

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2012-55-HCM
ENV-2012-56-CE**

HEARING DATE: March 1, 2012
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 315 W. 5th Street
Council District: 14
Community Plan Area: Central City
Area Planning Commission: Central
Neighborhood Council: Downtown Los Angeles
Legal Description: Lot FR1 of Block 11, Ord's
Survey

PROJECT: Historic-Cultural Monument Application for the
METROPOLITAN BUILDING

REQUEST: Declare the property a Historic-Cultural Monument

**APPLICANT/
OWNER:** 449 S. Broadway, LLC
15001 S. Figueroa Street
Gardena, CA 90248

**OWNER'S
REPRESENTATIVE:** Chattel Architecture, Planning & Preservation
13417 Ventura Blvd.
Sherman Oaks, CA 91423

RECOMMENDATION **That the Cultural Heritage Commission:**

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

MICHAEL J. LOGRANDE
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:

[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: Historic-Cultural Monument Application

FINDINGS

1. The property “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of Beaux-Arts & Classical Revival style architecture.
2. The property reflects “the broad cultural, economic, or social history of the nation, State or community” for its association with the early 20th century development of downtown Los Angeles.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

The Commission hereby recommends that Council find the proposed designation of the Metropolitan Building as a Historic-Cultural Monument to be exempt from further analysis under the California Environmental Quality Act pursuant to Title 14 of the California Code of Regulations, Sections 15308 (Class 8) and 15331 (Class 31).

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

Built in 1913 and located in the downtown area, this 9-story commercial building exhibits character-defining features of Beaux-Arts & Classical Revival styles of architecture. The subject building is rectangular in plan facing 5th Street and Broadway. Constructed of reinforced concrete, the buildings feature an east and south elevations are clad with terra cotta and ornamental base-shaft-capital composition. The north and west elevations are simple, painted brick. The building is entered through contemporary metal and glass doors, an inset pedestrian entryway at the southwest corner, and via an entrance at the westernmost bay of the south elevation for access to upper floors. The base of the building, consisting of the first and second floors, is delineated by a simple entablature on the east and south elevations. The lower levels are defined by a ground retail spaces with large, aluminum frame display windows. Above the ground floor is a band of light pink opaque structural glass. The second floor fenestration is a string of tripartite Chicago Style windows with transoms. The third through eighth floors consist of windows bays along the shaft separated by terra cotta clad piers and large, bas-relief, and foliate moldings. The capital of the building, consisting of the ninth floor is delineated by the moldings around the windows and the large projecting cornice. The roof of the building is flat with a low parapet wall along the east and south elevations. An L-shaped tenth floor or penthouse is located at the northwest corner and is bordered by a pool and spa. Significant interior spaces include a main lobby space with tile, marble, pilasters, and elevators. The hallways have hollow tile with plate glass, mahogany trim, and a marble base.

The proposed Metropolitan Building historic monument was designed by architects John Parkinson and Edwin Bergstrom, who were in a professional partnership together from 1905 to 1915. The prominent partnership designed over 25 buildings in the 10 years of their collaboration, with the majority located in the city's burgeoning downtown. The subject building reflects influences of the Beaux Arts and Classical Revival styles among Parkinson & Bergstrom's commercial buildings at the turn of the century with exterior use of glazed terra cotta, decorative spandrel panels, low relief sculptural ornamentation and large projecting cornices.

Later additions to the subject property include alteration of storefronts and interior changes on floors eight, nine, and ten which originally were added to accommodate the Los Angeles Public Library. In 1926, the library moved to its current location at 630 W. 5th Street. Further interior rehabilitation was done in 2011 in conformance to the Secretary of Interior's Standards for Rehabilitation to add 87 apartment units on the upper floors.

DISCUSSION

The Metropolitan Building property successfully meets two of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction" and 2) reflects "the broad cultural, economic, or social history of the nation, State or community." As an example of Beaux-Arts & Classical Revival style architecture and as a building reflective of the early 20th century development of downtown Los Angeles, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

BACKGROUND

At its meeting of January 19, 2012, the Cultural Heritage Commission voted to take the application under consideration. On February 16, 2012, the Cultural Heritage Commission toured the subject property.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

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

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

The designation of the Metropolitan Building property as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles Administrative Code ("LAAC") will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible

alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior's Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

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

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

Los Angeles Department of City Planning

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CULTURAL HERITAGE COMMISSION

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Sherman Oaks, CA 91423

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10(c)4 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

MICHAEL J. LOGRANDE
Director of Planning

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Office of Historic Resources

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The proposed Metropolitan Building historic monument was designed by architects John Parkinson and Edwin Bergstrom, who were in a professional partnership together from 1905 to 1915. The prominent partnership designed over 25 buildings in the 10 years of their collaboration, with the majority located in the city's burgeoning downtown. The subject building reflects influences of the Beaux Arts and Classical Revival styles among Parkinson & Bergstrom's commercial buildings at the turn of the century with exterior use of glazed terra cotta, decorative spandrel panels, low relief sculptural ornamentation and large projecting cornices.

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FINDINGS

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

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

TYPE OR HAND PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. NAME OF PROPOSED MONUMENT Metropolitan Building
2. STREET ADDRESS 315 W. 5th Street
CITY Los Angeles ZIP CODE 90013 COUNCIL DISTRICT 14
3. ASSESSOR'S PARCEL NO. 5149026001
4. COMPLETE LEGAL DESCRIPTION: TRACT Ords Survey
BLOCK 11 LOT(S) FR1 ARB. NO. None
5. RANGE OF ADDRESSES ON PROPERTY 307 W. 5th Street, 309 W. 5th Street, 311 W.5th Street, 313 W. 5th Street
317 W. 5th Street, 449 S. Broadway, 451 S. Broadway, 457 S. Broadway
6. PRESENT OWNER 449 S. Broadway LLC
STREET ADDRESS 15001 S. Figueroa Street E-MAIL ADDRESS: mfallas@nationalstoresinc.com
CITY Gardena STATE CA ZIP CODE 90248 PHONE (310) 436-2105
OWNERSHIP: PRIVATE Private PUBLIC _____
7. PRESENT USE Commercial and residential ORIGINAL USE Commercial

DESCRIPTION

8. ARCHITECTURAL STYLE Beaux Arts/Classical Revival
(SEE STYLE GUIDE)
9. STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE (SEE OPTIONAL DESCRIPTION WORK SHEET. 1 PAGE MAXIMUM)
This nine-story commercial building is located at the northwest corner of S. Broadway and W. 5th Street in downtown Los Angeles. It is configured as a rectangle in plan with an L-shaped tenth floor or penthouse. The building is Beaux Arts/Classical Revival in style and is arranged in the classic base-shaft-capital composition. It has a large cornice, flat roof, and multiple bays of large, wood frame windows. Constructed of reinforced concrete, the the building's east and south elevations are clad with terra cotta and ornamental, bas-relief moldings, while the north and west elevations are simple, painted brick. The building is nine bays wide on W. 5th Street and six bays wide on S. Broadway. There are two fire escapes on the east and on the south elevation, beginning at the roof with openings in the cornice and terminating at the second level. (continued)

