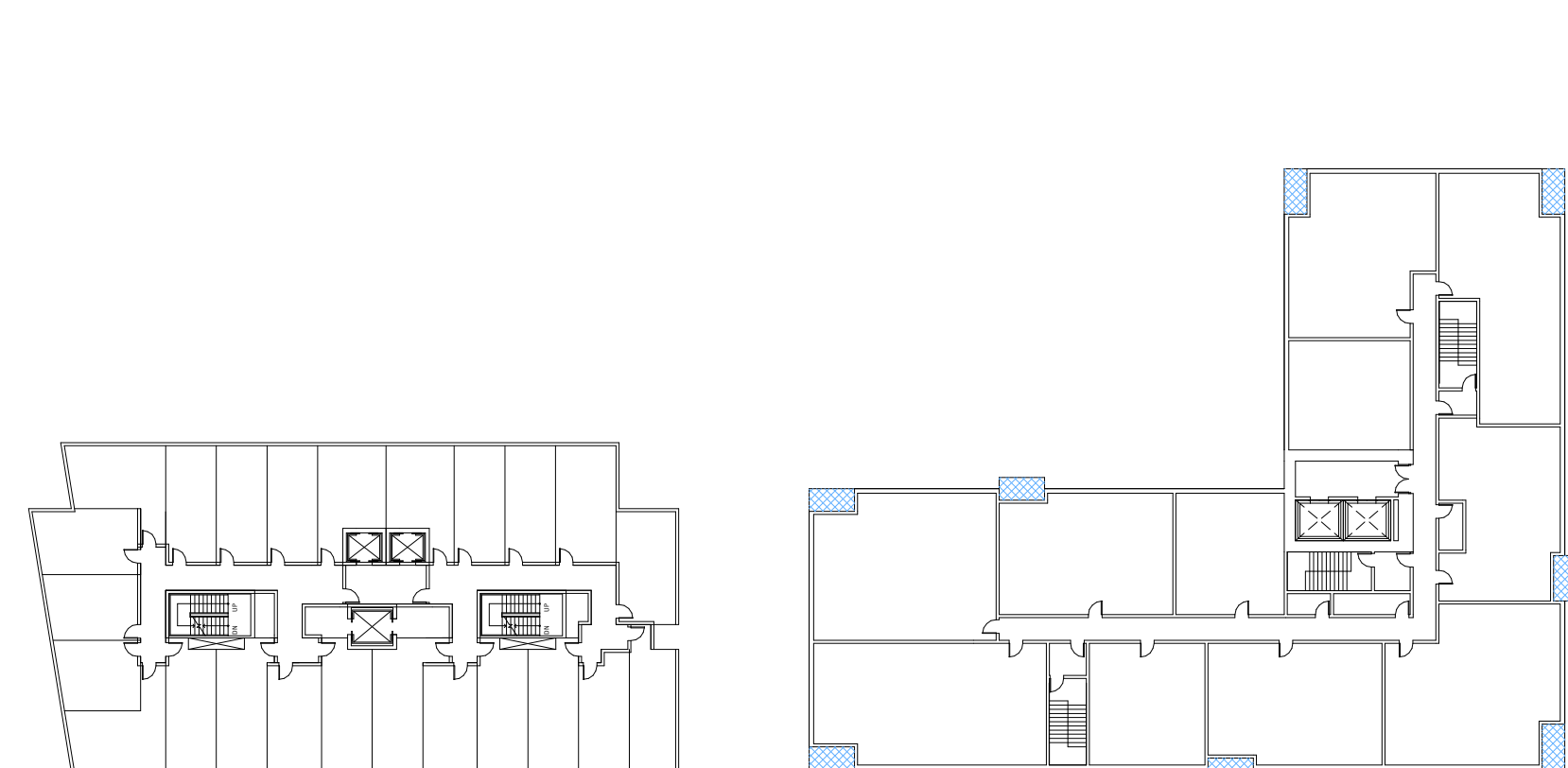
LEVEL 13

LEVEL 03

SCALE: 1" = 40'-0"

SCALE: 1" = 40'-0"

4 BALCONIES @ 50SF = 200 SF



LEVELS 10-12

LEVEL 01

SCALE: 1" = 40'-0"

SCALE: 1" = 40'-0"

8 BALCONIES @ 50SF = 400 SF

RESIDENTIAL OPEN SPACE		
HOTEL/RESI TOWER		
REQUIRED OPEN SPACE		
1 BEDROOM	100 sf/unit	6,000 SF
2 BEDROOM	125 sf/unit	9,000 SF
3 BEDROOM	175 sf/unit	525 SF
TOTAL		15,525 SF
PROVIDED OPEN SPACE		
COMMON OPEN SPACE (RECREATION ROOM*)		11,775 SF
PRIVATE OPEN SPACE (BALCONIES)		3,750 SF
TOTAL		15,525 SF
HOTEL/RESI TOWER		
LANDSCAPE PLANTING AREA REQUIRED		0 SF
LANDSCAPE PLANTING AREA PROVIDED		TBD
TREES REQUIRED (1 for every 4 units)		34 TREES
50% TO BE CANOPY TREES		
TREES PROVIDED		REQUIRED
50% TO BE CANOPY TREES		

* Recreation rooms do not require planting area.

REV DATE ISSUE

PROJECT #: 15200
DATE: 7/6/2018

OPEN SPACE DIAGRAMS

TREE LEGEND

NAME	WUCOLS	QUANTITY
 Existing Tree	-	9
 <i>Olea europaea</i> 'Fruitless' Fruitless Olive Tree	L	16
 <i>Podocarpus macrophyllus</i> Yew Podocarpus	M	4
 <i>Podocarpus henkelii</i> Long Leaf Yellow Wood	M	7
 <i>Washingtonia filifera</i> California Fan Palm	L	9

Total Common Open Space:	15,525 SQFT
Required Landscape Area:	0 SQFT
Total Number of Units:	135
Required Trees (1 Tree/4 Units):	34
Provided Trees:	36
Provided Canopy Trees (50%):	20
Required Short-term Bike Parkings:	76
Provided Short-term Bike Parkings:	76

KEYNOTE LEGEND

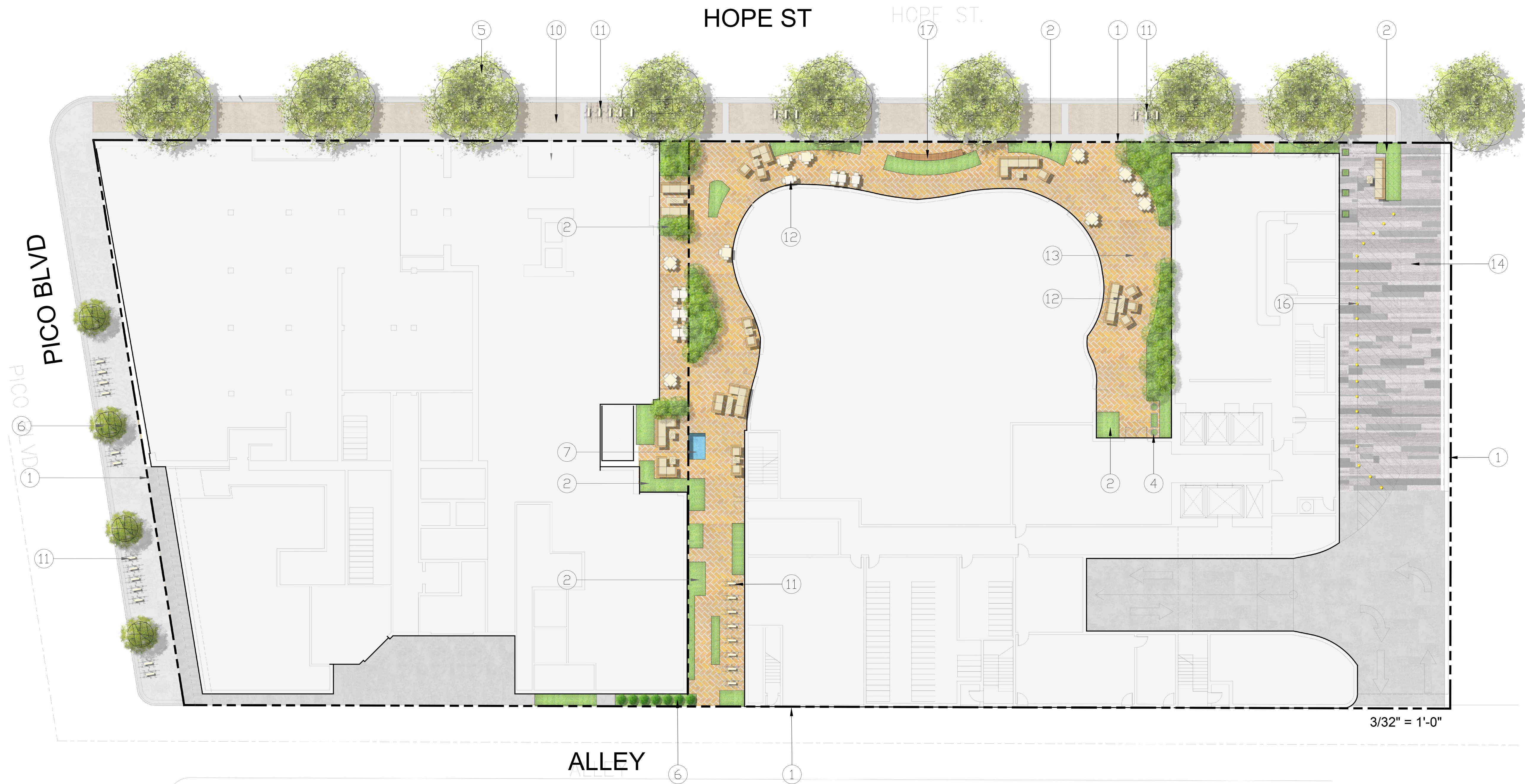
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| 2. PLANTING AREA, TYP. | 12. OUTDOOR FURNITURE, TYP. |
| 3. PLANTER WALL | 13. DECORATIVE BRICK PAVING |
| 4. PLANTING POT, TYP. | 14. INTEGRAL COLOR CONC. PAVER, TYP. |
| 5. EXISTING TREE, TYP. | 15. WOOD DECK PAVER |
| 6. PROPOSED TREE, TYP. | 16. BOLLARD, TYP. |
| 7. FOCAL POINT WATER FEATURE | 17. IPE WOOD BENCH, TYP. |
| 8. HANGING LIGHTS | 18. SWIMMING POOL/SPA |
| 9. VINE COVERED TRELLIS | 19. UMBRELLA, TYP. |
| 10. SIDEWALK DESIGN PER DOWNTOWN
LA DESIGN GUIDELINE | 20. FIRE PIT, TYP. |
| | 21. BBQ |

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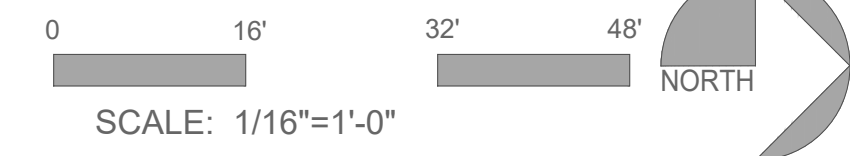
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STREET
LOS ANGELES, CA 90015



REV DATE ISSUE






PROJECT #: 15200
DATE: 06/19/2017
DRAWN BY: CN
CHECKED BY: HK
SCALE:

GROUND
LEVEL PLAN



L101
ENTITLEMENT SUBMITTAL

TREE LEGEND

	Existing Tree	-	9
	<i>Olea europaea</i> 'Fruitless' Fruitless Olive Tree	L	16
	<i>Podocarpus macrophyllus</i> Yew Podocarpus	M	4
	<i>Podocarpus henkelii</i> Long Leaf Yellow Wood	M	7
	<i>Washingtonia filifera</i> California Fan Palm	L	9

KEYNOTE LEGEND

1. PROPERTY LINE
2. PLANTING AREA, TYP.
3. PLANTER WALL
4. PLANTING POT, TYP.
5. EXISTING TREE, TYP.
6. PROPOSED TREE, TYP.
7. FOCAL POINT WATER FEATURE
8. HANGING LIGHTS
9. VINE COVERED TRELLIS
10. SIDEWALK DESIGN PER DOWNTOWN LA DESIGN GUIDELINE

11. SHORT-TERM BIKE RACKS, TYP.
12. OUTDOOR FURNITURE, TYP.
13. DECORATIVE BRICK PAVING
14. INTEGRAL COLOR CONC. PAVER, TYP.
15. WOOD DECK PAVER
16. BOLLARD, TYP.
17. IPE WOOD BENCH, TYP.
18. SWIMMING POOL/SPA
19. UMBRELLA, TYP.
20. FIRE PIT, TYP.
21. BBQ

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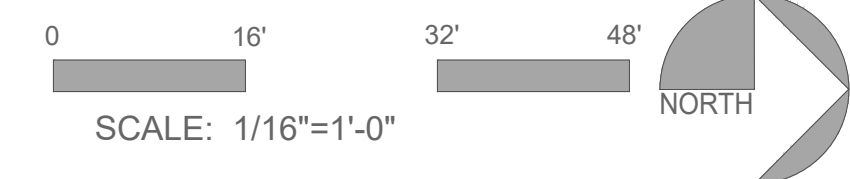
REV DATE ISSUE

PROJECT #: 15200
DATE: 7/6/2018






LEVEL 2
PODIUM PLAN

L102

ENTITLEMENT SUBMITTAL



TREE LEGEND

	Existing Tree	-	9
	<i>Olea europaea</i> 'Fruitless' Fruitless Olive Tree	L	16
	<i>Podocarpus macrophyllus</i> Yew Podocarpus	M	4
	<i>Podocarpus henkelii</i> Long Leaf Yellow Wood	M	7
	<i>Washingtonia filifera</i> California Fan Palm	L	9

KEYNOTE LEGEND

- | | |
|---|--------------------------------------|
| 1. PROPERTY LINE | 11. SHORT-TERM BIKE RACKS, TYP. |
| 2. PLANTING AREA, TYP. | 12. OUTDOOR FURNITURE, TYP. |
| 3. PLANTER WALL | 13. DECORATIVE BRICK PAVING |
| 4. PLANTING POT, TYP. | 14. INTEGRAL COLOR CONC. PAVER, TYP. |
| 5. EXISTING TREE, TYP. | 15. WOOD DECK PAVER |
| 6. PROPOSED TREE, TYP. | 16. BOLLARD, TYP. |
| 7. FOCAL POINT WATER FEATURE | 17. IPE WOOD BENCH, TYP. |
| 8. HANGING LIGHTS | 18. SWIMMING POOL/SPA |
| 9. VINE COVERED TRELIS | 19. UMBRELLA, TYP. |
| 10. SIDEWALK DESIGN PER DOWNTOWN
LA DESIGN GUIDELINE | 20. FIRE PIT, TYP. |
| | 21. BBQ |

