



# CULTURAL RESOURCES TECHNICAL REPORT



## PROPOSED HERALD-EXAMINER PROJECT: BROADWAY, HILL STREET & 12<sup>TH</sup> STREET SITES

Prepared by:

HISTORIC RESOURCES GROUP, LLC  
1728 Whitley Avenue  
Hollywood, CA 90028-4809

October 2005  
(Updated February 2006)

## TABLE OF CONTENTS

I.	INTRODUCTION.....	2
II.	EVALUATION OF POTENTIAL HISTORICAL RESOURCES .....	4
	<i>National Register of Historic Places</i> .....	4
	<i>California Register of Historical Resources</i> .....	5
	<i>City of Los Angeles Historic-Cultural Monuments</i> .....	6
	<i>Potential Resources on Project Sites</i> .....	6
	<i>Identified Resource on Project Site</i> .....	11
	A. History and Architectural Significance of the Herald-Examiner Building .....	11
	B. Architectural Description of the Herald-Examiner Building.....	16
III.	DETERMINATION OF PROJECT IMPACTS.....	19
	<i>Project Description</i> .....	21
	A. Proposed Rehabilitation .....	21
	B. Proposed New Construction .....	26
	<i>Evaluation of Conformance with the Secretary of the Interior’s Standards for Rehabilitation</i> .....	28
	<i>Cumulative Impacts</i> .....	37
	<i>Summary</i> .....	38
	<i>Mitigation Measures</i> .....	38
	BIBLIOGRAPHY .....	39
	EXHIBITS	

## **I. Introduction**

The Herald Examiner Project (“the project”) proposes to redevelop three sites in the Central Business District of the City of Los Angeles. The three sites are identified as the Broadway Site, the Hill Street Site, and the 12<sup>th</sup> Street Site. The intent of the project is to create a mixed-use development by rehabilitating the historic Herald-Examiner Building on the Broadway Site, and constructing new buildings on the Hill Street and 12<sup>th</sup> Street sites that support the cost and use of the historic rehabilitation of the Herald-Examiner Building. The purpose of this report is to review the proposed project in accordance with the California Environmental Quality Act (CEQA).

### **Setting**

The three project sites are located approximately one-half mile north of the Santa Monica Freeway (I-10) and three-fourths of a mile east of the Harbor Freeway (I-110). The project sites are located in the South Park neighborhood of downtown Los Angeles. South Park is home to the Los Angeles Convention Center and Staples Center and is currently undergoing a transformation with a number of new construction and adaptive reuse projects underway in the project vicinity.

The project sites are adjacent to the high-rise office complex commonly known as the Transamerica Center, which consists of the SBC Tower, Transamerica Center 2 and Transamerica Center 3. The 32-story, 452-foot SBC Tower and the 10-story Transamerica Center 2 building front West 12<sup>th</sup> Street between South Olive and South Hill Street. The 10-story Transamerica Center 3 building fronts West 12<sup>th</sup> Street on the same block and directly south of the Herald-Examiner Building and Hill Street site.

Other land uses in the immediate vicinity include retail stores, wholesale outlets, parking structures, and surface parking lots. Other prominent land uses within the South Park neighborhood area include the Los Angeles Convention Center, Staples Center, the Fashion Institute of Design and Merchandising (FIDM), and the California Hospital Medical Center.

### **Project Sites**

The Broadway Site is located at 1111 South Broadway and is bounded by 11<sup>th</sup> Street on the north, South Broadway on the east, another building (part of what is commonly known as the Transamerica Center) on the south and the Hill Street Site on the west. This 41,860-square-foot lot contains the Herald-Examiner Building, which was designed by Julia Morgan in 1913 for the Hearst Corporation to house the Los Angeles Herald-Examiner operation. Built in 1915, the building remained the offices of the Herald-Examiner newspaper until it closed in 1989. Currently the building is used as a setting for film production.

As part of the project, the Herald-Examiner Building, with an existing approximate floor area of 103,500 sq. ft. would be rehabilitated for new retail and office uses. Designed in compliance with the Secretary of the Interior’s Standards for Rehabilitation, the rehabilitation would respect Julia Morgan’s original design. The new project will include approximately 29,000 square feet of retail space on the ground floor facing Broadway and 11<sup>th</sup> Street. The upper levels would contain approximately 39,000 square feet of office space. Vehicular access would be via a driveway on the south side of the building. Parking for the Herald-Examiner Building would be located in the parking levels of the adjacent structure on the Hill Street Site.

The Hill Street Site is located at 1108 South Hill Street and is bounded by 11<sup>th</sup> Street on the north, the Herald-Examiner Building on the east, another building (the Transamerica Center) on the south, and South Hill Street on the west. The existing 46,220-square-foot lot contains the Press Building, built adjacent to the Herald-Examiner Building in 1948 to house large printing presses. Other than its use as an occasional film location, the building has remained vacant for the past 16 years.