**HISTORIC-CULTURAL MONUMENT
APPLICATION**

NAME OF PROPOSED MONUMENT Metropolitan Building

10. CONSTRUCTION DATE: 1913 FACTUAL: ESTIMATED:

11. ARCHITECT, DESIGNER, OR ENGINEER John Parkinson and Edwin Bergstrom

12. CONTRACTOR OR OTHER BUILDER F.O. Enstrom

13. DATES OF ENCLOSED PHOTOGRAPHS 2011
(1 8X10 BLACK AND WHITE GLOSSY AND 1 DIGITAL E-MAILED TO CULTURAL HERITAGE COMMISSION@LACITY.ORG)

14. CONDITION: EXCELLENT GOOD FAIR DETERIORATED NO LONGER IN EXISTENCE

15. ALTERATIONS 1926, 1927, c. 1950, c. 1970, c. 1990, 2011 (rehabilitated as part of an Investment Tax Credit project). See attached sheets for detailed description of alterations.

16. THREATS TO SITE: NONE KNOWN PRIVATE DEVELOPMENT VANDALISM PUBLIC WORKS PROJECT
 ZONING OTHER _____

17. IS THE STRUCTURE: ON ITS ORIGINAL SITE MOVED UNKNOWN

SIGNIFICANCE

18. BRIEFLY STATE HISTORICAL AND/OR ARCHITECTURAL IMPORTANCE: INCLUDE DATES, EVENTS, AND PERSON ASSOCIATED WITH THE SITE (SEE ALSO SIGNIFICANCE WORK SHEET. 750 WORDS MAXIMUM IF USING ADDITIONAL SHEETS)

The Metropolitan Building is significant for its association with commercial and retail development that occurred on Broadway between 1890 and 1930. With this development, Broadway became the "commercial center of the Southland," a title it retained until well after World War II. Like many of its neighbors, the Metropolitan Building was built to provide street-level retail storefronts for multiple businesses with the upper levels left as simple, open lofts to allow maximum flexibility for prospective tenants as well as space for storage or warehousing. (continued)

19. SOURCES (LIST BOOKS, DOCUMENTS, SURVEYS, PERSONAL INTERVIEWS WITH DATES) See attached sheets.

20. DATE FORM PREPARED 12/16/2011 PREPARER'S NAME Shannon Ferguson, Senior Associate

ORGANIZATION Chattel STREET ADDRESS 13417 Ventura Blvd.

CITY Sherman Oaks STATE CA ZIP CODE 91423 PHONE (818) 788-7954

E-MAIL ADDRESS: shannon@chattel.us

**Historic-Cultural Monument Application
Metropolitan Building, 315 W. 5th Street, Los Angeles 90013**

18. Historical and Architectural Importance (continued)

The Metropolitan Building replaced a two-story, Romanesque Revival style building with storefronts on both streets, known as the Mueller Building for its owner, Michail Mueller. According to the chain of title for the subject property, the Mueller's and their descendents would retain ownership until the mid-1980s.⁴

In May 1913, the Metropolitan Fireproof Building Company was granted a City of Los Angeles Building Permit for the subject property to "remove present buildings for the purpose of erecting a new building."⁵ On the permit, the architects for the project are identified as Parkinson & Bergstrom, while the contractor is listed as F.O. Engstrom. The purpose of the new building was for stores and offices. In June 1913, the Metropolitan Fireproof Building Co. was granted a City of Los Angeles Building Permit to "erect the foundation of a building to cover the entire lot...building will be 10 stories."⁶

When originally constructed, the main entrance and elevator lobby serving the upper floors was elegantly professional with marble floors and walls and decorative elevator doors (these finishes are noted in original building plans). The overall design of the building provided prospective tenants with well-appointed, but understated, and flexible, office and retail space in an ideal location within the center of the booming downtown Historic photographs and Los Angeles City Directories indicate that tenants within the building included (dates of tenancy are in parenthesis): The Owl Drug Co., a San Francisco-based drug store chain (1914-1934), Los Angeles Public Library (1914-1926), Foreman & Clark, a budget-oriented men's clothier (c. 1915-1928),⁷ E.W. Reynolds Co., a wholesale jeweler and optician (1915-c. 1945), Janss Investment Co., a prominent real estate development company (1916-1928), J.J. Newberry Co., a Southern California-based variety store chain (1939-mid 1990s), and Fallas-Paredes, a Los Angeles-based discount clothing chain (1996-present). Additional tenants have included dental and medical offices, jewelers, and a street-level café.

In 1985, the last remaining ownership interest in the building held by a Mueller family member was sold. In 1996, the building was transferred to the current owner.⁸ At around the same time, the ground floor retail space previously occupied by J.J. Newberry Co. was taken by Fallas-Paredes clothing store, an affiliate of the property owner.

The most prominent tenant in the Metropolitan Building was the Los Angeles Public Library, which occupied the seventh through tenth floors. The central part of the ninth floor had skylights in the roof so that a flood of natural light could be shed over the circulation department and book shelves on the eighth floor. To take the place of the space thus lost on the ninth floor, an additional story (the tenth) was added on the north side of the skylights, to accommodate the bindery, the carpenter shop and the small lecture hall – training class room.⁹

The Library continued to occupy its space within the Metropolitan Building until 1926 when it moved to its permanent building at 630 W. 5th Street. After the Library vacated the building, the seventh floor was subdivided to accommodate new tenants, the stairs between the eighth and ninth floors were removed, and the opening between floors was infilled.¹⁰

⁴ On September 11, 1985, Barnard Mueller, grandson of Oscar C. Mueller, granted his 50% interest in subject property to Tigor Co. (County of Los Angeles, Deeds Book 1985-1058517, September 11, 1985). This sale marks the end of the Mueller family's association with the property.

⁵ City of Los Angeles Department of Building and Safety, "Application to Alter, Repair, or Demolish," Building Permit #7077, issued to Metropolitan Fireproof Building Company, May 22, 1913.

⁶ City of Los Angeles Department of Building and Safety, "Application to Alter, Repair, or Demolish," Building Permit #7894, issued to Metropolitan Fireproof Building Company, June 9, 1913.

⁷ Foreman & Clark received a building permit (City of Los Angeles Department of Building and Safety, "Application to Alter, Repair, or Demolish," Building Permit #15874, August 1, 1914) to remove metal, plaster and glass partitions and erect wood and glass walls and doors.

⁸ County of Los Angeles, Deeds Book 1996-590750, April 5, 1996.

⁹ "Library Books," 67.

¹⁰ Information about these alterations is located in various City of Los Angeles building permits, noted above.