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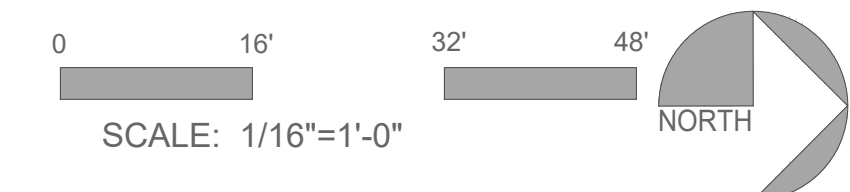
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LEVEL 3
PLAN

L103
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TREE LEGEND

	Existing Tree	-	9
	<i>Olea europaea</i> 'Fruitless' Fruitless Olive Tree	L	16
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	<i>Podocarpus henkelii</i> Long Leaf Yellow Wood	M	7
	<i>Washingtonia filifera</i> California Fan Palm	L	9

KEYNOTE LEGEND

1. PROPERTY LINE
2. PLANTING AREA, TYP.
3. PLANTER WALL
4. PLANTING POT, TYP.
5. EXISTING TREE, TYP.
6. PROPOSED TREE, TYP.
7. FOCAL POINT WATER FEATURE
8. HANGING LIGHTS
9. VINE COVERED TRELLIS
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11. SHORT-TERM BIKE RACKS, TYP.
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13. DECORATIVE BRICK PAVING
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17. IPE WOOD BENCH, TYP.
18. SWIMMING POOL/SPA
19. UMBRELLA, TYP.
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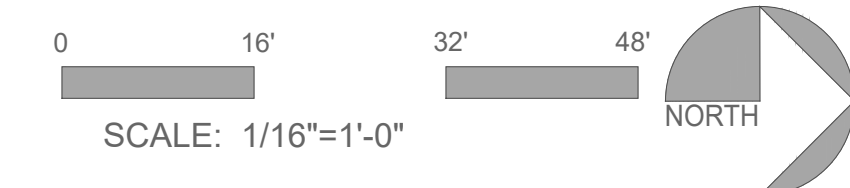
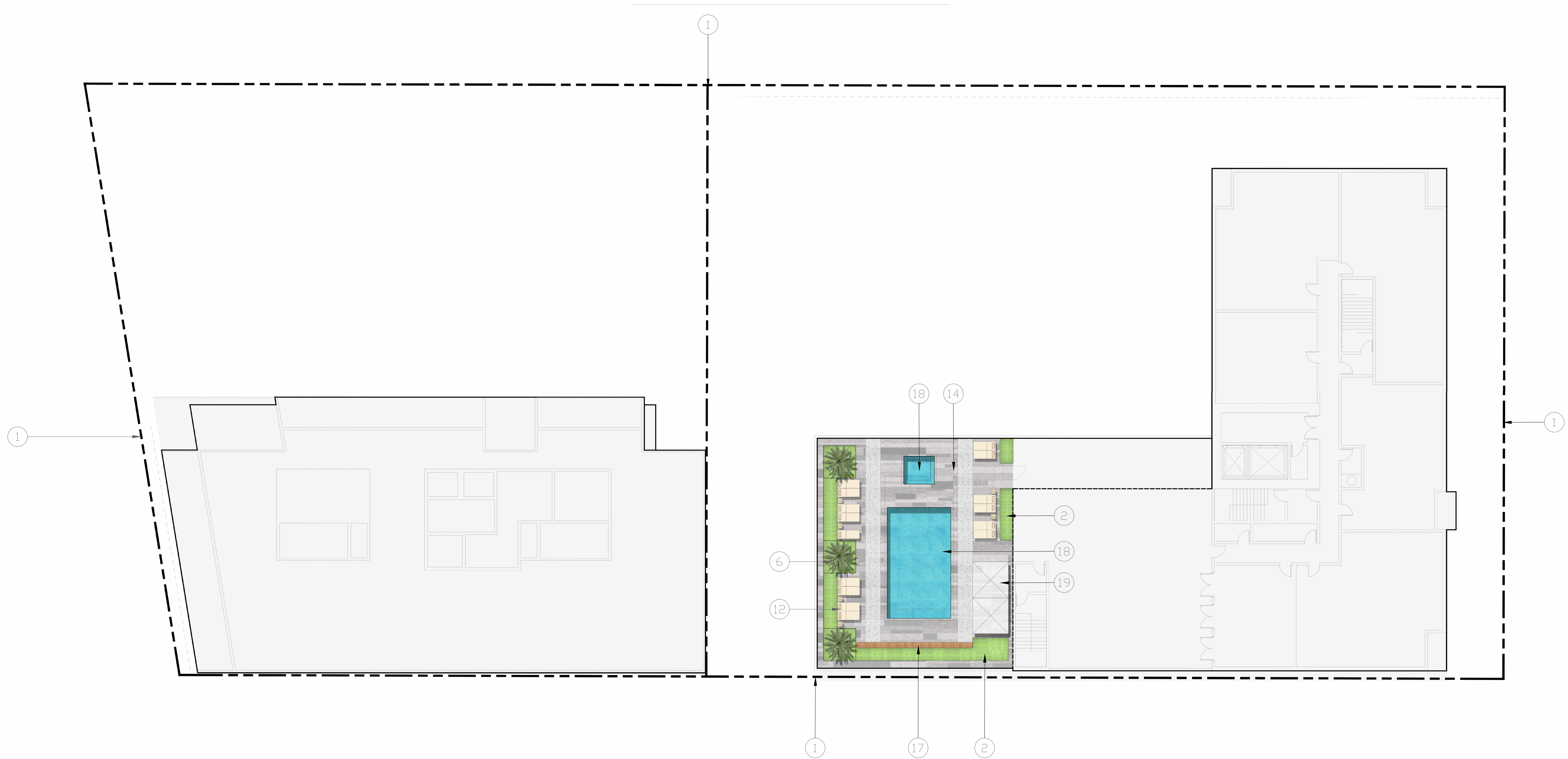
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PROJECT #: 15200
DATE: 7/6/2018






LEVEL 13
PLAN

L104
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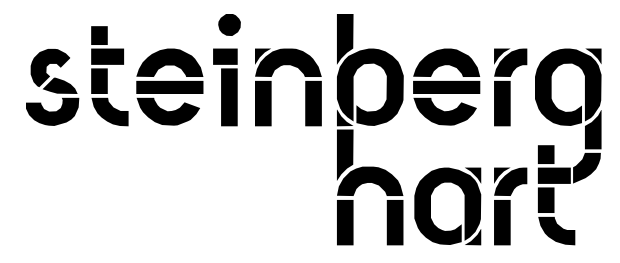
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TREE LEGEND

	Existing Tree	-	9
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	<i>Podocarpus macrophyllus</i> Yew Podocarpus	M	4
	<i>Podocarpus henkelii</i> Long Leaf Yellow Wood	M	7
	<i>Washingtonia filifera</i> California Fan Palm	L	9

KEYNOTE LEGEND

- | | |
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LA DESIGN GUIDELINE | 20. FIRE PIT, TYP. |
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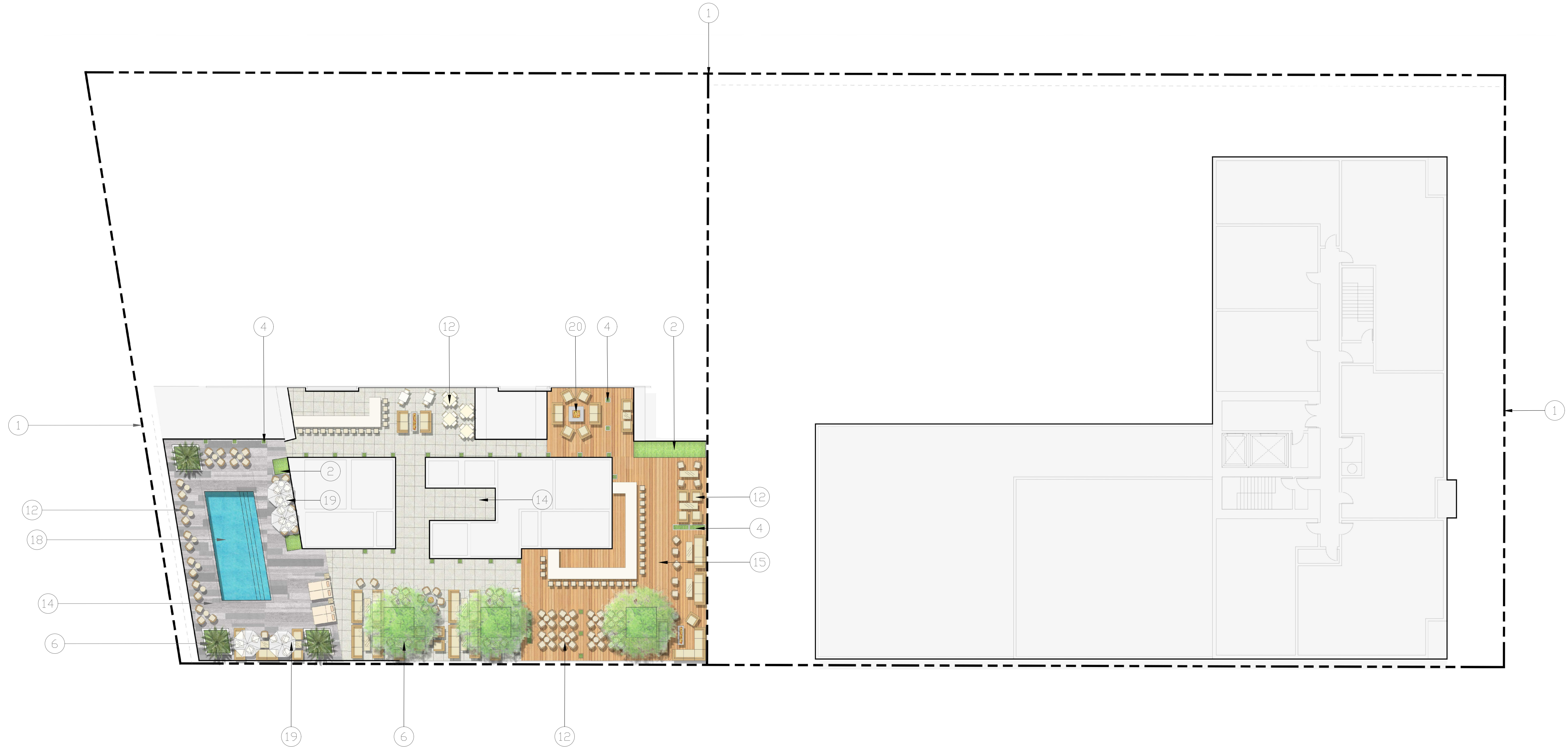
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LEVEL 14
PLAN






L105
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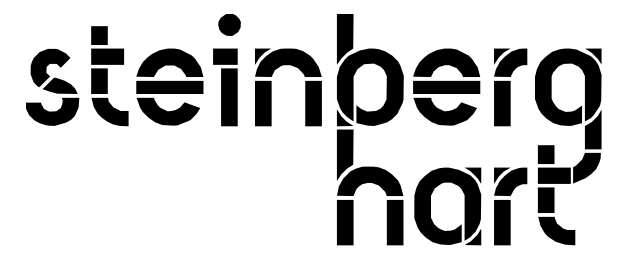


TREE LEGEND

	Existing Tree	-	9
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KEYNOTE LEGEND

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| 7. FOCAL POINT WATER FEATURE | 17. IPE WOOD BENCH, TYP. |
| 8. HANGING LIGHTS | 18. SWIMMING POOL/SPA |
| 9. VINE COVERED TRELLIS | 19. UMBRELLA, TYP. |
| 10. SIDEWALK DESIGN PER DOWNTOWN
LA DESIGN GUIDELINE | 20. FIRE PIT, TYP. |
| | 21. BBQ |



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Los Angeles, CA 90028

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HONGJOO KIM
LANDSCAPE
ARCHITECTS
700 W. Olympic Blvd., STE 700, Los Angeles, CA 90036
213.293.3474 | HKLA@HKLAINC.COM

theMORRISON

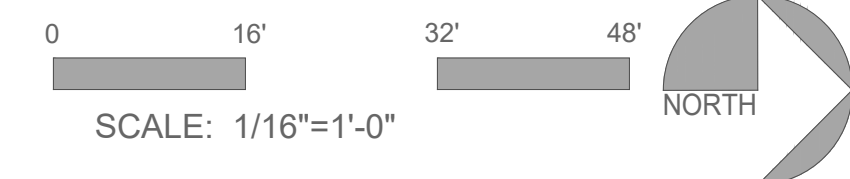
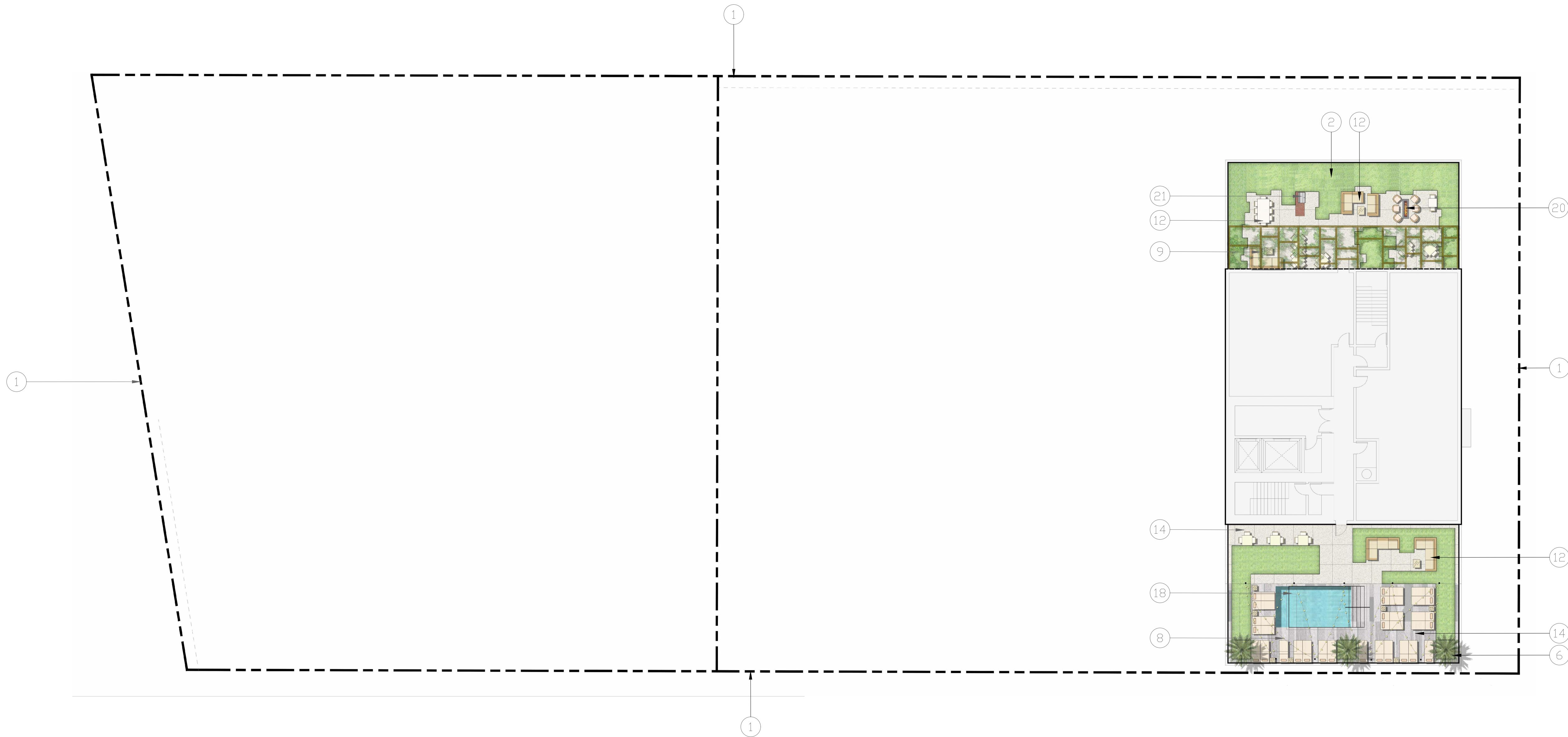
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LEVEL 27
PLAN