The Press Building would be demolished and replaced with a new 23-story, mixed-use building. The new building would contain 256 units and approximately 2,560 square feet of retail space on the ground floor.

Four subterranean parking levels would provide approximately 400 parking spaces serving the new Hill Street building and the adjacent Herald-Examiner Building. A garden court and commercial plaza would be constructed to functionally connect the Hill Street and Broadway sites. Vehicular access would be provided from a driveway located along the south side of the site.

The 12<sup>th</sup> Street Site, bounded by 12<sup>th</sup> Street on the north, South Main Street on the east, other properties on the south, and South Broadway on the west, consists of a 48,000-square-foot surface parking lot. The 12<sup>th</sup> Street Site would be developed with a 37-story building that would contain 319 condominium units. The new construction would have a floor area of over 400,000 square feet. The ground floor would contain approximately 8,050 square feet of retail space. The building would also contain approximately 500 parking spaces in two subterranean and four above-grade parking levels.

### **Potential Impacts of Development**

The proposed project will rehabilitate an identified historical resource, the Herald-Examiner Building. The Herald-Examiner has been formally determined eligible for listing in the National Register of Historic Places by the Keeper of the National Register (evaluation code “2S1”) and is listed in the California Register of Historical Resources. It is also designated City of Los Angeles Historic Cultural Monument #178. Designed in 1913 by architect Julia Morgan for renowned newspaper and magazine magnate William Randolph Hearst, the building is a unique architectural landmark and is also culturally significant as the facility of the prominent *Examiner* and *Herald-Examiner* newspapers. The project will replace the existing 1948 Press Building and add new construction on the Hill Street Site. Therefore, there are three areas of potential impact that should be studied: rehabilitation of the Herald-Examiner Building, demolition of the existing Press Building, and adjacent new construction on the Hill Street Site.

To evaluate these potential impacts, the criteria for listing in the California Register were used to evaluate the significance of potential historical resources under CEQA. The Secretary of the Interior’s Standards were used to determine whether the project would have a significant adverse impact on historical resources identified either through alteration or new construction.

CEQA regulations identify the Secretary of the Interior’s Standards as the measure to be used in determinations of whether or not a project of new development or rehabilitation adversely impacts an “historical resource.” Section 15064.5(b)(3) states:

Generally, a project that follows the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

## II. Evaluation of Potential Historical Resources

The purpose of this report is to analyze whether or not the proposed project meets the Secretary of the Interior's Standards and whether or not it would result in a "substantial adverse change" to an "historical resource." Under the California Environmental Quality Act (CEQA), adopted in 1970 and most recently revised in 1998, the potential impacts of a project on historical resources must be considered. The purpose of CEQA is to evaluate whether a proposed project may have a significant adverse effect on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigation measures.

Section 21084.1 of the California Public Resources Code states:

A project 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. For purposes of this section, an historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources.

Thus, an evaluation of project impacts under CEQA requires a two-part inquiry: a determination of whether or not the resource is historically significant and a determination of whether the project will result in a "substantial adverse change" in the significance of the resource.

A building is considered historically significant, and therefore an "historical resource" under CEQA, if it falls into one of three categories defined by Section 21084.1 of the Public Resources Code. Mandatory historical resources are sites listed in or eligible for listing in the California Register of Historical Resources. Presumptive historical resources include sites officially designated on a local register or sites found significant by the State Historic Preservation Officer (SHPO) under Section 5024.1(j) of the Public Resources Code. Discretionary historical resources are those resources that are not listed but determined to be eligible under the criteria for the California Register of Historical Resources. Properties designated by local municipalities can also be considered historical resources. A review of properties that are potentially affected by a project for historic eligibility is also required under CEQA. Properties formally determined eligible for listing in the National Register of Historic Places are automatically listed in the California Register.<sup>1</sup>

### Historical Designations

A property may be designated as historic by National, State, and local authorities. In order for a building to qualify for listing in the National Register or the California Register, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated.

#### *National Register of Historic Places*

The National Register of Historic Places is "an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment." The National Park Service administers the National Register program. Listing in the National Register assists in preservation of historic properties through: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for federal or federally assisted projects; eligibility for federal tax benefits; consideration in the decision to issue a surface coal mining permit; and qualification for Federal assistance for historic preservation, when funds are available.

---

<sup>1</sup> See Cal. Public Resources Code 5024.1(c)

To be eligible for listing and/or listed in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of an historic resource. Federal regulations explicitly provide that National Register listing of private property “does not prohibit under federal law or regulation any actions which may otherwise be taken by the property owner with respect to the property.” The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive Federal funding, a clearance process must be completed in accordance with Section 106 of the National Historic Preservation Act. Furthermore, state and local regulations may apply to properties listed in the National Register.