Historic-Cultural Monument Application
Metropolitan Building, 315 W. 5th Street, Los Angeles 90013

The Metropolitan Building also possesses distinctive characteristics of the Beaux Arts style. The building is also significant for its association with noted, local architects, John Parkinson (1861-1945) and Edwin Bergstrom (1876-1955), who were in professional partnership together from 1905 to 1915.

During their partnership, Parkinson & Bergstrom became the dominant architectural firm hired to design major buildings in Los Angeles. This prominent partnership designed over 25 buildings in the 10 years of their collaboration, with the majority located in the city's burgeoning downtown. The firm is credited with having "designed many of Los Angeles' finest buildings, which became some of the city's most enduring landmarks."¹¹ As is evidenced in the Metropolitan Building, Parkinson & Bergstrom commercial buildings typically reflect influences of the Beaux Arts or Classical Revival styles popular at the turn of the century with exterior use of glazed terra cotta, decorative spandrel panels, low relief sculptural ornamentation, and large projecting cornices.

19. Sources

City of Los Angeles Department of Building and Safety
County of Los Angeles, Deeds Books
Historical Los Angeles Times
The Parkinson Archives, LLC
Sanborn Fire Insurance Maps

Elsie and Henry F. Withey, *Biographical Dictionary of American Architects (Deceased)* (Los Angeles: New Age Publications, 1956).

Tom Sitton, "Broadway Theater and Commercial District," National Register of Historic Places Nomination Form, Statement of Significance, October 20, 1977

¹¹ Elsie and Henry F. Withey, *Biographical Dictionary of American Architects (Deceased)* (Los Angeles: New Age Publications, 1956), 457.

Historic-Cultural Monument Application
Metropolitan Building, 315 W. 5th Street, Los Angeles 90013

9. Present Physical Description of the Structure (continued)

The base of the building, consisting of the first and second floors, is delineated by a simple entablature on the east and south elevations. A foliate stringcourse separates the entablature and second floor windows. The second floor fenestration is a string of tripartite, Chicago-style windows consisting of a large, fixed, center sash with transom, flanked by narrower, casement sash with transoms. Between each set of windows is an undecorated, terra cotta panel. The structural column at the southeast corner of building is clad with terra cotta panels with fluted edges and bas-relief, cherubic faces.

Below the second floor windows is a band of light pink, opaque structural glass (commonly known as *Vitrolight* or *Carrara* glass). Attached to this band are large letters that spell out the name of the current retail tenant, "FALLAS – PAREDES." Below this cladding, ground level retail spaces along W. 5th Street and S. Broadway are entered through contemporary metal and glass doors and have large display windows composed of plate glass in aluminum frames. The windows rest on bulkhead walls clad with over-painted terrazzo that curves at the base to meet the concrete sidewalk. The storefront fenestration is divided by the structural columns, which are clad with ceramic tile. Roll-down security gates are attached to the wall over each storefront

Primary pedestrian access to the largest retail space in the building is via the southeast corner entrance where the exterior perimeter walls have been removed to create an inset entryway. This corner entrance has large, contemporary, metal and glass display windows in aluminum frames and two sets of contemporary metal and glass panel double doors with large transoms. The display windows rest on a bulkhead wall clad with over-painted terrazzo that gently curves to meet the floor of the entryway. Within the entryway, the terrazzo floor is orange colored with a panel inset with green-colored terrazzo that reads, "Newberry's." At the corner, the exposed, freestanding structural column is clad with ceramic tile in a profile that produces a circular, fluted appearance. The entrance is highlighted by a cantilevered, curvilinear, canopy with exposed structural members.

The entrance to the upper stories is located in the westernmost bay of the south elevation. A small portion of the original decorative surround, glazing and building name "METROPOLITAN" have been retained and preserved and incorporated into a new surround and columns in a simplified design based on historic drawings and similar extant material located in other areas on the building.

The window bays along the shaft of the building, consisting of the third through eighth floors, are separated by terra cotta clad piers with fluted edges and large, bas-relief, foliate moldings at their base and crest. The bays at each corner sport large, tripartite, Chicago-style windows with one-over-one, double-hung wood sash flanked by narrower double-hung sash, while the center bays contain large, one-over-one, double-hung wood sash windows. Each window opening has a molded terra cotta sill. Spandrel panels adorned with elaborate bas-relief moldings of helmeted faces separate the windows.

The capital of the building, consisting of the ninth floor, is delineated by the moldings around the windows, the window size and configuration, and the large, projecting cornice. The spandrel panels between the eighth and ninth floor windows are arched and divided into segments with terra cotta pilasters terminating in a pendant. Each of the center bays features a pair of windows with pronounced continuous sill; the bays at the corners of the south elevation contain a string of four windows while the corner bays on the east elevation have a string of three windows. The windows on the south elevation are two-over-two, double-hung, wood sash while those on the east elevation are replaced with one-over-two aluminum sash. The panel above the window, just below the cornice, contains large, bas-relief foliate moldings matching those at the crest of the piers. The simple cornice extends across the east and south elevations with short returns on the north and west elevations.

The north and west elevations are painted brick with asymmetrical fenestration. Windows on these elevations are generally multi-light, double-hung wood or metal sash with wire glass.

The roof of the building is flat with a low parapet wall along the east and south elevations to support the cornice. An L-shaped tenth floor or penthouse is located at the northwest corner and is bordered by a pool and spa.

Historic-Cultural Monument Application
Metropolitan Building, 315 W. 5th Street, Los Angeles 90013

15. Alterations

On the exterior, the most significant alterations occurred at the base of the building, which include opening up the corner of the building at W. 5th Street and S. Broadway, installation of new cladding on the structural columns, reconfiguration and replacement of storefront display windows and doors, installation of the band of structural glass with attached signage above the storefronts, and installation of the curvilinear canopy over entrance appear to date from the late 1940s or early 1950s. Other alterations to the exterior include replacement of original windows on the east elevation of the ninth floor and the infill of some window openings on the secondary elevations and at the tenth floor and penthouse (dates unknown). The exterior of the entrance to the upper stories and interior of the first floor elevator lobby were first altered in the late 1960s or 1970s. Built to provide flexible office and retail space, the building's loft-like floor plates were subdivided various times to accommodate tenant requirements over the years. None of these alterations were identified as significant by the National Park Service (see Investment Tax Credit project information below).

Other interior changes on the upper stories occurred on the seventh, eighth, ninth, and tenth floors, which were originally constructed to house the Los Angeles Public Library. The levels occupied by the Library were constructed in the following manner: "the central part of the ninth floor was removed, and skylights supplied in the roof so that...natural light could be shed over the circulation department and book shelves on the eighth floor...an additional story (the tenth) was built on the north side of the skylights to accommodate the bindery, the carpenter shop and the small lecture hall—training class room,"¹ and cast iron stairs were installed between the eighth and ninth floors. The Library vacated its space in the Metropolitan Building in 1926. Building permits indicate that immediately following this vacancy, the space was retrofitted for new tenants. These records indicate that new corridor walls of "... hollow tile with plate glass, mahogany trim, and marble base" were to be constructed on the seventh floor in the fall of 1926.² In the spring of 1927, another building permit was issued for the "removal of two secondary stairways in [eighth] story and installing beams and slabs in [ninth] floor in present open[ing]."³ The information in this permit indicates that the original opening between the eighth and ninth floors was enclosed after the issuance of the permit. Interestingly, the architect listed on this permit is Edwin Bergstrom, who was one of the architects that designed the original Library space.