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Diets iridioides
African Iris



Dianella tasmanica 'Silver Streak'
Silver Streak Flax Lily



Agapanthus africanus
Lily of the Nile



Tulbaghia violacea 'Tricolor'
Tri-Color Society Garlic



Philodendron



Anigozanthos flavidus
Kangaroo Paw 'Bush Gems'



Muhlenbergia capillaris 'Lenca'
Pink Muhly Grass



Rosmarinus officinalis 'Tuscan Blue'
Tuscan Blue Rosemary



Grevillea noellii
Noell Grevillea



Juncus patens
California Gray Rush



Nassella tenuissima
Mexican feathergrass



Myrtus communis compacta
Dwarf Myrtle



Rosmarinus officinalis 'Tuscan Blue'
Tuscan Blue Rosemary



No Mow Fescue



Lavandula angustifolia 'Hidcote Blue'
Hidcote Blue English Lavender



Rosmarinus officinalis 'Upright'
Upright Rosemary



Carex divulsa
Berkeley Sedge



Raphiolepis indica 'Ballerina'
Ballerina Indian Hawthorn



Euonymus japonicus 'Microphyllus
Variegatus'
Variegated Boxleaf Euonymus



Agave attenuata
Fox Tail Agave



Kalanchoe thyrsiflora 'Desert Rose'
Desert Rose Paddle Plant



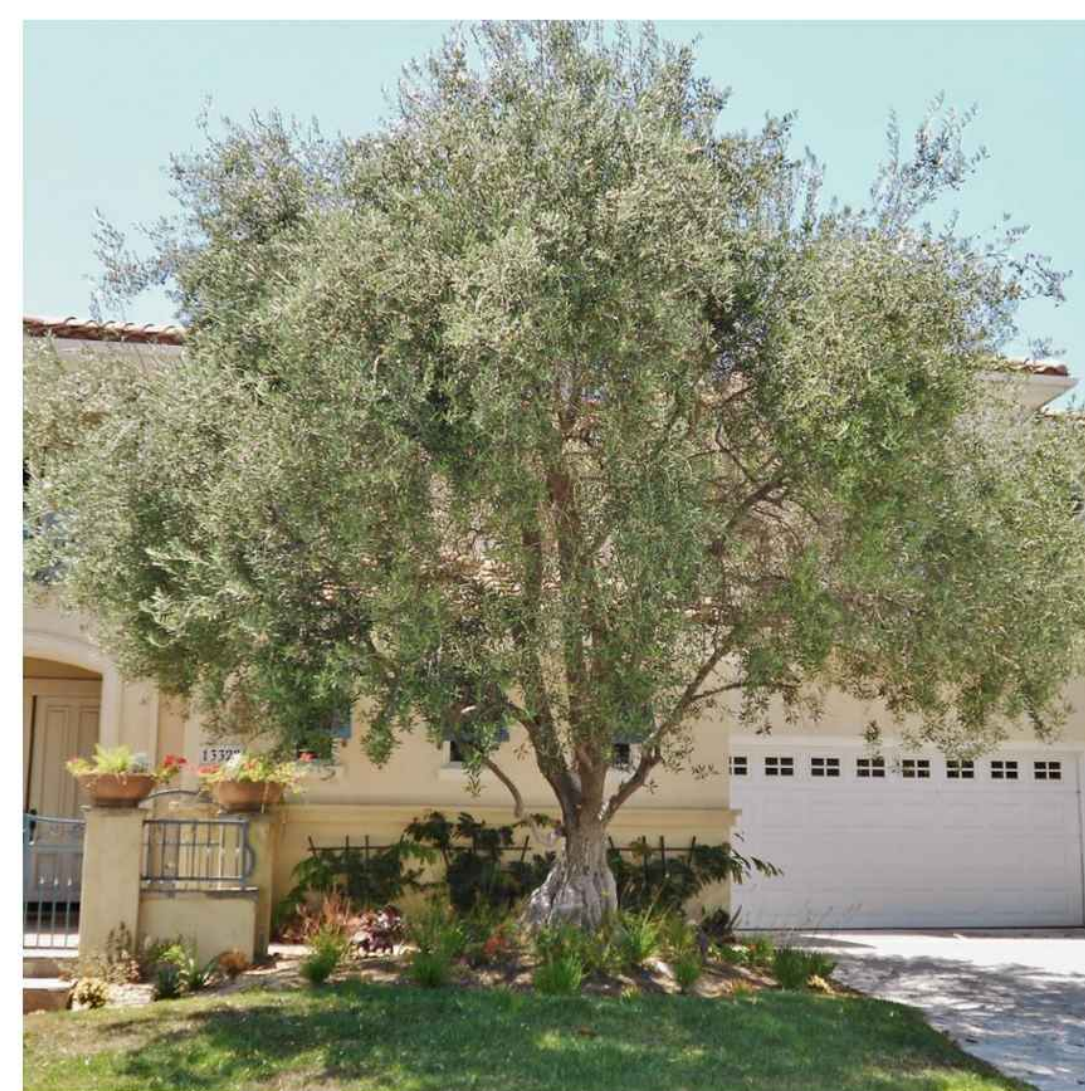
Festuca glauca
Blue Fescue



Callistemon citrinus 'Little John'
Dwarf Bottlebrush



Phoenix dactylifera
Date palm



Olea europaea 'fruitless'
Fruitless Olive Tree



Podocarpus macrophyllus
Yew Podocarpus



Podocarpus henkelii
Long Leafed Yellowwood



Voodoo Aeonium
Giant Red Aeonium



Carex morrowii 'Aurea-variegata'
Variegated Japanese Sedge



Senecio



Carrisa macrocarpa 'Tuttle'
Dwarf Natal Plum

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hart

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PLANTING
PALETTE

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INSPIRATION
IMAGES
L108
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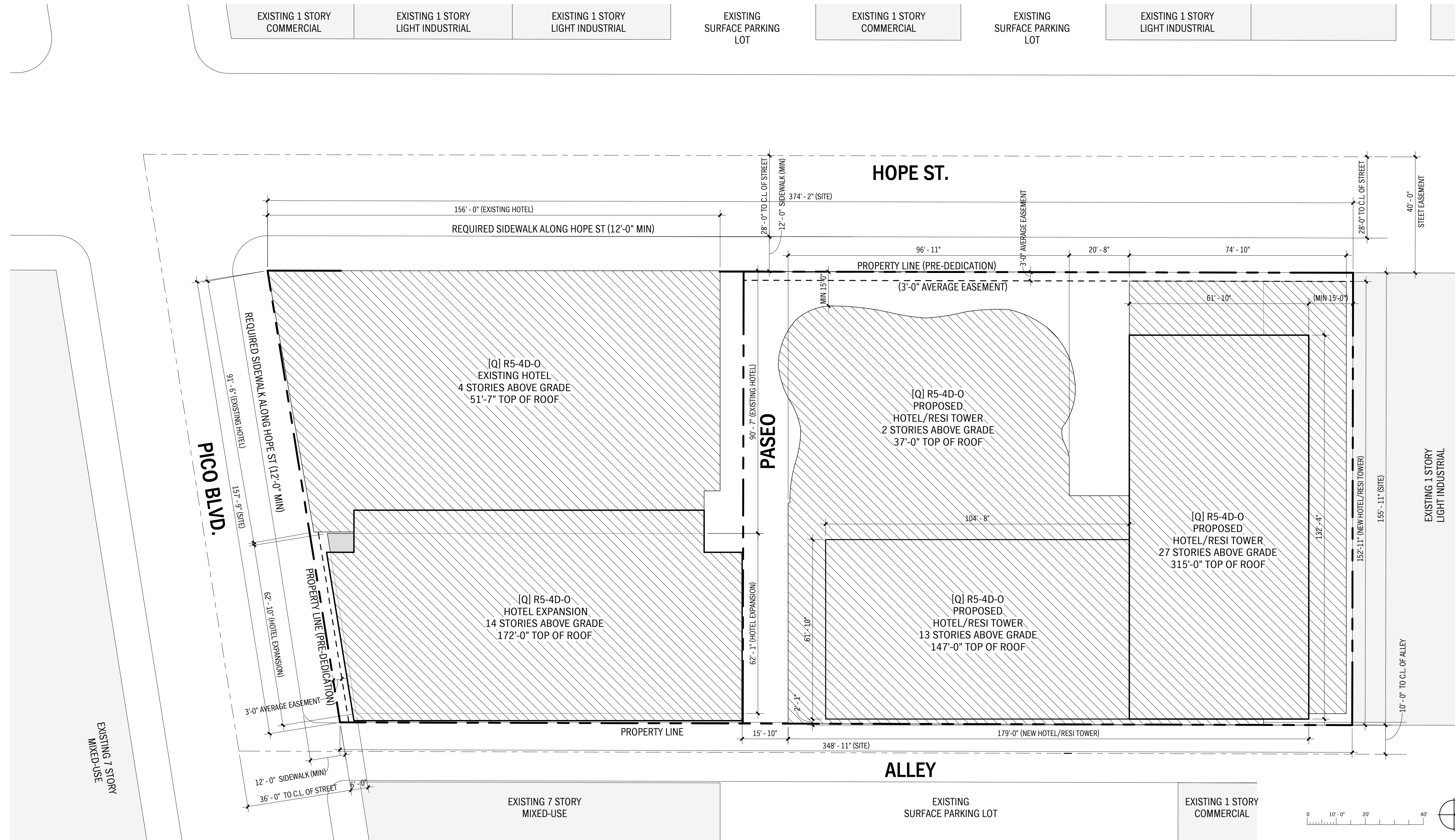
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PLOT PLAN

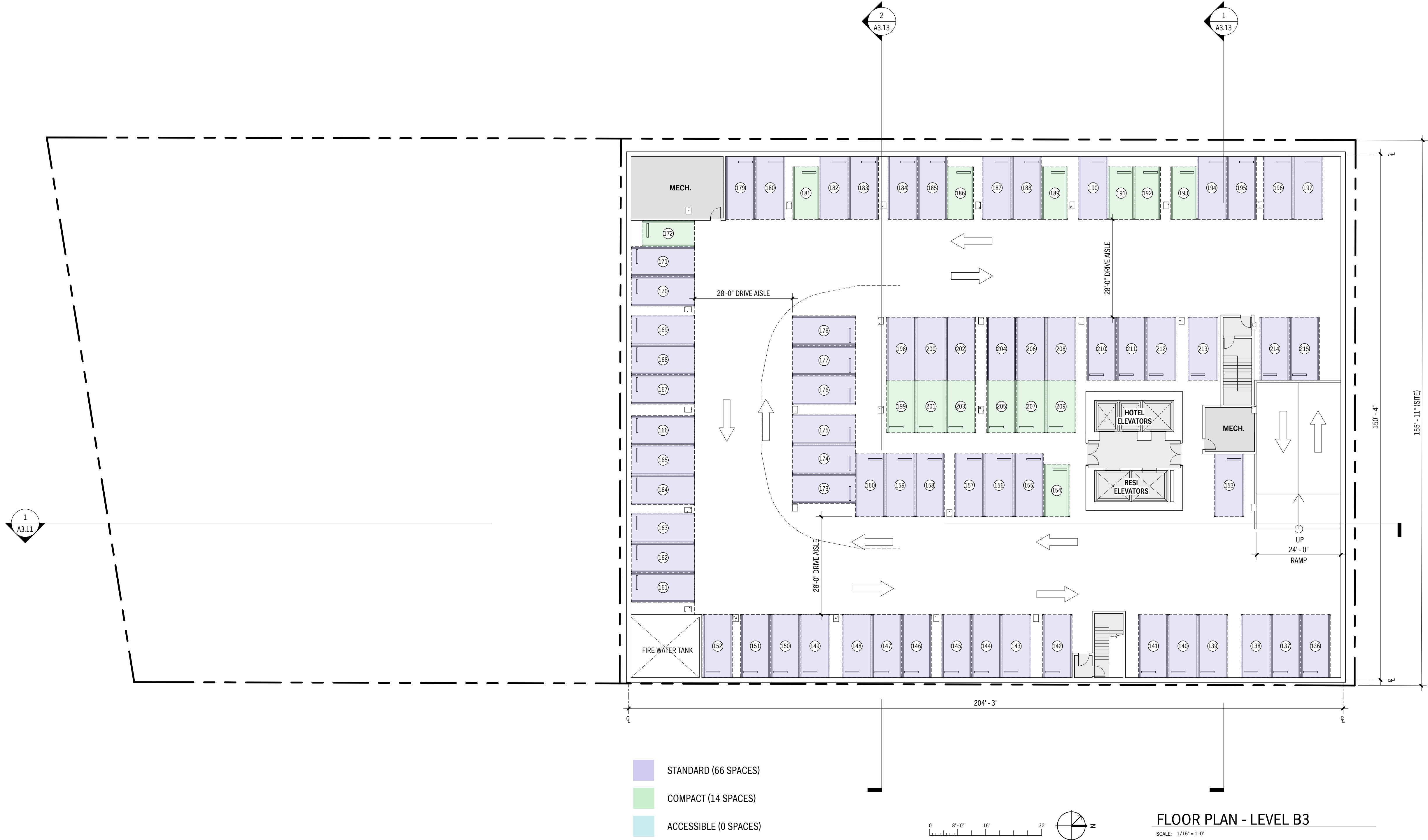
A1.01
ENTITLEMENT SUBMITTAL



NOTES:

- SEE G.05 FOR PROJECT DATA

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FLOOR PLAN - LEVEL B3
SCALE: 1/16" = 1'-0"