The criteria for listing in the National Register follow the standards for determining the significance of properties. Sites, districts, structures, or landscapes of potential significance are eligible for nomination. In addition to meeting any or all of the criteria listed below, properties nominated must also possess integrity of location, design, setting, feeling, workmanship, association, and materials:

- A. Associated with events that have made a significant contribution to the broad patterns of our history
- B. Associated with the lives of persons significant in our past
- 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
- D. Yield, or may be likely to yield, information important in prehistory or history

### ***California Register of Historical Resources***

The California Register is an authoritative guide in California used by State and local agencies, private groups, and citizens to identify the State's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.

The criteria for eligibility for listing in the California Register are based upon National Register criteria. The California Register consists of resources that are listed automatically and 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 of Historic Places (Category 1 in the State Inventory of Historical Resources) and those formally Determined Eligible for listing in the National Register of Historic Places (Category 2 in the State Inventory).
- California Registered Historical Landmarks from No.0770 onward.
- Those California Points of Historical Interest that have been evaluated by the Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion in the California Register.

Other resources which may be nominated for listing in the California Register include:

- Historical resources with a significance rating of Category 3 through 5 in the State Inventory. (Categories 3 and 4 refer to potential eligibility for the National Register, while Category 5 indicates a property with local significance.)
- Individual historical resources.
- Historical resources contributing to historic districts.

- Historical resources designated or listed as a local landmark.

### ***City of Los Angeles Historic-Cultural Monument***

The Los Angeles City Council designates Historic-Cultural Monuments on recommendation of the Cultural Heritage Commission. Designation recognizes the unique architectural value of certain structures and helps to protect their distinctive qualities.

Any interested individual or group may submit nominations for Historic-Cultural Monument status. Buildings may be eligible for local landmark status if they retain their original design and materials. Those that are quality samples of past architectural styles or that have historical associations may meet the criteria in the Cultural Heritage ordinance.

Sec. 22.130 of Article 4 of the City of Los Angeles Administrative Code defines an 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.

### **Potential Resources on Project Sites**

#### ***Hill Street Site***

The Hill Street Site contains the Press Building (1108 South Hill Street). Constructed in 1948, the building is located on a 46,220 sq. ft. lot occupying the western parcel of the Herald-Examiner property. Constructed of concrete encased structural steel with exterior walls of reinforced concrete block, the 74,512 sq. ft. building consists of three stories including a basement, sub-basement level, and mezzanine level. The majority of the floor space of the first and mezzanine levels, the former location of the printing presses, is open to the basement. The basement level extends north to 11<sup>th</sup> Street, under the surface parking at the northwest corner of the property, and was originally used for paper storage. The building has a complete second floor and approximately 7,600 square feet on a third floor at the northwest corner of the building. A bridge connecting the second floor of the Press Building to the second floor of the Herald-Examiner Building covers a loading dock area below.

In previous documentation, the Press Building has not been listed or found eligible for listing in the National Register of Historic Places. The adjacent Herald-Examiner Building was formally determined eligible for listing in the National Register of Historic Places by the Keeper of the National Register (evaluation code “2S1”) on April 21, 1992 under Criterion B for its association with significant persons and communication as well as under Criterion C, for its architectural significance. The 1992 nomination and subsequent formal determination do not address the Press Building as a contributor to its significance. The Press Building has not been listed or found eligible for listing in the California Register of Historical Places, nor has it been designated a City of Los Angeles Historic-Cultural Monument. The Herald-Examiner Building was designated Historic-Cultural Monument Number 178 on August 17, 1977, recognized for its significance to the cultural and social history of Los Angeles. The Press Building was not addressed as a contributor to its significance. Therefore, the Press Building is not a “mandatory” or “presumptive” resource.



A survey of the Press Building was conducted to evaluate whether or not the structure could be considered a “discretionary historical resource” under CEQA.<sup>2</sup> Historical research for this project included a review of Sanborn Fire Insurance and Assessor Maps of the project site, analysis of building permits, and a review of historical articles and photographs related to the use of the site and its construction. Analysis regarding the integrity of the structure with regards to known alterations was performed, and the building was photographed. The intent of this study was to analyze whether the Press Building demonstrates outstanding architectural quality representing a particular style or period, age and/or scarcity in terms of local resources that are extant, or represents institutional or social associations, use or building type, method of construction, or historic significance.

No formal survey documentation of the Press Building was found. The building is not listed in the Historical Resources Inventory of the State of California (HRI).<sup>3</sup> The HRI database, maintained by the Office of Historic Preservation (OHP) and the California Historical Resources Information System (CHRIS), classifies historical resources in the state’s inventory which have been identified through a regulatory process or local government survey.

### Architectural Description

The Press Building structure is located on the western parcel of the property and is connected to the second floor of the Herald-Examiner Building by a bridge. Constructed of concrete encased structural steel with exterior walls of reinforced concrete block, the 74,512 sq. ft. structure has a stucco finish. The building is utilitarian with minimal detail, designed as industrial space.