Rehabilitation of the Metropolitan Building was completed in 2011 as part of an Investment Tax Credit project to include 87 apartment units on the upper floors. The rehabilitation work was found to be in conformance with the Secretary of the Interior's Standards for Rehabilitation and the project has been certified by the National Park Service. Work on the building included seismic retrofit with reinforced concrete moment frames to preserve the open floor plan, particularly at the lower retail levels, installation of a layer of FRP (Fiber Reinforced Polymer) strengthening over masonry, as well as some infill of windows at the elevator tower on the west elevation. Windows at the west elevation of the light court were replaced. Deteriorated stucco cladding on canopies on the south and east elevations was removed exposing structural steel members. The canopies were infilled with perforated metal panels in lieu of stucco and painted. Fire escapes were retained, ladders removed and floors infilled, and an extension was added to each guardrail to meet code required height. As described above, remnants of the original decorative entrance on the south elevation were incorporated into a new entrance with Glass Fiber Reinforced Concrete (GFRC) in a simplified reconstruction incorporating an arch. The previously altered lobby was refurbished with new ceiling, floor and wall cladding. All extant marble tiled were retained and incorporated into upper floor elevator lobbies and double-loaded corridors, many of which were reconstructed. A pool and spa were added to the roof, with the pool shell placed in such a way as to nestle within the roof framing. In addition, a new secondary stair was added to provide egress from the roof.

¹ "Library Books," Monthly Bulletin of the Los Angeles Public Library, Vol. 9, Nos. 5 and 6, May and June, 1914, p. 67.

² City of Los Angeles Department of Building and Safety, "Application to Alter, Repair, or Demolish," Building Permit #25842 issued to Owl Drug Co. on September 8, 1926.

³ City of Los Angeles Department of Building and Safety, "Application to Alter, Repair, or Demolish," Building Permit #10781, issued to The Owl Drug Co. on April 15, 1927

**Historic-Cultural Monument Application
Metropolitan Building, 315 W. 5th Street, Los Angeles 90013**

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application for the Erection of Building
CLASS "A", "B", "C"

3

Application is hereby made to the Board of Public Works of the City of Los Angeles, through the office of the Chief Inspector of Buildings, for a permit to erect in accordance with the description and for the purpose herein set forth. This application is made subject to the following conditions, which shall be subject to the order of the Board of Public Works:

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

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

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

(SIGN HERE) *Jos. Morris* (Applicant)

Lot No. *1* Block *11*

TAKE TO ROOM NO. 1 FIRST FLOOR
Old survey

ASSESSOR PLEASE VERIFY

District No. *10* M. B. page *9* F. B. page *107*

TAKE TO ROOM NO. 2 SECOND FLOOR
457 to 515 W. 5th St.

ENGINEER PLEASE VERIFY
Metropolitan Building Co.

1. PURPOSE OF BUILDING: _____ Number of rooms *30*

2. OWNER'S NAME: *Metropolitan Building Co.*

3. Owner's address: *214 E. 1st St. Los Angeles*

4. Architect's name: *W. B. Kingstrom*

5. CONTRACTOR'S NAME: *W. B. Kingstrom Co.*

6. Contractor's address: *5th & Jackson St.*

7. COST OF PROPOSED BUILDING: *\$100,000*

8. City of lot: *10* Size of building: *15 x 160*

9. Will building be erected on front or rear of lot? *entire lot*

10. NUMBER OF STORIES IN HEIGHT: *10* Height to highest part of roof: _____

11. Height of first floor joist above curb level, or surface: _____

12. Character of ground: rock, clay, sand, filled, etc. *gradual*

13. Of what material will FOUNDATION and cellar walls be built? _____

14. GIVE depth of FOUNDATION below the surface of ground: _____

15. GIVE dimensions of FOUNDATION and cellar walls: _____

16. GIVE width of FOUNDATION and cellar walls: _____

17. NUMBER and KIND of chimneys: _____ Number of flues: _____

18. Number of inlets to each flue: _____ Interior size of flues: _____

19. Of what material will upper part be constructed? _____

20. Are there any buildings within 30 feet of the proposed structure? _____

Date issued: *JUN - 9 1913*

Application received: *ambrose*

JUN - 9 1913

Figure 1. Application for the Erection of Building, June 9, 1913. (City of Los Angeles Department of Building and Safety)

Historic-Cultural Monument Application
Metropolitan Building, 315 W. 5th Street, Los Angeles 90013



Figure 2. Building entrance on south elevation
(William Reagh Collection, Los Angeles Public Library, 1964).

Historic-Cultural Monument Application
Metropolitan Building, 315 W. 5th Street, Los Angeles 90013