FLOOR PLAN - LEVEL B3

A2.B3
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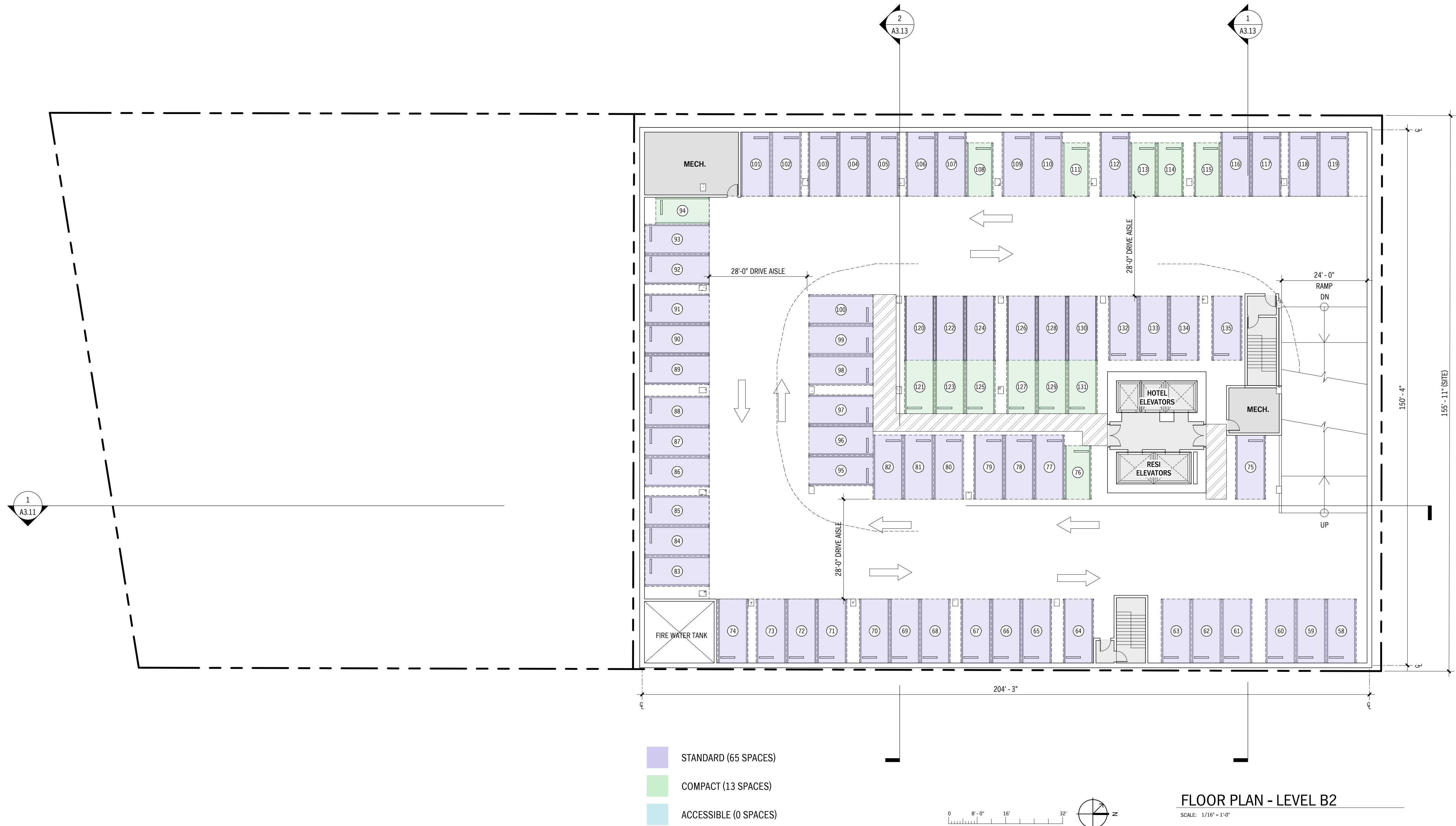
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FLOOR PLAN - LEVEL B2

A2.B2
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FLOOR PLAN - LEVEL B1

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

REV DATE ISSUE

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FLOOR PLAN - LEVEL B1

A2.B1
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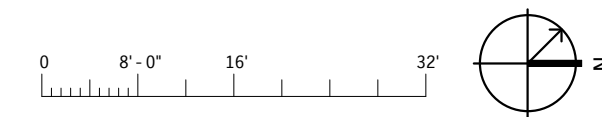
FLOOR PLAN - LEVEL 1

A2.01
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FLOOR PLAN - LEVEL 1

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



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FLOOR PLAN - LEVEL 2

A2.02
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FLOOR PLAN - LEVEL 3

A2.03
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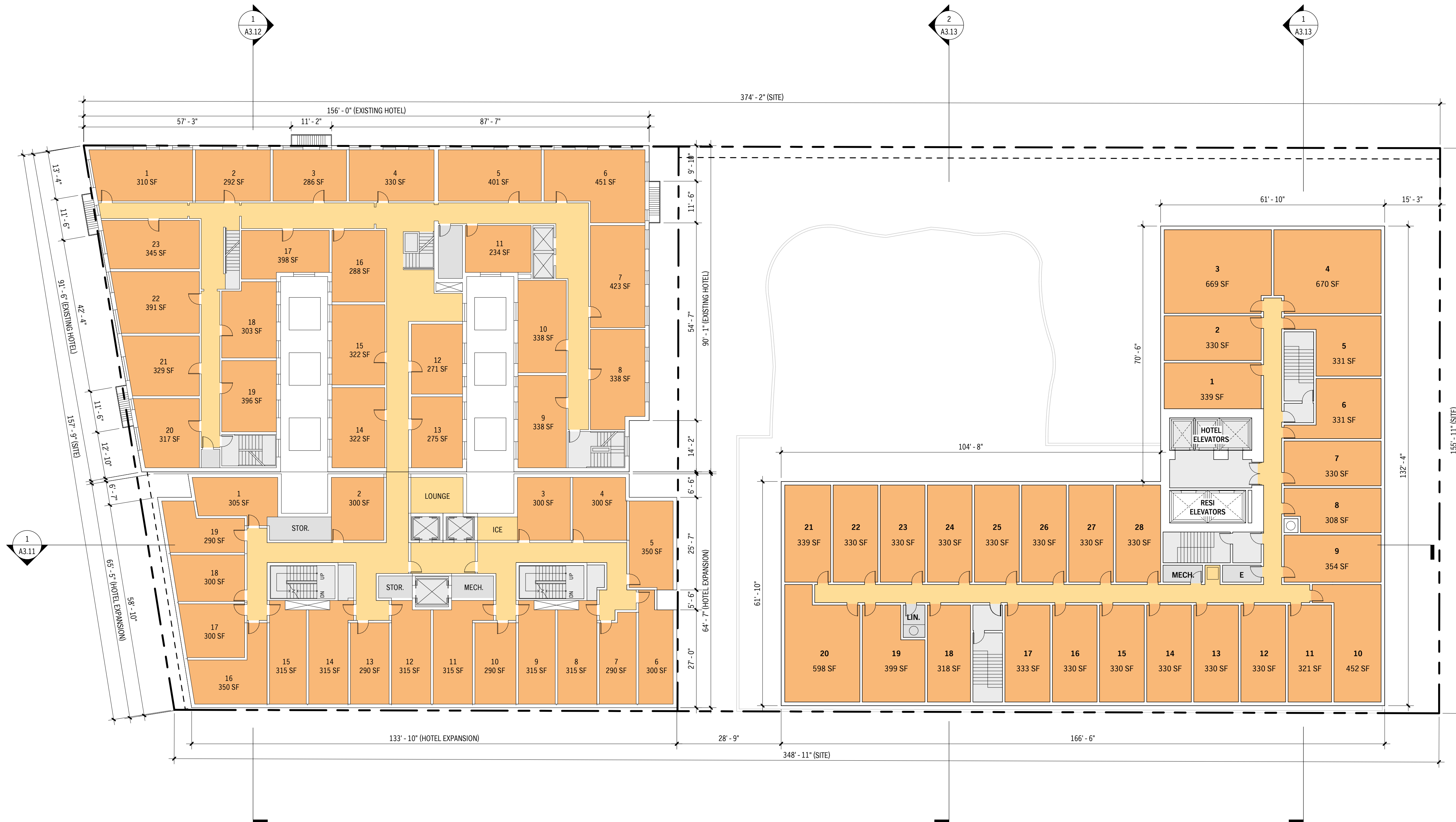
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FLOOR PLAN - LEVEL 4

A2.04
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FLOOR PLAN - LEVEL 4

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

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FLOOR PLAN - LEVELS 5 & 6

A2.05
ENTITLEMENT SUBMITTAL



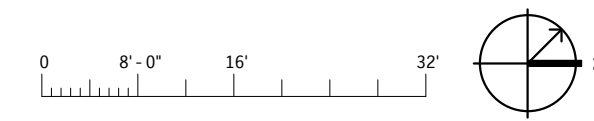
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FLOOR PLAN - LEVEL 7

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



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FLOOR PLAN - LEVEL 7

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FLOOR PLAN - LEVEL 8

A2.08
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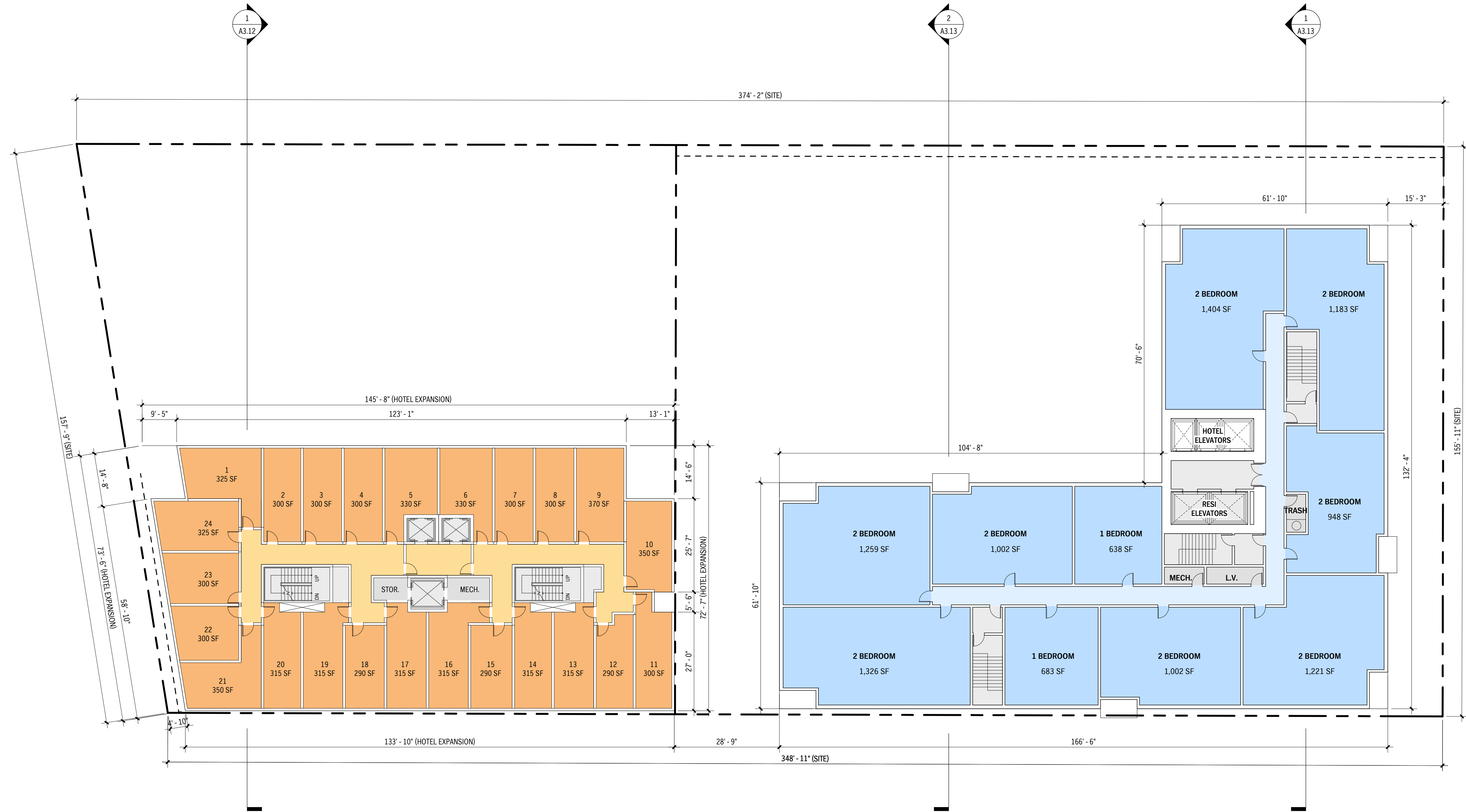
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FLOOR PLAN - LEVEL 9

A2.09
ENTITLEMENT SUBMITTAL



FLOOR PLAN - LEVEL 9

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

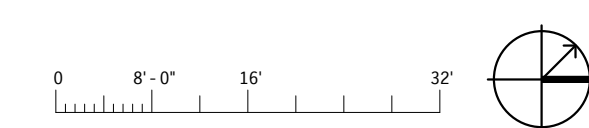
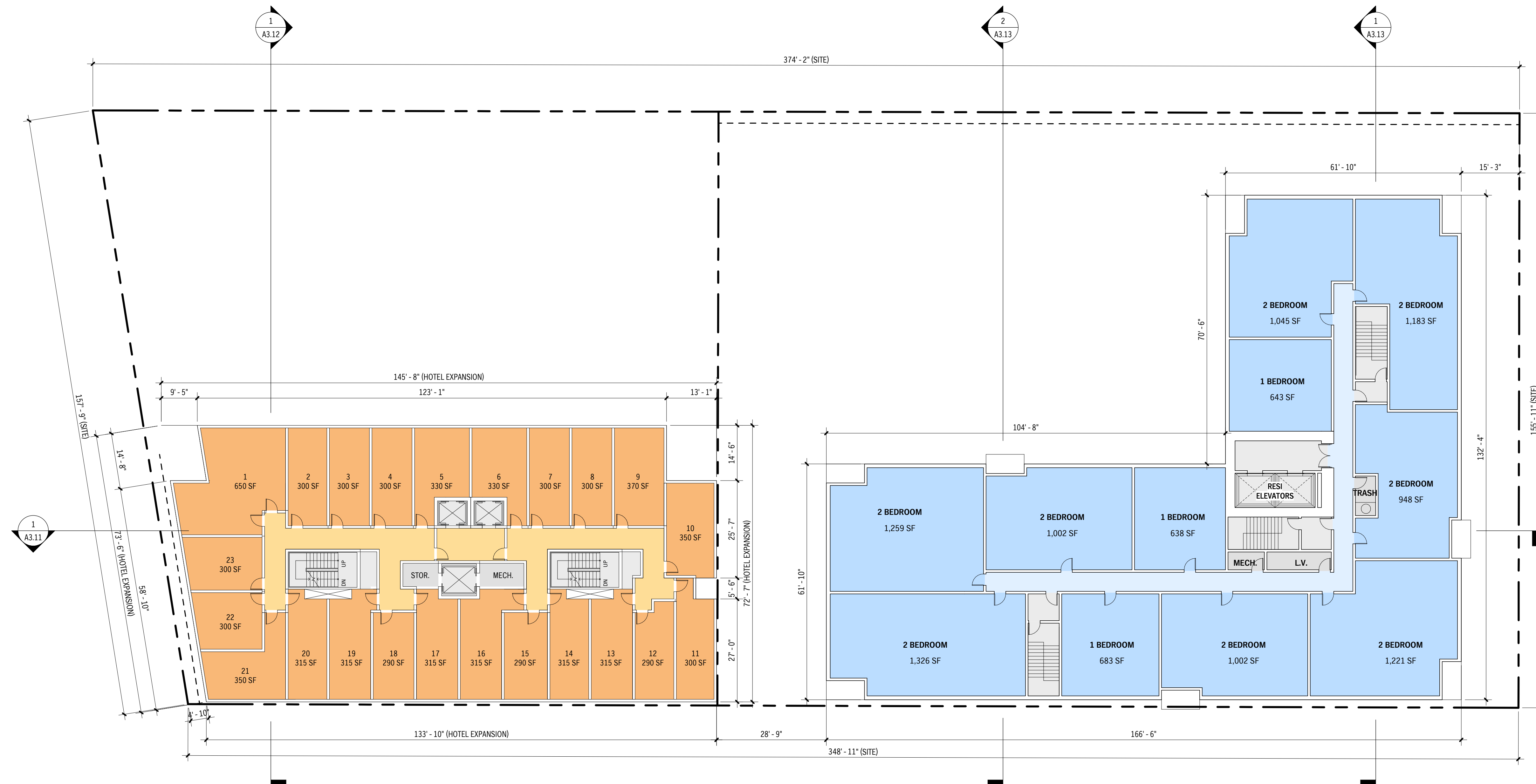
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FLOOR PLAN - LEVELS 10 &
11