Each of the elevations of the Press Building has similar materials and features, including fenestration treatment, entrances, and minimal decorative details commensurate with the style of the building. The north (side) elevation of the Press Building has a predominately symmetrical aesthetic, with fenestration, entrances, and decorative vents vertically aligned on the elevation. The elevation consists of three bays. The eastern and center bays are identical, with two vents each at the upper floors and below a fenestration pattern consisting of recessed window openings, each with four lights, and a recessed panel below each, adding to the verticality of the design. The western bay consists of a vertical row of window openings, while only the lower openings include the recessed panel design. A sill course underlines the vents and openings, while a lintel course caps the fenestration panels of the eastern and center bays. A sill course below the third floor fenestration extends from the north elevation along the entire west elevation.

At the eastern corner of the elevation an entrance extends from the vertical recessed panels of the eastern bay. A curved-edge door hood separates the door and its features from the panels above. The door is under the eastern-most recessed panel and is metal with two horizontal lights in the upper portion. The horizontal nature of the door’s lights is reflected in a window opening adjacent to the door and under the next recessed panel. The window includes four horizontal lights. Separating the door and window opening is a surround detailed with four blocks that follow the lines of the window’s four lights.



*North elevation of the Press Building (above); North elevation entrance (below), 2005*



<sup>2</sup> Three categories of “historical resources” under CEQA as defined by Section 21084.1 of the Public Resources Code: Mandatory historical resources are sites listed in or eligible for listing in the California Register of Historical Resources. Presumptive historical resources include sites officially designated on a local register or sites found significant by the State Historic Preservation Officer (SHPO) under Section 5024.1(j) of the Public Resources Code. Discretionary historical resources are those resources that are not listed but determined to be eligible under the criteria for the California Register of Historical Resources. Properties designated by local municipalities can also be considered historical resources. A review of properties that are potentially affected by a project for historic eligibility is also required under CEQA.

<sup>3</sup> The HRI for Los Angeles County was last updated December 2004.

The bridge connecting the second stories of the Press Building and Herald-Examiner Building is a concrete-encased structural steel structure with a smooth stucco finish and the fenestration on its north elevation, consisting of five openings with ten lights in each. A horizontal band runs along the bottom of the openings.

The west (primary) elevation of the Press Building fronts Hill Street. The elevation has various heights, with the tallest portion at the northern end, the lowest portion extending towards the south, and a slightly elevated portion at the southern end. As with the north elevation, the primary feature of the west elevation is the fenestration. Unlike the north elevation, however, the fenestration on the west elevation gives a horizontal aesthetic. The sill course that begins under the third floor fenestration on the north elevation extends along the entire west elevation. The two upper floors of the northern end of the elevation, the tallest portion, consist of two symmetrical rows of window openings with divided lights. The lowest portion of the elevation, along the southern half, has symmetrically aligned openings along the upper floor only. The majority of these openings are divided into three parts, with the center consisting of horizontal lights similar to those on the north elevation but framed with a vertical row of square lights. Openings on the northernmost bay of the elevation are not divided and are much narrower.



*West (primary) elevation (above, below), 2005*

The bottom floors of the west elevation, below the horizontal band, do not exhibit a regular fenestration pattern. Some openings have been altered to accommodate the installation of large industrial fans and vents; others have been filled.

The southern end of the west elevation rises in height above the adjacent roofline and is accented by a flagpole, a decorative grill similar to those on the north elevation, a narrow band of lights set into a raised panel, and a minimally decorative entrance. The assemblage gives the aesthetic of a tower or endpoint to the elevation. The entrance has a door hood similar to that of the north elevation, although this hood is less rounded and protrudes more from the elevation. The entrance has been enclosed; its surround and width remain. The entrance appears to have been wide enough to accommodate double doors. A decorative panel set between the door and its hood has a jagged edge pointing down to the door.



The south elevation of the Press Building is even less detailed than the north and west, and consists of similar fenestration but in a less symmetrical pattern. The south elevation of the building has a raised portion with a decorative vent. This elevation appears to be extended by the bridge. A sill course similar to that of the north elevation of the bridge and of the west elevation of the Press Building runs below the fenestration.

Alterations have occurred to the exterior of the building, including changes to fenestration on each elevation and the enclosure of the primary entrance on the west elevation. The north elevation of the Press Building retains much of its architectural character. The west elevation has undergone more substantial alterations to its character-defining features.

The interior consists of three stories including a basement, sub-basement level, and mezzanine level. The majority of the floor space of the first and mezzanine levels, the former location of the printing presses, is open to the basement. The basement level, originally used for paper storage, extends north to 11<sup>th</sup> Street,

under the surface parking at the northwest corner of the property. The second floor of the building occupies the entire footprint; there is a partial third floor at the northwest corner of the building.