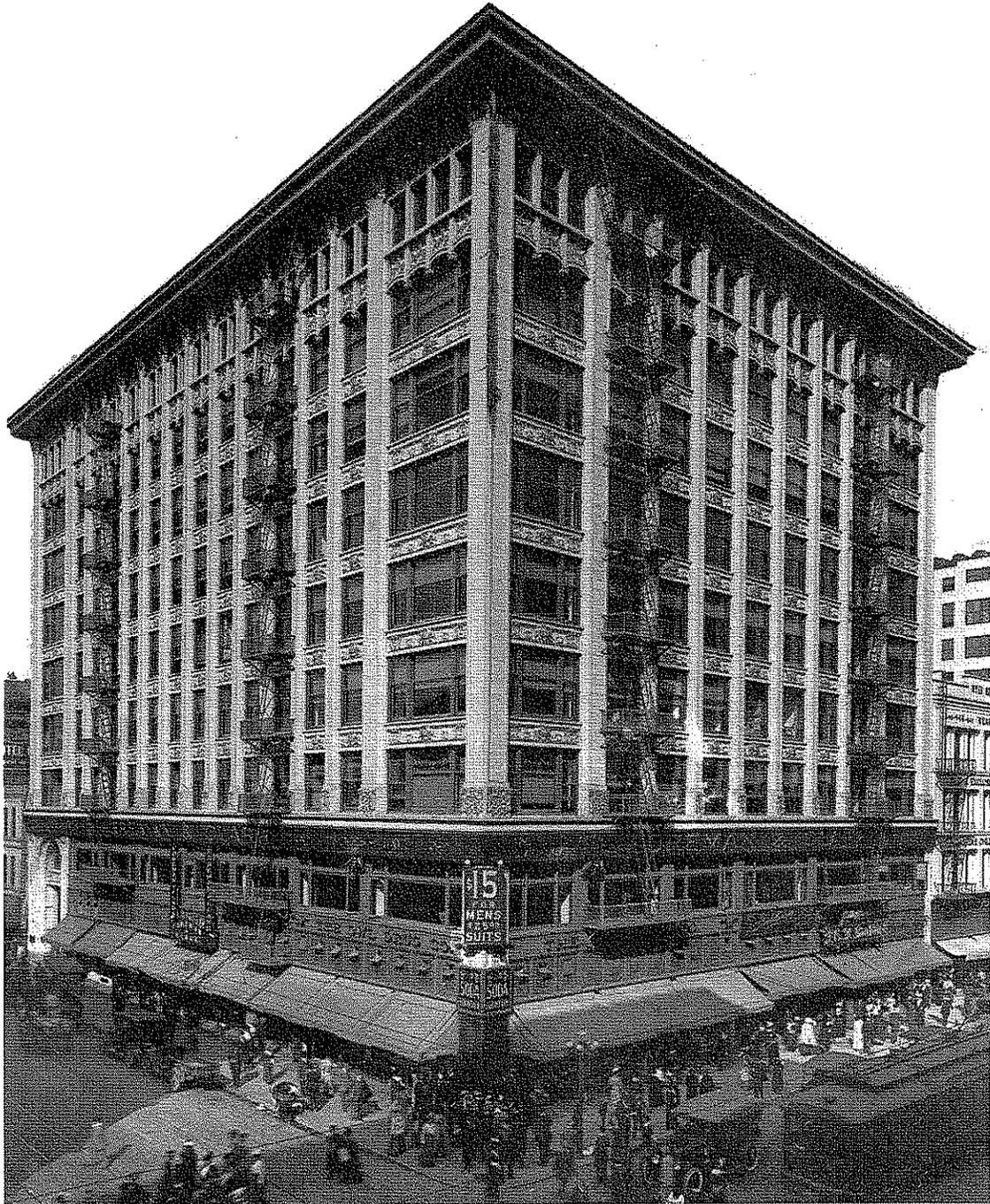


Figure 2. South (right) and east (left) elevations, view northwest (Seaver Center, c. 1920).

**Historic-Cultural Monument Application
Metropolitan Building, 315 W. 5th Street, Los Angeles 90013**

BOARD OF PUBLIC WORKS
DEPARTMENT OF BUILDINGS

Application for the Erection of Building
CLASS "A" "B" "C"

I, the undersigned, hereby apply to the Board of Public Works of the City of Los Angeles, through the office of the Chief Engineer of the Department of Public Works, for a building permit in accordance with the descriptions and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed to constitute a part of the contract for the erection of the building:

First: That the permit does not grant any right or privilege in erecting building or other structures therein described, or in any manner to obstruct, hinder, stop, or otherwise interfere with the use of any building or other structures therein described, or any portion thereof, for any purpose that is, or may hereafter be, prohibited by ordinance of the City of Los Angeles.

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

(SIGN HERE) *Jos. Brown* (Applicant)

Lot No. 1 Block 11
 TAKE TO ROOM NO. 6 FIRST FLOOR
 ASSESSOR PLEASE VERIFY land survey

Map No. 10 M. E. page 9 F. B. page 107
 TAKE TO ROOM NO. 24 CHIEF FLOOR No. 451 to 457 & Redway
 ENGINEER PLEASE VERIFY See to 315 W. 5th St. Foundation Plans

PURPOSE OF BUILDING: Office Building Number of rooms 21
 OWNER'S NAME: Metropolitan Trust Co.
 Owner's address: 217 Grand Blvd.
 Architect's name: Washington Navigation
 CONTRACTOR'S NAME: J. C. Engstrom Co.
 Contractor's address: 5th & Selma Sts.

ESTIMATED COST OF PROPOSED STRUCTURE: \$100,000
 No. of stories: 3 No. of stories of building: 3
 Will building be erected on front or rear of lot? entire lot

10. NUMBER OF STORIES IN HEIGHT: 10 Height to highest point of roof: 315 - 16th
 11. Height of first floor joint above curb level, or surface: entire lot
 12. Character of ground: rock, clay, sand, filled, etc. gravel
 13. Of what material will FOUNDATION and cellar walls be built? see plans
 14. GIVE depth of FOUNDATION below the surface: see plans
 15. GIVE dimensions of FOUNDATION and cellar walls: see plans
 16. GIVE width of FOUNDATION and cellar walls: see plans
 17. NUMBER and KIND of chimneys: 0 Number of flues: 0
 18. Number of inlets to each fire: 0 Interior size of flues: 0
 19. Of what material will upper walls be constructed? 0
 20. Are there any buildings within 30 feet of the proposed structure? 0

Date issued: JUN - 9 1913
 Application received: June 9 1913

Figure 1. Application for the Erection of Building, June 9, 1913 (City of Los Angeles Department of Building and Safety).

**Historic-Cultural Monument Application
Metropolitan Building, 315 W. 5th Street, Los Angeles 90013**

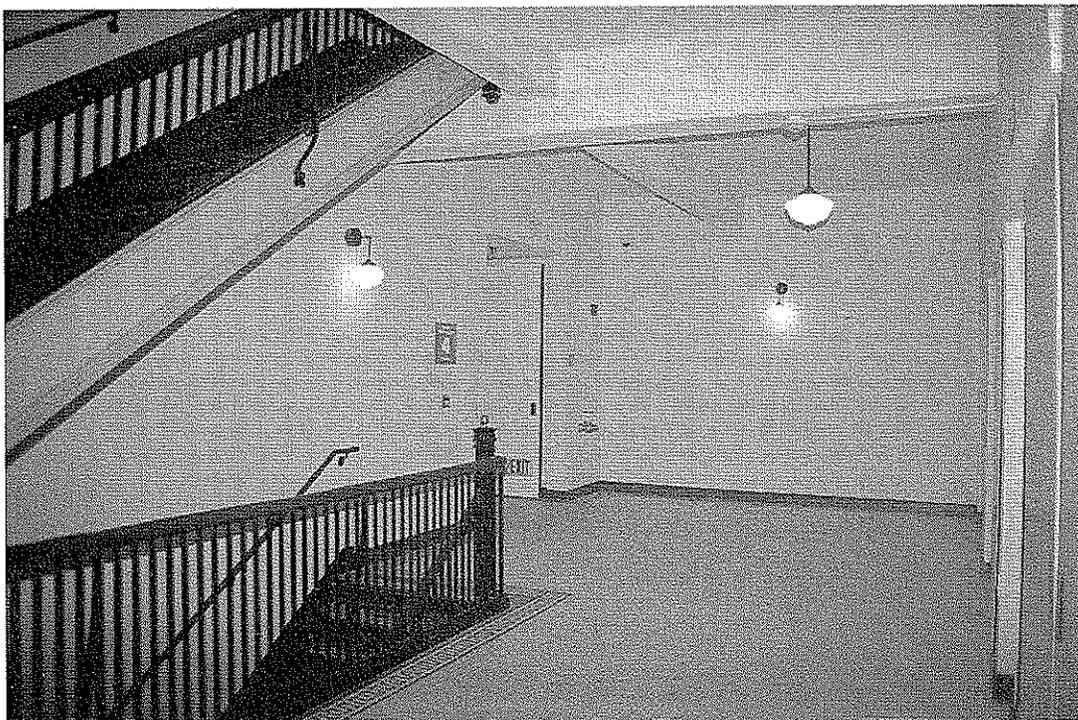


Photo 6. Metropolitan Building, 4th floor elevator lobby, view south. Note historic mosaic floor tiles and open stair (Chattel 2011).