A2.10
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FLOOR PLAN - LEVELS 10 & 11
SCALE: 1/16" = 1'-0"

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FLOOR PLAN - LEVEL 12

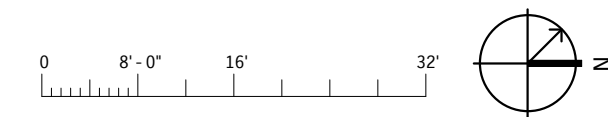
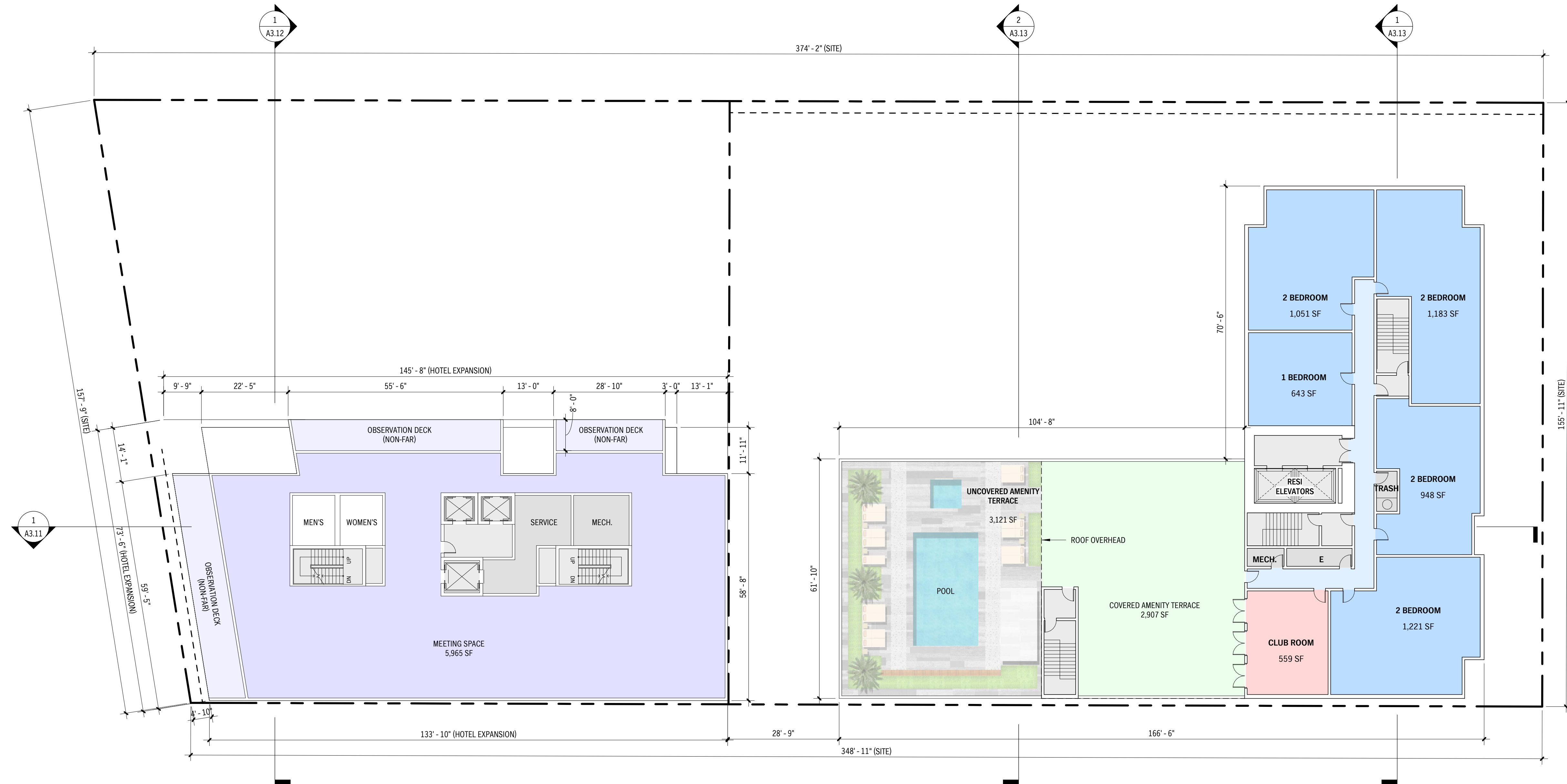
SCALE: 1/16" = 1'-0"

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FLOOR PLAN - LEVEL 12

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FLOOR PLAN - LEVEL 13

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

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FLOOR PLAN - LEVEL 13

A2.13
ENTITLEMENT SUBMITTAL

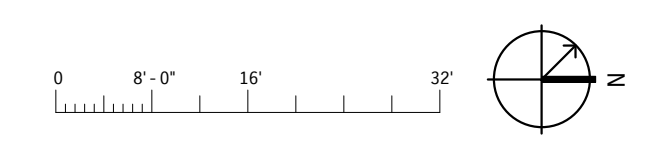
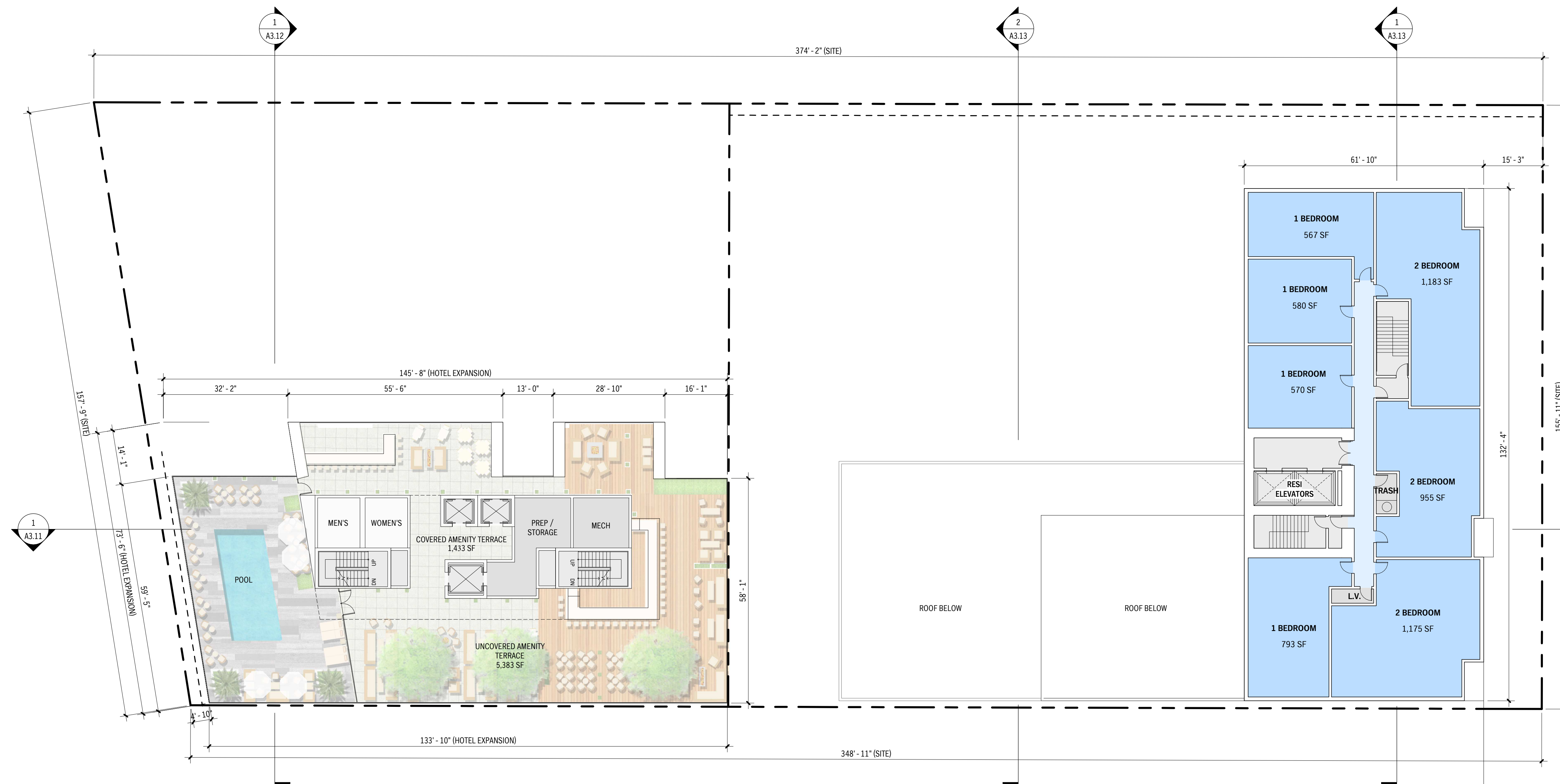
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FLOOR PLAN - LEVEL 14

A2.14
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FLOOR PLAN - LEVEL 14
SCALE: 1/16" = 1'-0"

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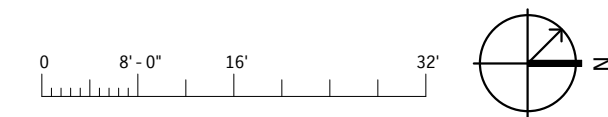
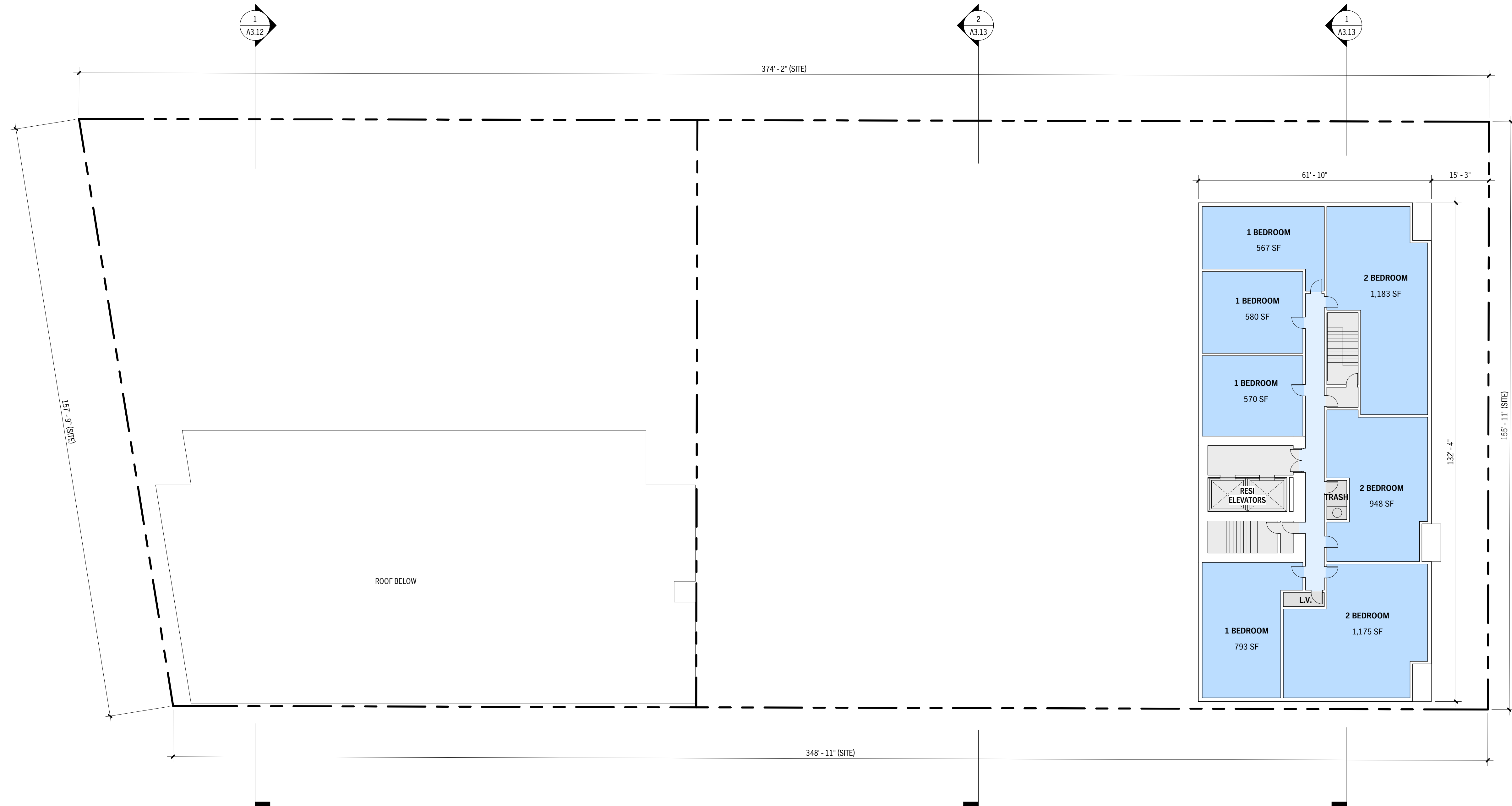
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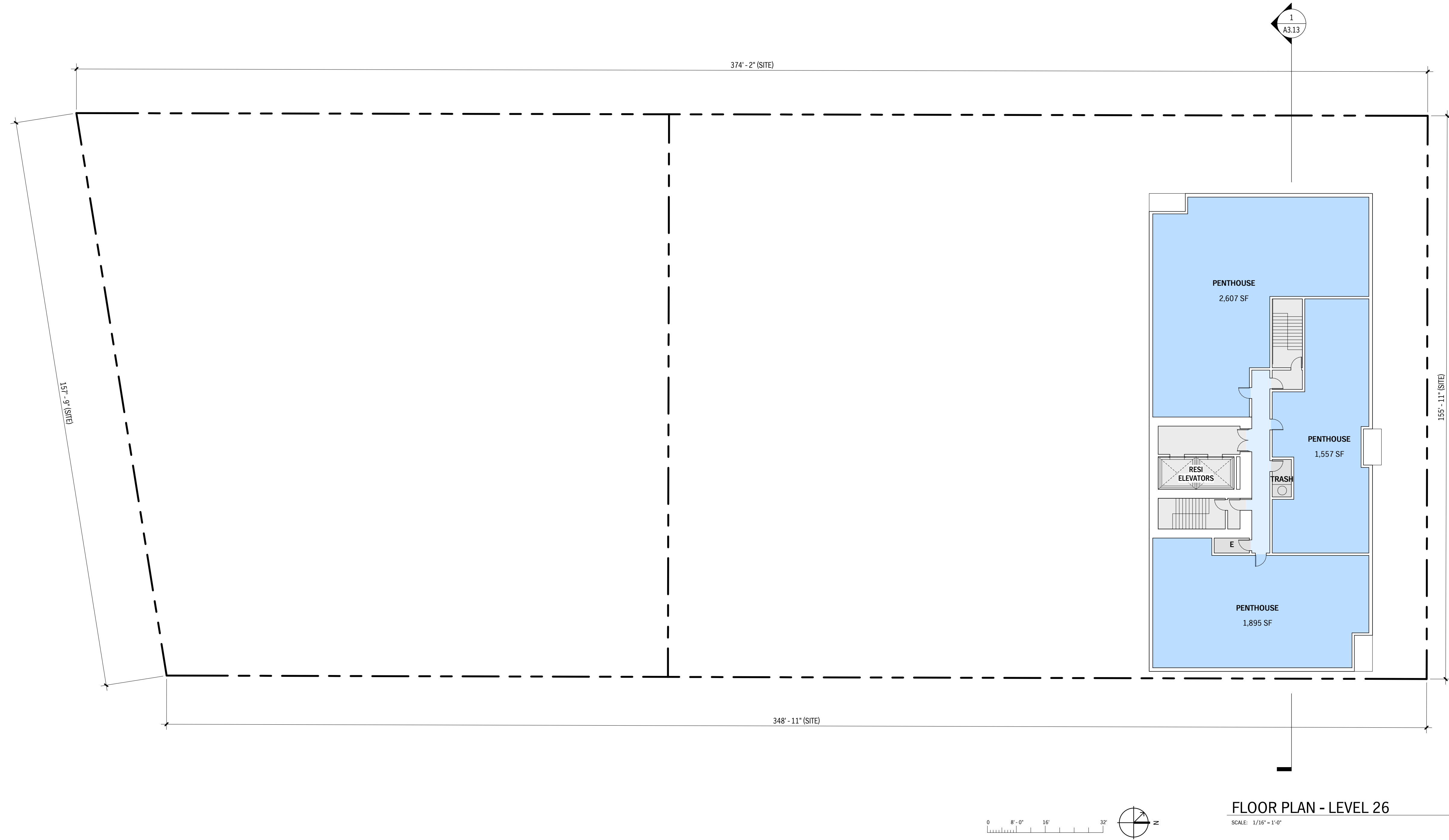
FLOOR PLAN - LEVEL 15-25