The floors of the first and mezzanine levels have been removed, leaving them open to the basement. The sub-basement and upper two floors remain. Spaces within the first and mezzanine levels are highly altered; no original printing press materials remain. Sets and props from film production have been constructed within the open space. Extant original features of the first and mezzanine levels include walls, floors, doors and an original freight elevator and stairs that lead to upper floors. Remnants of tracks used to circulate items throughout the spaces remain along portions of the perimeter and center of the first floor. Rooms off of the main space appear to have been altered with the addition of partitions and removal of printing press materials.



*First floor props and structure of the Press Building, (left); Stair leading to floor below catwalks,(right); Second floor (below), 2005*

The upper floors of the Press Building have also been altered. The second floor is a predominately open space with original columns and non-original partitions that were added to accommodate film production. The freight elevator leading from the lower levels to the second floor is original. Many wall, ceiling and floor materials have been altered. The third floor of the building consists of a hallway with some original and many altered features. The hallway leads to offices and two bathrooms. While some features within the offices and bathrooms appear original, including the walls and some of the fenestration and fixtures, many of the features within these spaces are highly altered, including the floors, partitions, and ceilings.



## **History**

The architect of the Press Building was William J. Heiser. Two structures were built by Heiser with the original building permit, including the Press Building and a gas station built on the property north of the printing plant. Heiser was also responsible for a one-story, 10'x12' addition to the Press Building which, according to the building permit record, was built soon after the Press Building was completed. William J. Heiser is not known to be a notable local architect and it is unknown what other structures he may have designed in Los Angeles. A search of the Los Angeles Public Library and Los Angeles *Times* archives did not yield information on his career.

In 1954 a 94'x98' addition was built under the parking lot to the north of the building, extending the press room within the basement to increase the ability to handle paper stock. The work was led by architect

Raymond R. Shaw and licensed engineer William D. Coffey. Raymond Shaw (1890-1967) was chief designer in the R.F. Felchlin Company in Fresno prior to moving a branch of the firm, which later became Felchlin, Shaw & Franklin, to Los Angeles in 1925. The firm designed or built many of Fresno's largest buildings, creating the high-rise Beaux-Arts skyline that characterizes the city today. Among the firm's many projects were the Bank of Italy Building (1918), the Patterson Building (1922), the San Joaquin Light & Power Building (1923), the Pacific Southwest Building (1923), and the Radin & Kamp Building (1925). The firm was dissolved in 1930. Shaw's and Coffey's involvement with the Press Building was limited, given the scope and construction date of the work.

### **Evaluation of Significance**

The Press Building has undergone extensive alterations and does not meet the criteria for architectural or historical significance. For the purposes of CEQA, resources included in a local register of historical resources or deemed significant, i.e., given a status code 3-5 in a survey meeting OHP's requirements, are presumed to be historically or culturally significant. The Press Building, therefore, is not a "historical resource" under CEQA, as it does not fall into one of the three categories defined by Section 21084.1 of the Public Resources Code: (1) The building has not been designated a Historic-Cultural Monument of the City of Los Angeles, (2) nor does it appear eligible for such designation, and (3) does not appear eligible for listing in the California Register.

At the time of Hearst's death in 1951, Los Angeles had five daily newspapers: Hearst's *Examiner* and *Herald-Express*, the Times-Mirror Company's morning *Times* and evening *Mirror*, and the famed *Daily News*. Although the *Times* led in advertising sales, the Hearst papers led in combined circulation. The Press Building was likely constructed in 1948, therefore, to meet the increasing demand for printing and circulating papers. No historical articles could be found describing the planning or construction of the Press Building, or its use. Historic photographs of the Los Angeles Public Library's Photograph Collection were also reviewed; none were found of the building or its printing presses. Available historical information regarding the Press Building is derived from the 1950 Sanborn Map of the site (see Exhibit B). As shown on the Sanborn Map, the Press Building included a reel room, press room and mailing room. The bridge is described as a "materials conveyor bridge" leading to a freight elevator within the Herald-Examiner Building. The press rooms of the Herald-Examiner Building are shown as having been located on the southern end of the building, where the bridge connects the two structures. Alterations to the Press Building by Shaw and Coffey created a "roll paper storage" area underground below the parking provided north of the structure.

As none of these features related to its original use and relationship to the Herald-Examiner Building are extant, the building does not retain a level of historical significance as an individual structure or as a contributor to the Herald-Examiner Building.

While the exterior of the Press Building retains some integrity of its original design, it is compromised by alterations that have occurred to a portion of the fenestration and to the Hill Street entrance. The primary features of the Press Building are its openings, including fenestration, entrances, and vents. Alterations that have occurred on the interior of the Press Building include the removal of a portion of interior floors, partitions within secondary spaces on the first floor, and the introduction of materials due to film production and earlier office alterations that has occurred within the building. Due to the alterations that have occurred within the Press Building, very few spaces and features remain that contribute to an understanding of the building's function as a printing plant.