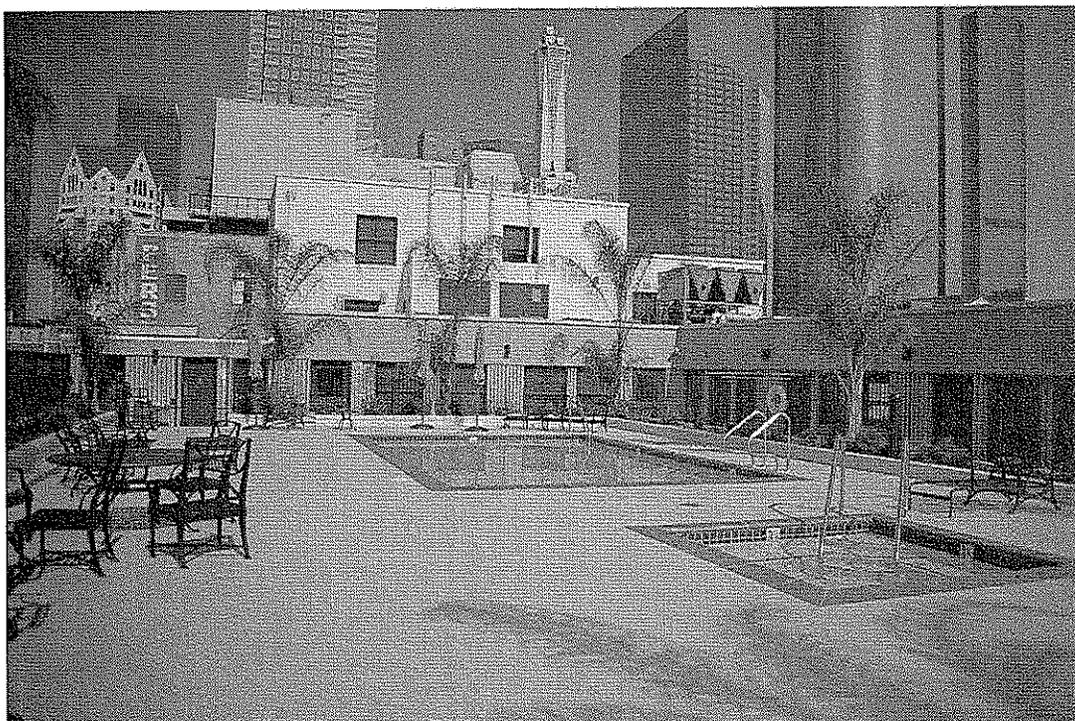


Photo 7. Metropolitan Building, roof with pool and spa, view west (Chattel 2011).

**Historic-Cultural Monument Application
Metropolitan Building, 315 W. 5th Street, Los Angeles 90013**

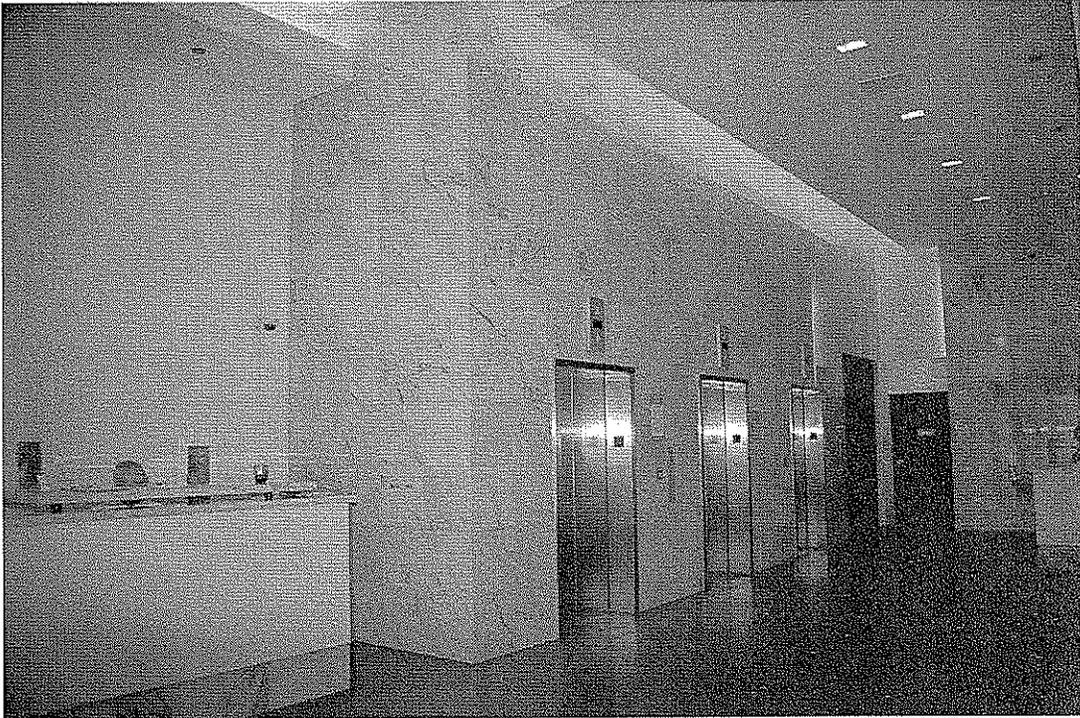


Photo 4. Metropolitan Building, Front desk and elevator bank in residential lobby, view northwest (Chattel,2011).