A2.15
ENTITLEMENT SUBMITTAL



FLOOR PLAN - LEVEL 15 - 25
SCALE: 1/16" = 1'-0"

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FLOOR PLAN - LEVEL 26

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

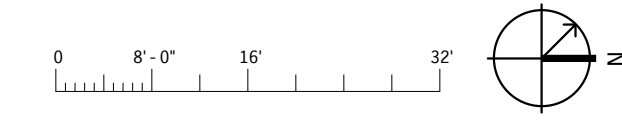
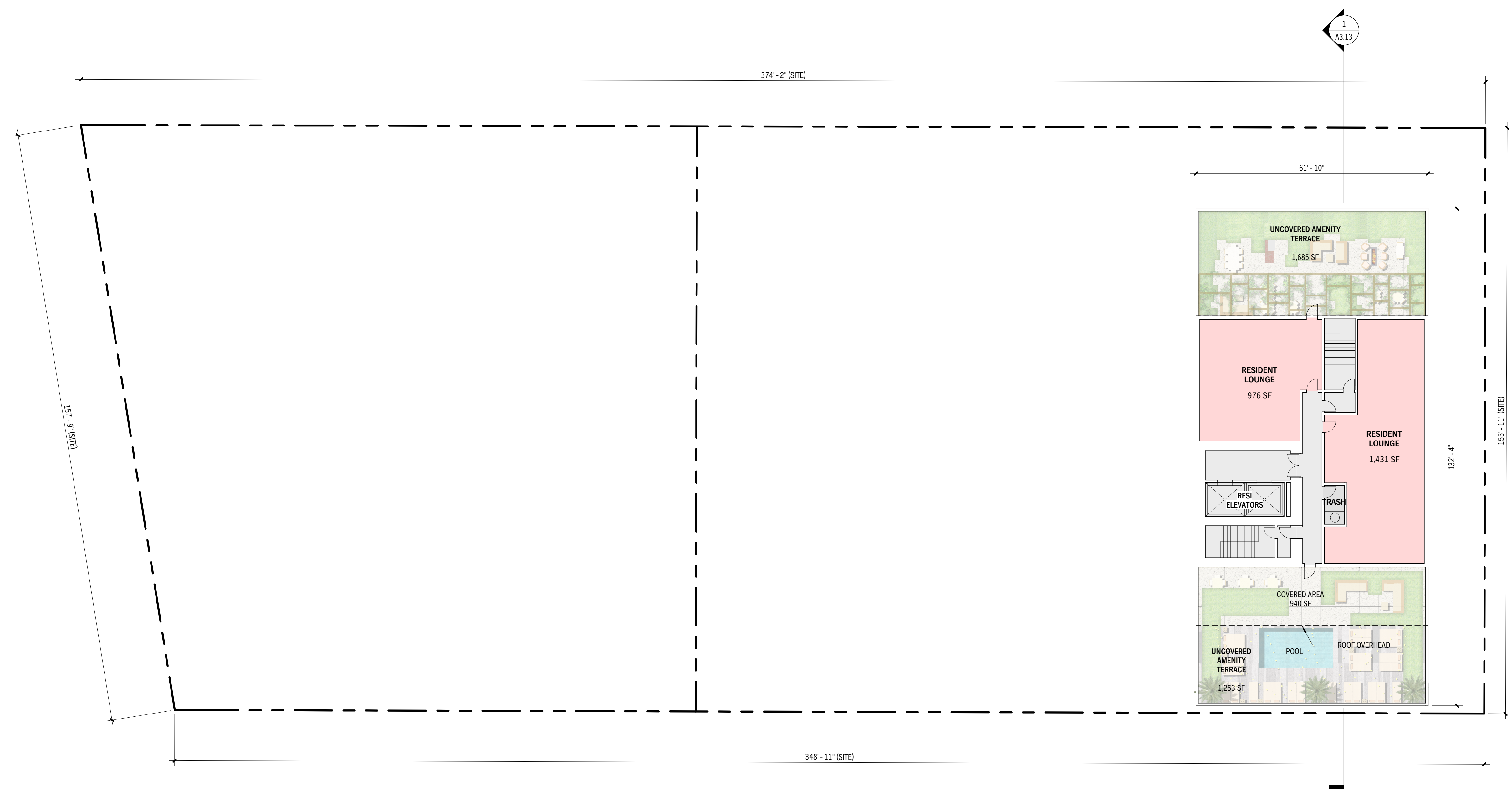
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FLOOR PLAN - LEVEL 26

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FLOOR PLAN - LEVEL 27
SCALE: 1/16" = 1'-0"

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FLOOR PLAN - LEVEL 27

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WEST ELEVATION

A3.01
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PHASE 2
HOTEL/RESI TOWER

EL: 315'-0"
ELEVATOR OVER RUN

EL: 293'-0"
LEVEL 27 - AMENITY TERRACE

EL: 147'-0"
LEVEL 13 - RESIDENTIAL / AMENITY TERRACE

EL: 101'-0"
LEVEL 9 - RESIDENTIAL

EL: 37'-0"
LEVEL 3 - HOTEL

GLAZING

METAL PANEL

METAL PANEL

BRICK

GLAZING

PHASE 1
EXISTING HOTEL &
HOTEL EXPANSION

EL: 172'-0"
ELEVATOR OVER RUN

EL: 150'-0"
LEVEL 14 - POOL DECK

PLASTER

PLASTER

GLAZING

CORNICE

EL: 51'-7"
ARCHITECTURAL TOP

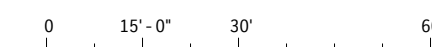
EXISTING MATERIALS TO REMAIN

EL: 0'-0" (238.32)
LEVEL 01

W PICO BLVD

ELEVATION - WEST

SCALE: 1" = 20'-0"



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EAST ELEVATION

A3.02
ENTITLEMENT SUBMITTAL

PHASE 2
HOTEL/RESI TOWER

EL: 315'-0"
ELEVATOR OVER RUN

EL: 293'-0"
LEVEL 27 - AMENITY TERRACE

METAL PANEL

EL: 147'-0"
LEVEL 13 - RESIDENTIAL / AMENITY TERRACE

EL: 101'-0"
LEVEL 9 - RESIDENTIAL

METAL PANEL

GLAZING

EL: 37'-0"
LEVEL 3 - HOTEL

BRICK

PHASE 1
EXISTING HOTEL &
HOTEL EXPANSION

EL: 172'-0"
ELEVATOR OVER RUN

EL: 150'-0"
LEVEL 14 - POOL DECK

EL: 135'-1"
LEVEL 13 - MEETING SPACE #2

PLASTER

GLAZING

EL: 51'-7"
ARCHITECTURAL TOP

EXISTING MATERIALS TO REMAIN

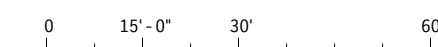
METAL PANEL

EL: 0'-0" (238.32)
LEVEL 01

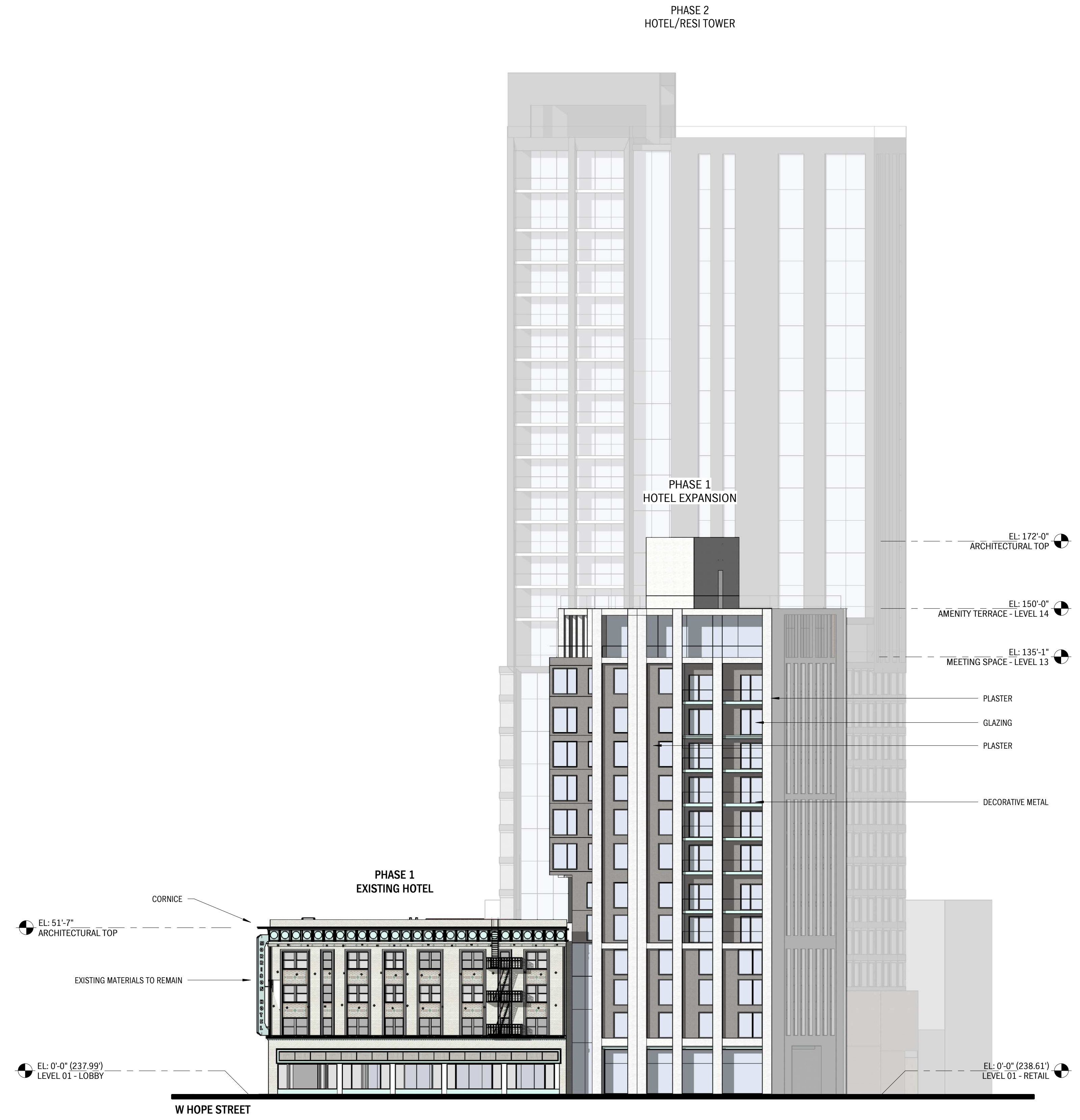
W PICO BLVD

ELEVATION - EAST

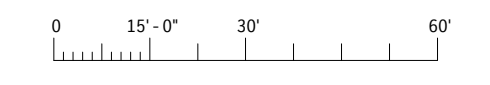
SCALE: 1" = 20'-0"



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ELEVATION - NORTH
SCALE: 1" = 20'-0"