### ***12<sup>th</sup> Street Site***

The 12<sup>th</sup> Street Site consists of a surface parking lot bounded by 12<sup>th</sup> Street on the north, South Main Street on the east, other properties on the south, and South Broadway on the west. No extant structures are located on this site or on immediately adjacent parcels. Therefore, no potential historical resources would be impacted by the construction of a new building on the site.

### ***Identified Resource on Project Site***

On August 17, 1977, the Herald-Examiner Building was designated Historic-Cultural Monument Number 178, recognized for its significance to the cultural and social history of Los Angeles. The Herald-Examiner Building was formally determined eligible for listing in the National Register of Historic Places by the Keeper of the National Register (evaluation code “2S1”) on April 21, 1992 under Criterion B for its association with significant persons and under Criterion C, for its architectural significance. Areas of significance identified in the nomination include communications and architecture. The Herald-Examiner was automatically listed in the California Register because it has been formally determined eligible for listing in the National Register, or Category 1 in the State Historical Resources Inventory.

### **Site History<sup>4</sup>**

Throughout the late 1800s and early 1900s, the vicinity of the property was comprised of either residential or undeveloped lots. In an 1888 Sanborn Fire Insurance Map the property is shown as a small portion of a large parcel that extends from the southeast corner of 11<sup>th</sup> Street and South Hill Street, east to Main Street (later Broadway), and south approximately 420 feet. Identified as the “Residence and Ornamental grounds of O.W. Childs,” the parcel consisted of five structures, three of which were located on the portion of the parcel currently occupied by the property. The use of the three structures is not evident on the map. A second Sanborn Map from 1894 portrays the parcel occupied by the property as relatively unchanged, although eight greenhouse structures had been built at the southwest corner of the property. By 1906 the parcel was occupied by the “Huntington Hall, School for Girls”, and five structures had been built at the previous greenhouse location. Three other structures on the portion occupied by the property included two sheds and a two-story building labeled “not used”.



*Construction of the Herald-Examiner Building, 1913 (left); Aerial view of the Chamber of Commerce building (left) and Herald-Examiner Building (right), 1924 (LAPL Photo Collection: SPNB Collection)*

<sup>4</sup> Historical Sanborn Fire Insurance map coverage of the property is extensive. Maps reviewed include the 1888, 1894, 1906, 1950, 1955, 1960, 1963, 1968, and 1970 editions, four of which are attached as Exhibit B. Available building permits were previously reviewed at the City of Los Angeles, Building and Safety Department by Converse Consultants, an environmental firm that prepared the *Phase I Environmental Site Assessment Report* of the Herald-Examiner Building on October 11, 2001 for the Hearst Corporation. Historic Resources Group reviewed historic *Los Angeles Times* articles regarding the construction and use of the Herald-Examiner Building as well as historic Photographs in the Los Angeles Public Library Photograph Collection. Available historical aerial photographs from the Fairchild Aerial Photography Collection were reviewed at Whittier College by Converse Consultants. One set of Thompson oblique angled photographs were also reviewed at the Fairchild Aerial Photography Collection, with an approximate date of 1966.

When construction of the Los Angeles Examiner Building commenced in 1913, the Los Angeles Examiner owned the eastern parcel of the current site. The western parcel remained a separate parcel under separate ownership. A 1921 alteration permit filed for the Herald-Examiner Building notes that William Randolph Hearst owned the eastern parcel. At the time, Charles Bartholamon owned the western (opposite) parcel. A building permit filed by Bartholamon in 1921 for his property along South Hills Street combined Lots two through six, identified as addresses 1108-1126 South Hill Street of Assessor's Tract 2289, into one property.<sup>5</sup>

The development of the two separate parcels of the property from the 1920s through the late 1940s is derived from a series of aerial photographs known as the Fairchild Photographs held at Whittier College.<sup>6</sup> In the earliest photograph related to the property, from August 1927, the Herald-Examiner Building is present along South Broadway Street and occupies the eastern portion of the property. In the photograph the building appears to be consistent with its current configuration, with the characteristic sawtooth skylights and tiled domes visible.

Two smaller buildings are present near the northwest corner of the property (as also evident on the 1928 USGS Topographic map of the site) and appear to be in the configuration of a gas station and/or an auto service facility. The remainder of the western portion of the property, along South Hill Street, appears to be undeveloped and utilized as a parking lot in all the photographs. By 1945, the western portion of the property appears to have been paved. One building is located at the northwest corner of the property. An additional small building is located mid-block along South Hill Street by October 1947. In each of the Fairchild Photographs, a shadow is cast from a multi-story building adjacent to the south corner of the property that covers the southern portion of the property. The increasingly large size of nearby buildings and number of buildings that were built in this period are evidence that the vicinity of the property was becoming increasingly developed and commercial.

In 1947, as the Hearst Corporation prepared for the construction of the Press Building on land adjacent to the property occupied by the Herald-Examiner Building (indicated as Tract 2289). On June 8, 1948, the Los Angeles Examiner, the owner of the site, began construction of the Press Building as a Newspaper Printing Plant for the Herald-Examiner Building.