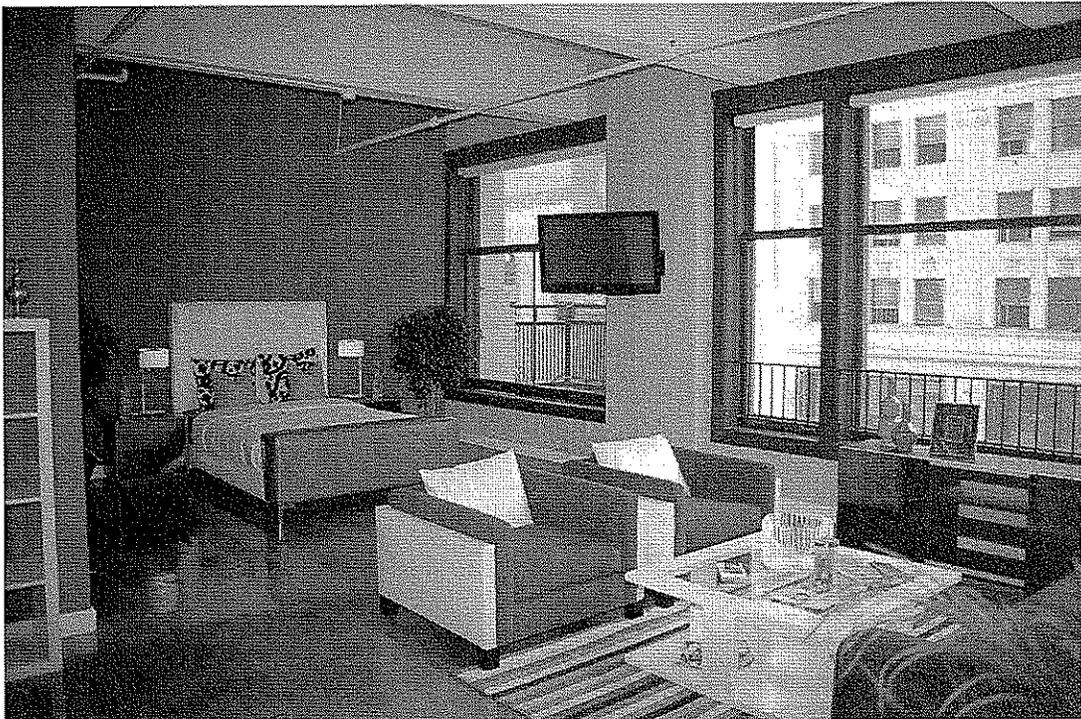


Photo 5. Metropolitan Building, 3rd floor unit 309, view northwest (Chattel 2011).

**Historic-Cultural Monument Application
Metropolitan Building, 315 W. 5th Street, Los Angeles 90013**



Photo 3. Metropolitan Building, residential entrance, view northwest (Chattel, 2011).

**Historic-Cultural Monument Application
Metropolitan Building, 315 W. 5th Street, Los Angeles 90013**

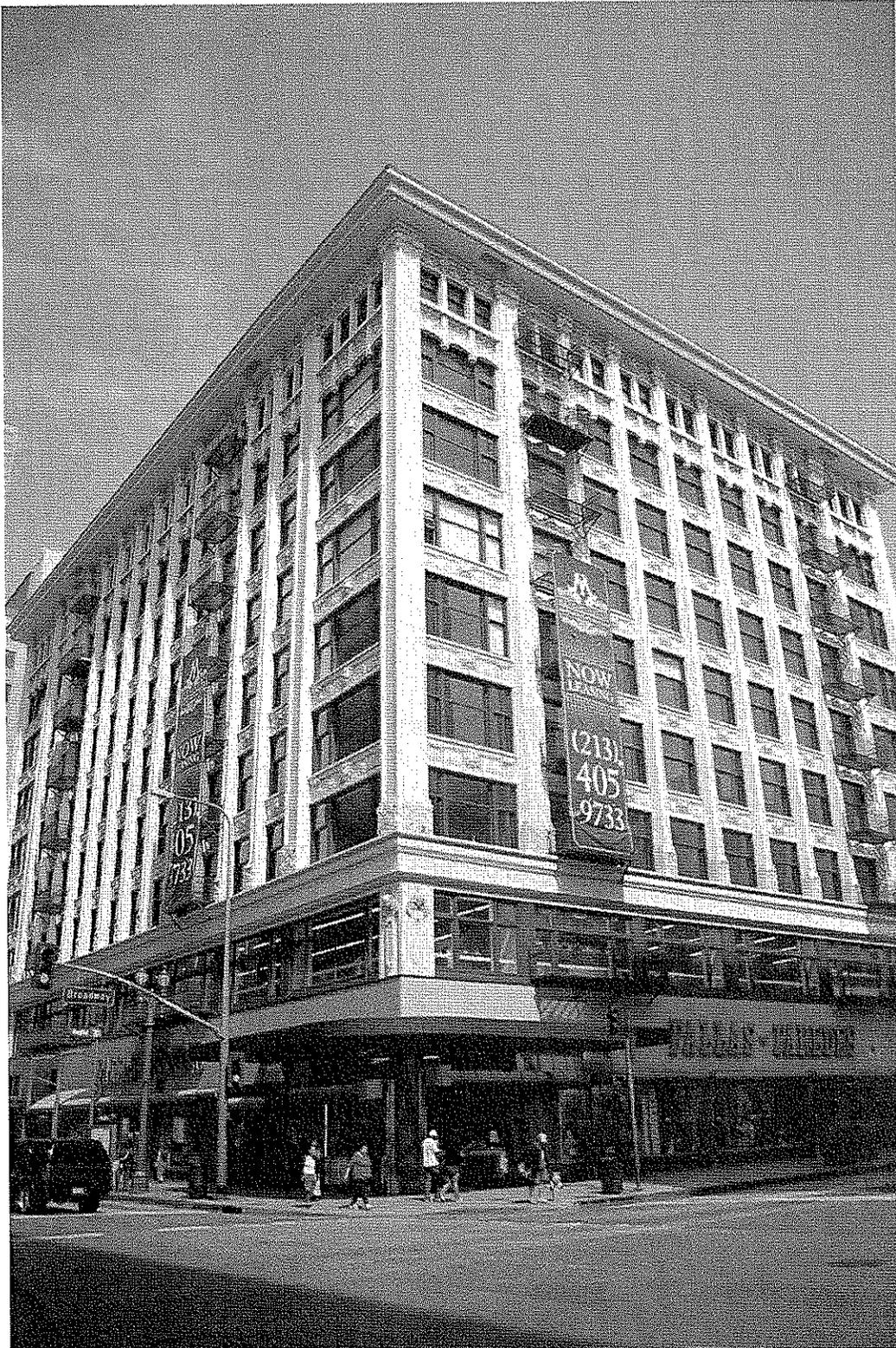


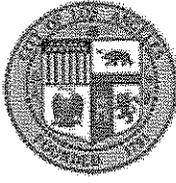
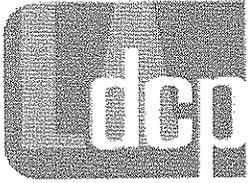
Photo 2. Metropolitan Building, south (left) and east (right) elevations, view northwest (Chattel 2011).

**Historic-Cultural Monument Application
Metropolitan Building, 315 W. 5th Street, Los Angeles 90013**

Photographs and Figures



Photo 1. Metropolitan Building, west (left) and south (right) elevations, view northeast (Chatel 2011).