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NORTH ELEVATION

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PHASE 2
HOTEL/RESI TOWER

EL: 315'-0"
ELEVATOR RUN OVER

EL: 293'-0"
LEVEL 27 - AMENITY TERRACE

METAL PANEL

GLAZING

EL: 147'-0"
LEVEL 13 - RESIDENTIAL / AMENITY TERRACE

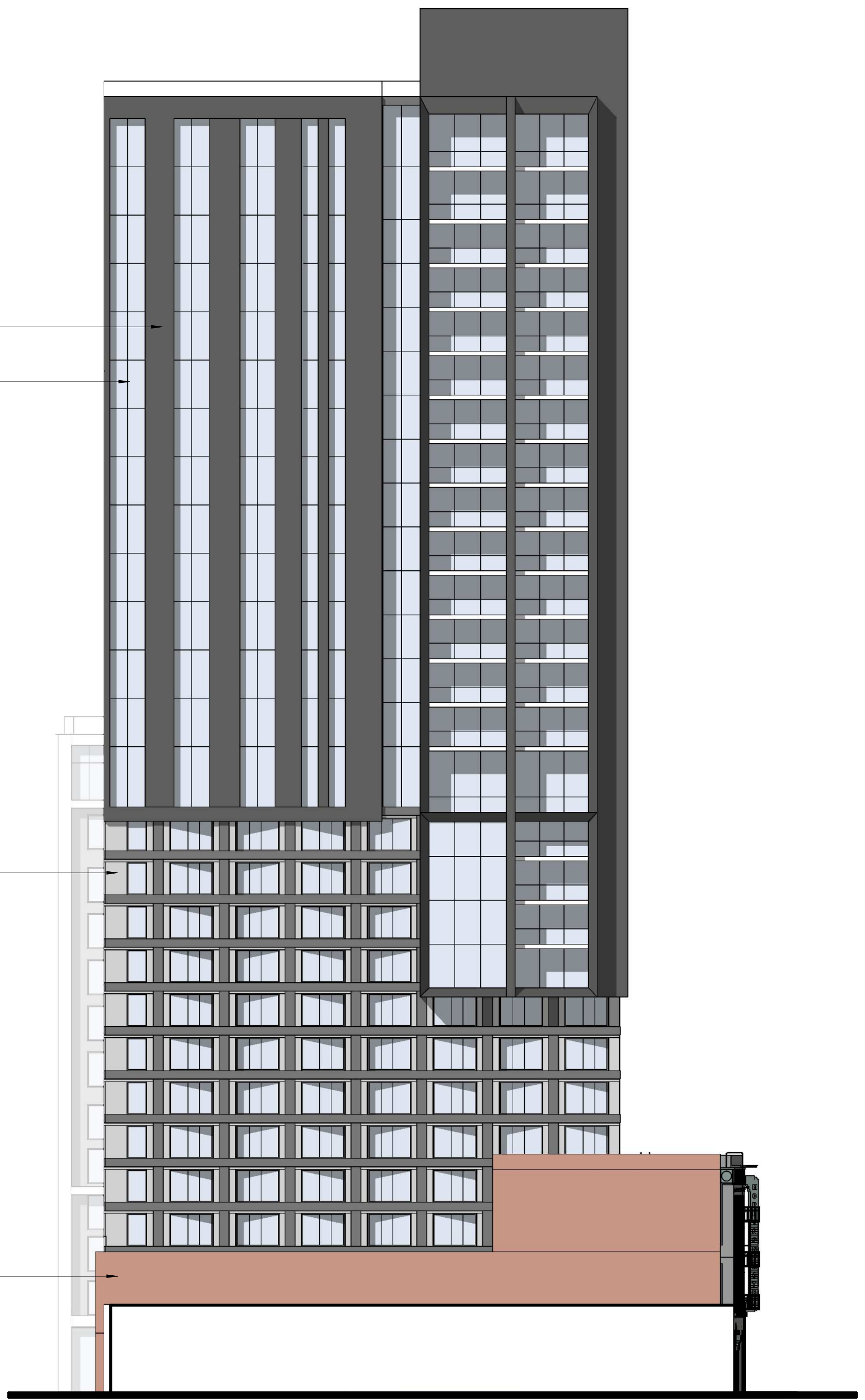
METAL PANEL

EL: 101'-0"
LEVEL 9 - RESIDENTIAL

EL: 37'-0"
LEVEL 3 - HOTEL

BRICK

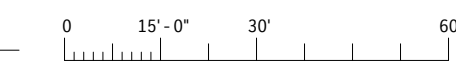
EL: 0'-0"
LEVEL 1



W HOPE STREET

ELEVATION - SOUTH

SCALE: 1" = 20'-0"



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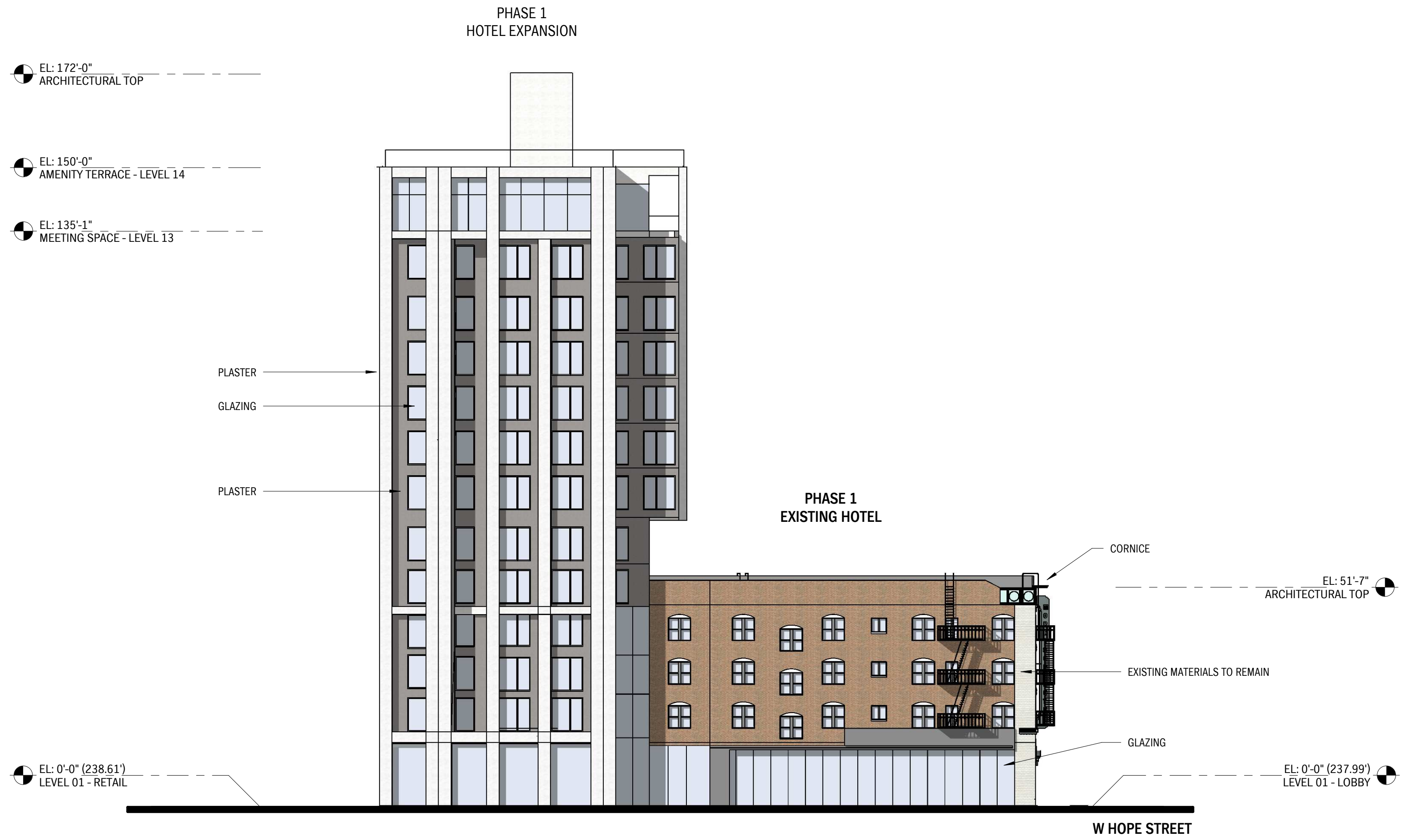
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SOUTH ELEVATION

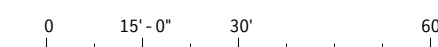
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LOS ANGELES, CA 90015



PASEO ELEVATION - NORTH

SCALE: 1" = 20'-0"



REV DATE ISSUE

PROJECT #: 15200
DATE: 7/6/2018

PASEO NORTH ELEVATION

A3.05
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PHASE 2
HOTEL/RESI TOWER

EL: 315'-0"
ELEVATOR RUN OVER

EL: 293'-0"
LEVEL 27 - AMENITY TERRACE

METAL PANEL

EL: 147'-0"
LEVEL 13 - RESIDENTIAL / AMENITY TERRACE

GLAZING

EL: 101'-0"
LEVEL 9 - RESIDENTIAL

METAL PANEL

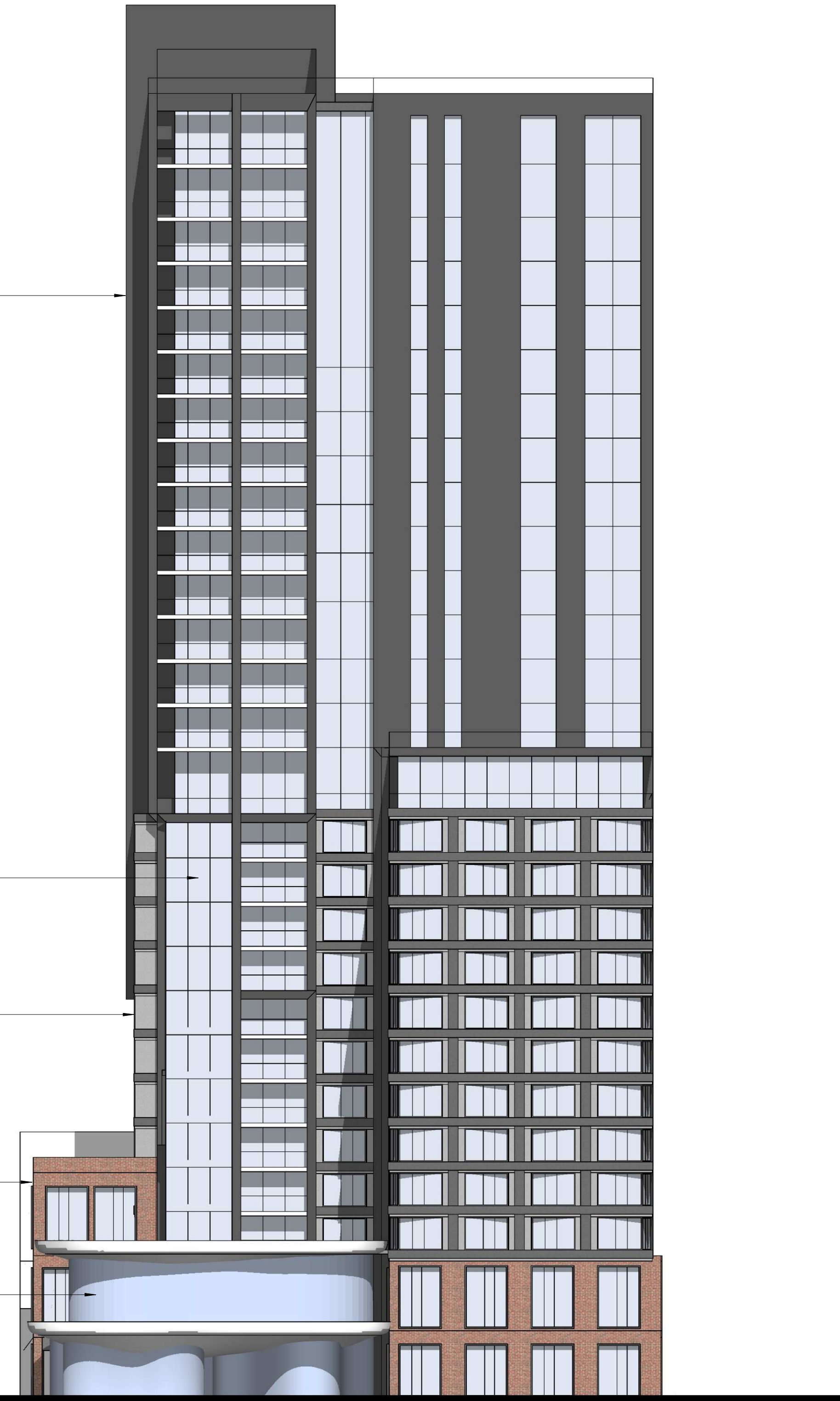
EL: 37'-0"
LEVEL 3 - HOTEL

BRICK

GLAZING

EL: 0'-0"
LEVEL 1

W HOPE STREET



PASEO ELEVATION - SOUTH

SCALE: 1" = 20'-0"



**steinberg
hart**

ARCHITECT
Steinberg Hart
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Los Angeles, CA 90014