The increasingly commercial landscape of the property and surrounding lots is depicted in both Sanborn Maps and Fairchild Photographs. The 1950 Sanborn depicts both the Herald Examiner Building and the Press Building. A building located at the southeast corner of 11<sup>th</sup> Street and South Hill Street (northwest corner of the property) is identified as an Oil and Gas Station. The bridge that covers the existing loading dock on the east side of the Press Building and connects the two buildings at the second floor first becomes evident on the 1950 Sanborn. The function of spaces within the Press Building, including a reel room, press room and mailing room, is noted. The bridge is described as a "materials conveyor bridge" leading to a freight elevator within the Herald-Examiner Building. The Press Rooms of the Herald-Examiner Building are shown as having been located on the southern end of the building, at the point of the bridge connection.

While the Oil and Gas Station is described in the original construction permit for the Press Building, the structure is not visible in the 1951 photographs. The 1955 Sanborn Map indicates that this portion of the Property had been redeveloped into "Roll Paper Storage" area and was now the location of an underground structure with parking on the roof. Adjacent lots in the vicinity of the property appear to all be commercial in each of the later maps and photographs reviewed.

---

<sup>5</sup> Press Building, Building Permit, June 27, 1921.

<sup>6</sup> The Fairchild Photographs provide images of a variety of surveyed lots across Southern California. The environmental firm Converse Consultants reviewed the photographs in preparation of the *Phase 1 Environmental Site Assessment Report* of the Herald-Examiner Building on October 11, 2001.

## Historical Significance<sup>7</sup>

The Herald-Examiner Building is significant under National Register Criteria B for its association with William Randolph Hearst, owner of the Los Angeles *Examiner* and a renowned newspaper and magazine magnate. The building is fundamental to the documentation of the Hearst newspaper empire in Los Angeles. The building is also significant under Criteria C, as a work of Julia Morgan, one of the most well known and talented female architects of the early twentieth century. The Herald-Examiner Building is one of the few buildings in Los Angeles designed by Morgan, and was her first major commission for William Randolph Hearst, her life-long client. Constructed in 1915, the building is an excellent example of the Mission Revival style of architecture that was popular throughout Southern California in the early part of the twentieth century. A superb example of the work of Julia Morgan, the building is also significant as one of the only industrial projects Morgan designed.

William Randolph Hearst is best known for his vast newspaper and publishing empire. Hearst's first acquisition occurred in 1887, when he convinced his father, George Hearst, owner of the San Francisco *Examiner*, to give him control of the newspaper. By 1895 he had also acquired the New York *Morning Journal*. Although both papers were almost bankrupt when Hearst acquired them, economic success was quickly achieved due to his management skills and "yellow journalism" style of editing, which he was largely responsible for popularizing. Hearst's organizations were also known for efficiency and utilized the most modern printing equipment. By his twenties Hearst became the most powerful newspaper publisher in the United States, and by 1926 exercised considerable editorial control over the content of his newspapers. Due to his large number of holdings, including more than 26 newspapers in most major cities throughout the country, Hearst was able to substantially influence the type and content of news presented to the American public.

Hearst's foray into Los Angeles was successful from the start. On December 12, 1903, the premiere edition of the Los Angeles *Examiner* was published. The publication had become so successful within a few years of its founding that it outgrew its original headquarters near Fifth Street and Broadway. As a result, Hearst hired Julia Morgan to design a new building a few blocks south on Broadway at Eleventh Street. When completed in 1915, the new building was much larger and more lavish than the original. Upon its completion Hearst stated, "Miss Morgan, the architect, commendably accomplished the task of constructing a building that...combines with its efficient qualities those pleasing traits reminiscent of an architecture which is identified with the beautiful and romantic history of Los Angeles and California."



Automobiles parked in front of the Herald Examiner Building on the occasion of its opening, 1915 (LAPL Photo Collection: SPNB Collection)

Although initially small by Hearst standards (his New York papers, for example, had a circulation of more than a million) the *Examiner* quickly grew in status across Southern California. The paper was consistently in the top three of circulation numbers for California papers, with number one and two also owned by Hearst, and exceeded the Los Angeles *Times* in both daily and Sunday circulation. In 1922 Hearst expanded operation by buying the *Morning Herald*, and nine years later combined the paper with another Hearst acquisition, the *Express*, to form the evening *Herald Express*. Hearst's newspaper empire in Los Angeles would continue to thrive until the late 1950s.

At the time of Hearst's death in 1951, Los Angeles had five daily newspapers: Hearst's *Examiner* and *Herald Express*, the Times-Mirror Company's morning *Times* and evening *Mirror*, and the old *Daily News*. Although the *Times* led in advertising sales, the Hearst papers led in combined circulation. In 1961 the

---

<sup>7</sup> All descriptions of the Herald-Examiner Building and of its historical and architectural significance are a synopsis of the National Register Nomination prepared by Jennifer Schroder and Teresa Grimes of the Los Angeles Conservancy on June 11, 1991.