City of Los Angeles Department of City Planning

1/10/2012

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

317 W 5TH ST
315 W 5TH ST
449 S BROADWAY
313 W 5TH ST
311 W 5TH ST
309 W 5TH ST
307 W 5TH ST
451 S BROADWAY
457 S BROADWAY

ZIP CODES

90013

RECENT ACTIVITY

Broadway CDO, Eff. 10/26/09
CHC-2012-55-HCM
ENV-2012-56-CE

CASE NUMBERS

CPC-2010-213-CA
CPC-2009-874-CDO-ZC
CPC-2008-4502-GPA
CPC-2005-361-CA
CPC-2005-1124-CA
CPC-2005-1122-CA
CPC-1986-606-GPC
ORD-75667
ORD-180871
ORD-164307-SA1095
ENV-2010-214-ND
ENV-2009-1487-ND
ENV-2008-4505-ND
ENV-2005-362-CE
ENV-2005-1125-CE
ENV-2005-1123-CE
AF-90-1329696-MB

Address/Legal Information

PIN Number 129A211 56
Lot/Parcel Area (Calculated) 19,144.0 (sq ft)
Thomas Brothers Grid PAGE 634 - GRID F4
Assessor Parcel No. (APN) 5149026001
Tract ORD'S SURVEY
Map Reference M R 53-66/73
Block 11
Lot FR 1
Arb (Lot Cut Reference) None
Map Sheet 129A211

Jurisdictional Information

Community Plan Area Central City
Area Planning Commission Central
Neighborhood Council Downtown Los Angeles
Council District CD 14 - Jose Huizar
Census Tract # 2073.00
LADBS District Office Los Angeles Metro

Planning and Zoning Information

Special Notes None
Zoning [Q]C2-4D-CDO
Zoning Information (ZI) ZI-2374 Los Angeles State Enterprise Zone
ZI-2408 Broadway
ZI-2385 Greater Downtown Housing Incentive Area
ZI-1117 MTA Project
General Plan Land Use Regional Center Commercial
General Plan Footnote(s) Yes
Hillside Area (Zoning Code) No
Baseline Hillside Ordinance No
Baseline Mansionization Ordinance No
Specific Plan Area None
Special Land Use / Zoning None
Design Review Board No
Historic Preservation Review Yes
Historic Preservation Overlay Zone None
Other Historic Designations None
Other Historic Survey Information None
Mills Act Contract None
POD - Pedestrian Oriented Districts None
CDO - Community Design Overlay Broadway
NSO - Neighborhood Stabilization Overlay No
Streetscape No
Sign District No
Adaptive Reuse Incentive Area Downtown Adaptive Reuse Incentive Area
CRA - Community Redevelopment Agency City Center Redevelopment Project
Central City Parking Yes
Downtown Parking Yes

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Building Line	5
500 Ft School Zone	No
500 Ft Park Zone	Active: Pershing Square Park

Assessor Information

Assessor Parcel No. (APN)	5149026001
Ownership (Assessor)	
Owner1	449 S BROADWAY
Address	15001 S FIGUEROA ST # 101 GARDENA CA 90248
Ownership (City Clerk)	
Owner	449 S. BROADWAY, LLC
Address	15001 S FIGUEROA ST #101 GARDENA CA 90248
APN Area (Co. Public Works)*	0.457 (ac)
Use Code	Not Available
Assessed Land Val.	\$2,116,192
Assessed Improvement Val.	\$3,374,382
Last Owner Change	04/12/96
Last Sale Amount	\$2,100,021
Tax Rate Area	3264
Deed Ref No. (City Clerk)	6
	590750
	4711
	4410
	3385,3452
	2836
	2752
	2294562
	22
	191
	1598
	154377-79
	1408
	1271
	116
	1058516-8

Building 1	
Year Built	1913
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	161,232.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	None
Watercourse	No

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Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None
Alquist-Priolo Fault Zone	No
Distance to Nearest Fault	1.33938 (km)
Landslide	No
Liquefaction	No

Economic Development Areas

Business Improvement District	Historic Downtown Los Angeles
Renewal Community	No
Revitalization Zone	Central City
State Enterprise Zone	Los Angeles State Enterprise Zone
Targeted Neighborhood Initiative	None

Public Safety

Police Information

Bureau	Central
Division / Station	Central
Reporting District	143

Fire Information

Division	2
Batallion	1
District / Fire Station	9
Red Flag Restricted Parking	No

CASE SUMMARIES

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

Case Number:	GPC-2010-213-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	CPC-2009-874-CDO-ZC
Required Action(s):	CDO-COMMUNITY DESIGN OVERLAY DISTRICT ZC-ZONE CHANGE
Project Descriptions(s):	PROPOSED ESTABLISHMENT OF THE BROADWAY COMMUNITY DESIGN OVERLAY
Case Number:	CPC-2008-4502-GPA
Required Action(s):	GPA-GENERAL PLAN AMENDMENT
Project Descriptions(s):	PLAN AMENDMENT, PLAN MAP AMENDMENT
Case Number:	CPC-2005-361-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	CPC-2005-1124-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	CPC-2005-1122-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA
Case Number:	CPC-1986-606-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	GENERAL PLAN/ZONE CONSISTENCY - CENTRAL CITY AREA - COMMUNITYWIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDING CHANGES OF HEIGHT AS NEEDED
Case Number:	ENV-2010-214-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	AN AMENDMENT TO ARTICLE 4.5 AND SECTION 16.05 OF ARTICLE 6.1 OF THE LOS ANGELES MUNICIPAL CODE (LAMC), AND RELEVANT SECTIONS OF THE LOS ANGELES ADMINISTRATIVE CODE, TO MODIFY THE AUTHORITY AND PROCEDURES FOR EFFECTUATING A TRANSFER OF FLOOR AREA RIGHTS (TFAR) AND TO MAKE OTHER TECHNICAL CHANGES TO REFLECT THE EXPIRATION OF THE AMENDED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.
Case Number:	ENV-2009-1487-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	PROPOSED ESTABLISHMENT OF THE BROADWAY COMMUNITY DESIGN OVERLAY
Case Number:	ENV-2008-4505-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	PLAN AMENDMENT, PLAN MAP AMENDMENT
Case Number:	ENV-2005-362-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	CODE AMENDMENT TO UPDATE RESIDENTIAL STANDARDS AND INCENTIVIZE HOUSING IN THE CENTRAL CITY AREA.
Case Number:	ENV-2005-1125-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	TO REQUIRE PROJECTS IN THE CENTRAL CITY COMMUNITY PLAN TO COMPLY WITH DESIGN AND STREETSCAPE GUIDELINES
Case Number:	ENV-2005-1123-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	INCENTIVES FOR HTE PRODUCTION OF AFFORDABLE AND WORKFORCE HOUSING IN THE CENTRAL CITY PLAN AREA

DATA NOT AVAILABLE

ORD-75667

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