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theMORRISON

1220-1246 SOUTH HOPE STREET &
427-435 WEST PICO BLVD
LOS ANGELES, CA 90015

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PASEO SOUTH ELEVATION

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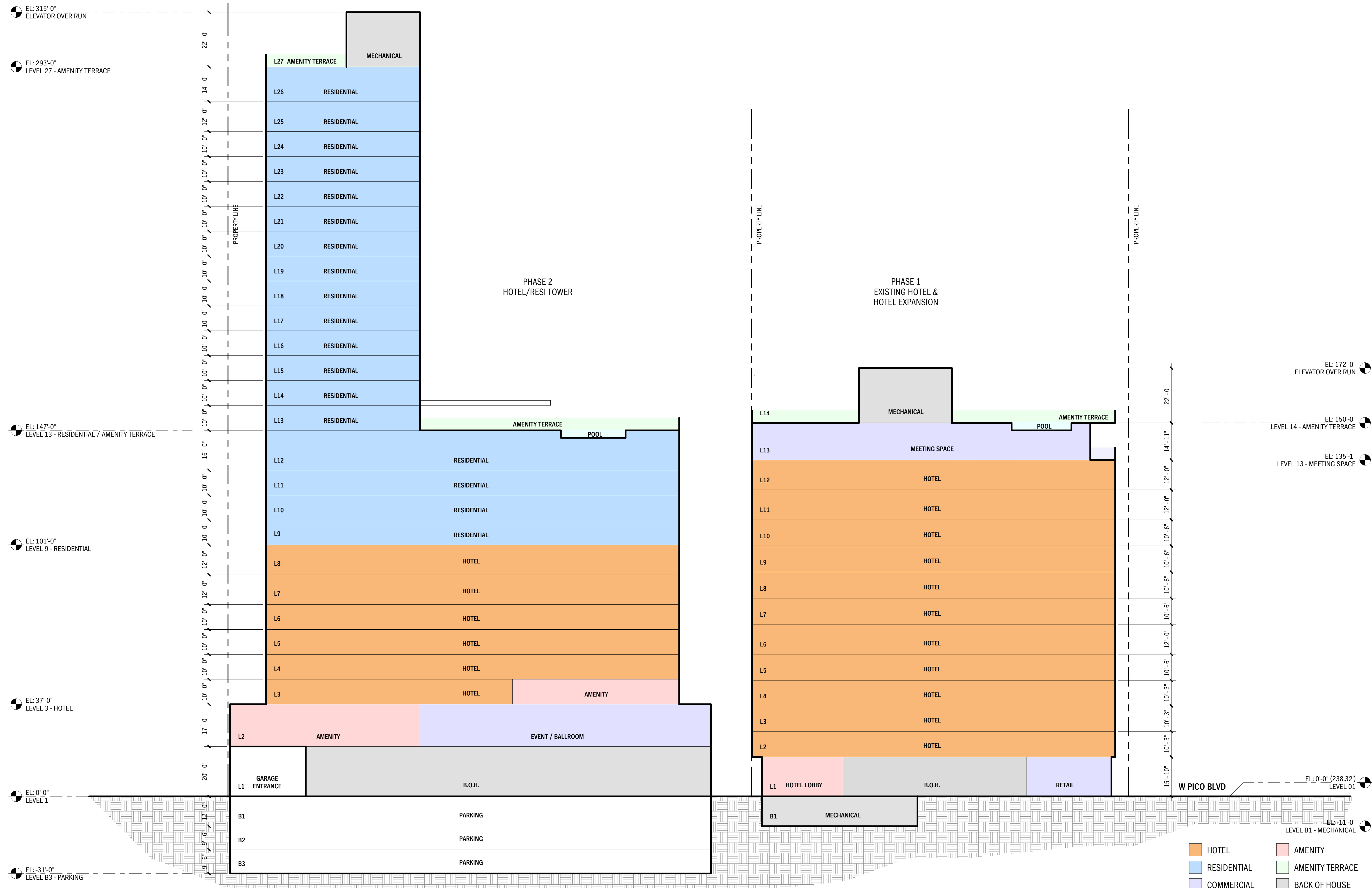
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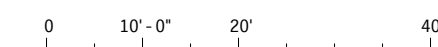
E/W SECTION

A3.11
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SECTION - E/W

SCALE: 1" = 20'-0"



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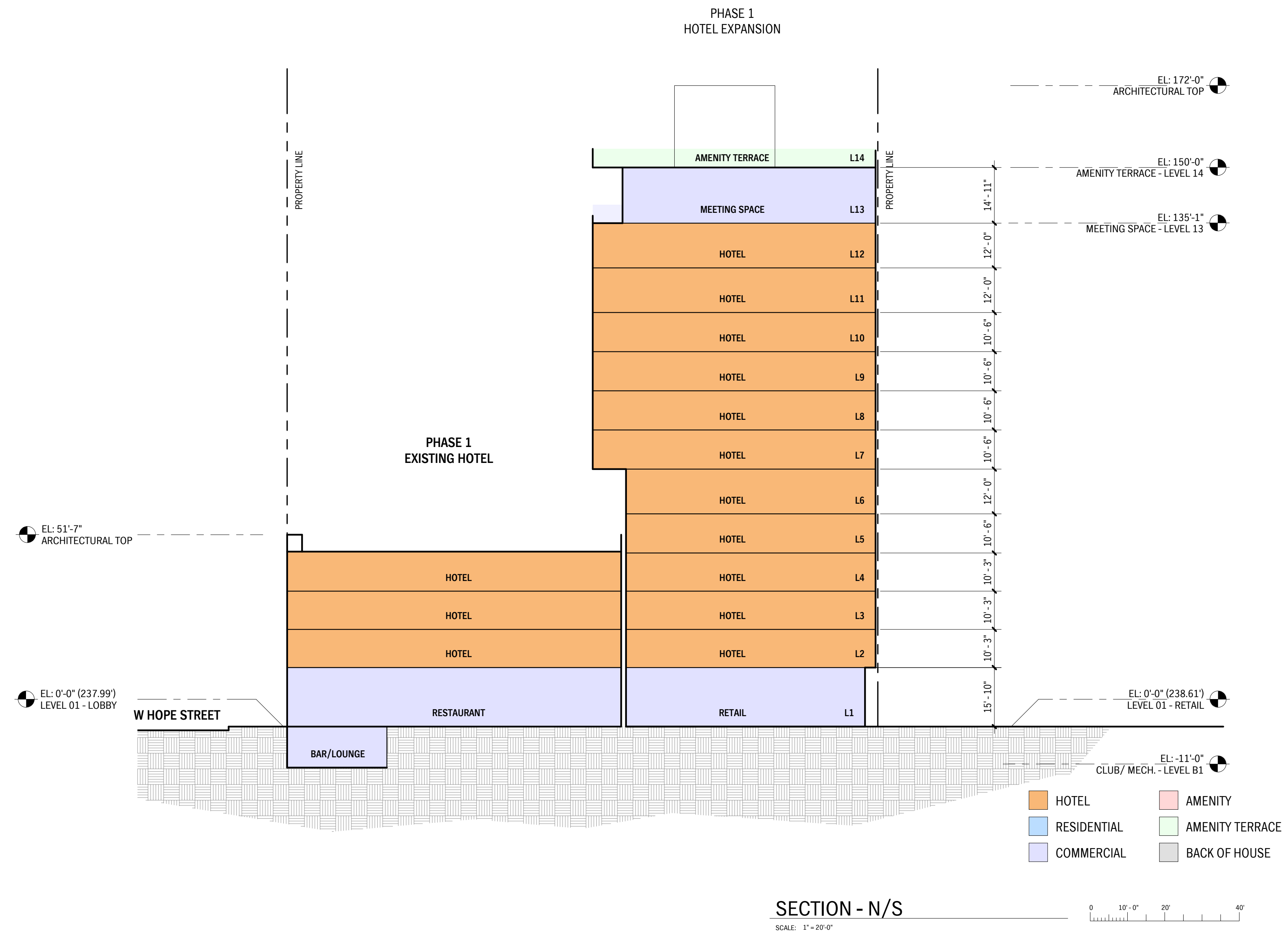
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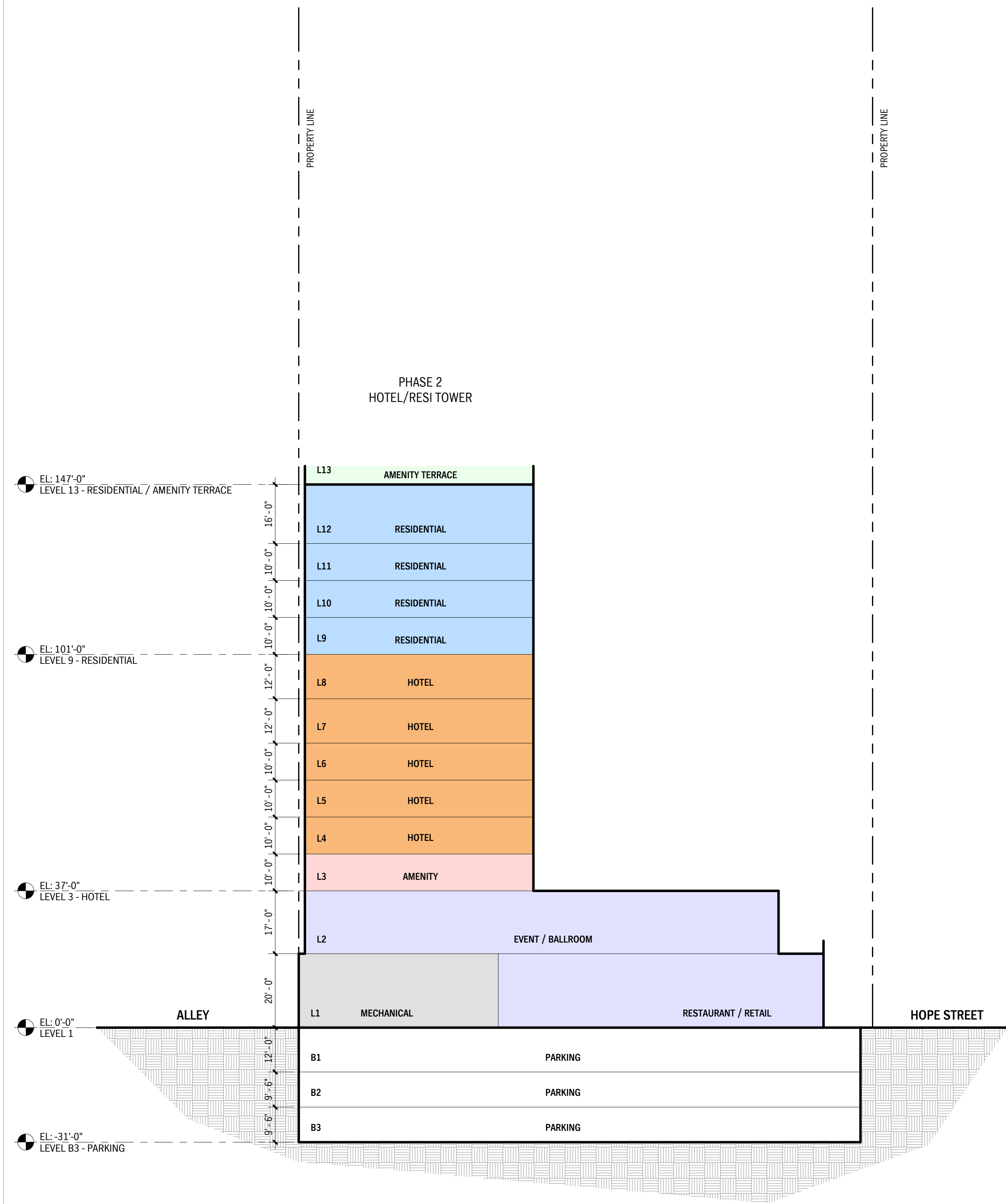
N/S SECTION

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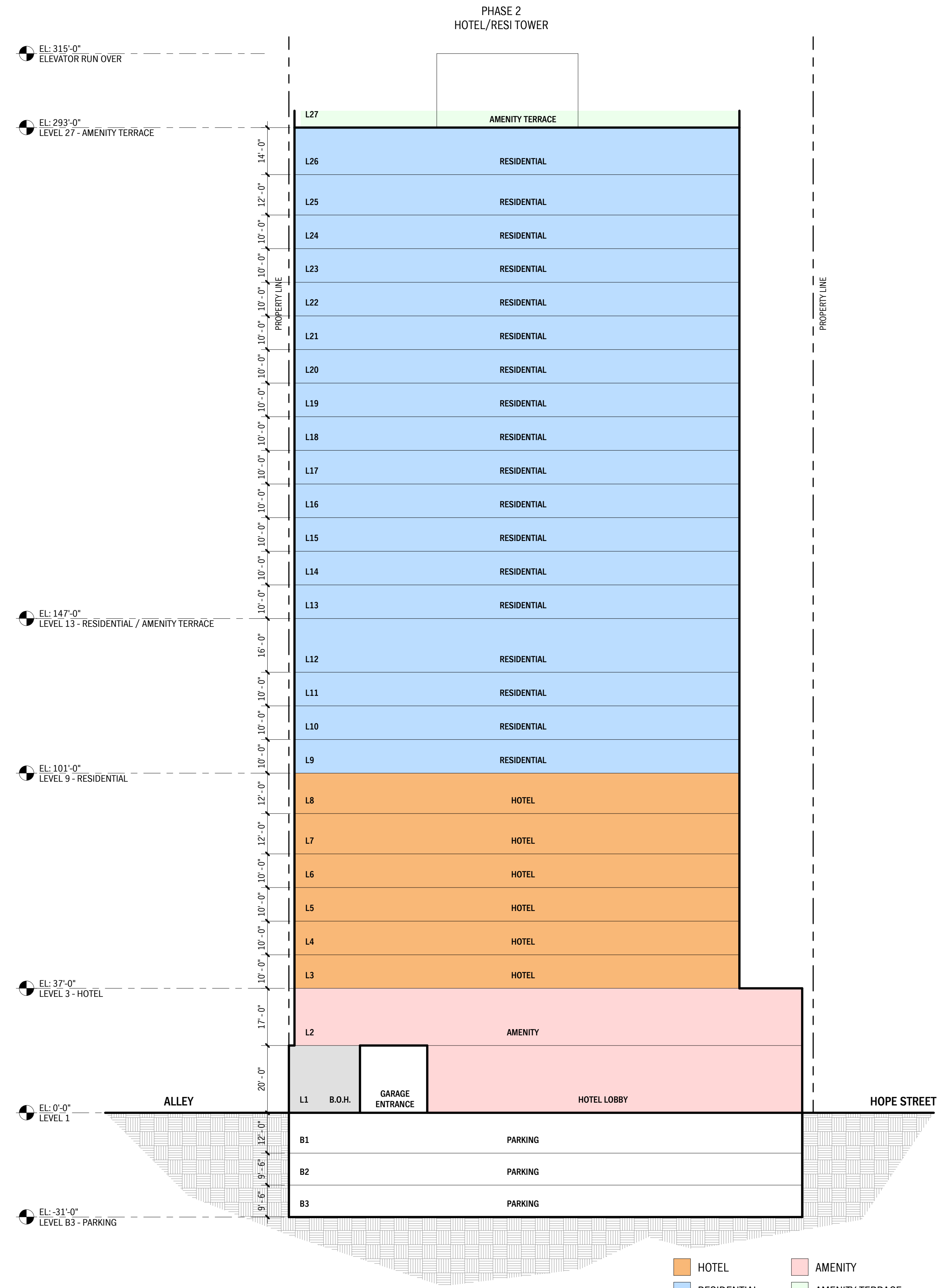
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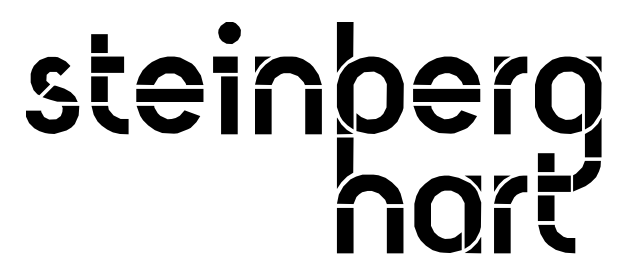
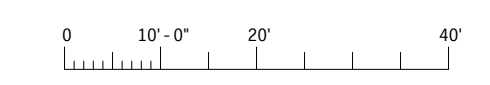


SECTION - N/S **2**
SCALE: 1" = 20'-0"



SECTION - N/S **1**
SCALE: 1" = 20'-0"

- HOTEL
- RESIDENTIAL
- COMMERCIAL
- AMENITY
- AMENITY TERRACE
- BACK OF HOUSE



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N/S SECTIONS

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