Hearst Corporation agreed to give up the morning market to the Times Corporation, if they in turn gave up the evening market. Consequently, the *Examiner* and *Herald Express* were combined into the *Herald-Examiner*. At that time, however, television news was quickly dissolving the evening newspaper market. The paper began to lose money and ceased publication in 1989.

The Herald-Examiner Building marks the beginning of the relationship between Morgan and William Randolph Hearst that would result in numerous individual buildings and two large estates. The building is one of only five buildings by Morgan in Los Angeles that are still intact, and is by far the largest and most elaborate of these. It is also one of the few large commercial or industrial buildings that Morgan would design in her career. The structure has increased importance due to its association with Hearst and the Los Angeles *Examiner*, a key publication in the city's history. Therefore, the building is a monument not only to a great architect, a prominent newspaper, and an influential publisher, but also the architectural history of California and Los Angeles.

### **Architectural Significance**

Influenced by A. Page Brown's California Building for the 1893 Columbian Exposition in Chicago, Julia Morgan designed the Herald-Examiner Building in the Mission Revival style. The Mission style, based on the California Missions and featuring stuccoed walls, tile roofs, open arcades, and arched towers, was extremely popular in the early part of the 20<sup>th</sup> Century and dominated other styles in the Southern California region. The style was further popularized by writer-preservationist Charles Lummis, and was utilized by other influential California architects including Sumner Hunt, Arthur B. Benton, Bernard Maybeck, and Willis Polk.

Morgan also adapted elements of the Mediterranean world in her design of the Herald-Examiner Building, combining the Mission style with the Spanish Colonial and Italian styles as well as with Islamic elements, as seen in its towers and extensive decorative tilework. Decorative elements characteristic of Spanish Colonial Revival architecture of the 16<sup>th</sup> century were introduced by Bertram Goodhue in his work at the Panama-California Exposition. Morgan designed the elaborate lobby of the Herald-Examiner Building to include grand arched spaces lined with carved marble friezes, wood trusses spanning the high ceiling, and a patterned tile floor. These features demonstrate both the increasing popularity of the Spanish Colonial style as well as the Gothic and Baroque tendencies of Morgan's personal architectural style.

An article that appeared in the June 28, 1914 *Examiner* described the building as being "the largest and finest building in the world devoted exclusively to the publication of a daily newspaper." According to the article, Hearst materialized his idea of a perfect newspaper building, utilizing the natural advantages of the environment to the fullest extent and allowing every feature to enable the greatest efficiency from the work forces.

The integrity of the original design of the building is most intact on the exterior, although it is somewhat compromised by the enclosure of the lower story openings. Other alterations include the aluminum-and-glass entry, a metal awning above the central, third story balcony, and a backlit plastic sign attached to the northeast corner. The interior of the building includes the original vestibule and lobby spaces, while many other spaces have been altered. These changes notwithstanding, the building remains a strong visual and respected architectural landmark of Los Angeles.

### **Architects**

The Herald-Examiner Building is a monument to the notable work of Julia Morgan, one of the premier American women architects, and her collaboration with William Randolph Hearst, leader of an extensive publishing empire. While two other architects, J. Martyn Haenke and W.J. Dodd, often appear on official documents concerning the building, experts on Julia Morgan regard her as the primary architect. Morgan may have worked out of the others' offices while in Los Angeles to meet local building requirements. In references to the building Hearst refers to Morgan as its architect.



A native Californian, Julia Morgan was born in San Francisco in 1872. She attended the University of California, Berkeley, graduating as one of the first women in civil engineering. At Berkeley, Morgan studied under Bernard Maybeck and later went to work for him in his local architectural office. Maybeck is best known for his eclectic historicism which combined Romanesque and Gothic styling with modern materials to form a craftsmen type of architecture that was ideally suited to the Bay Area climate and topography in which most his work was located. During her time in Maybeck's office, Morgan worked both as a project manager and a designer. Elements of this association with Maybeck appear occasionally in Morgan's later work. With Maybeck's encouragement, Morgan went to Paris in 1896 to study architecture, and in 1897 she became the first woman to be admitted into the prestigious Ecole de Beaux Arts. Five years later, Morgan became the first woman to receive a certificate in architecture from the Ecole. Her work was characteristically historical in style with strong detailing that reflected her Beaux Arts training. She also demonstrated great facility with the use of period revival styles throughout her career, especially Mission and Gothic.

Morgan's early professional development owes much to her association with Phoebe Apperson Hearst, the mother of William Randolph Hearst, and with important women's organizations such as the YWCA. Morgan first came to know and work for Phoebe Hearst as a draftsman in Maybeck's office while he was designing for the family. After returning to San Francisco in 1902, Morgan's relationship with Phoebe Hearst was reinforced during her time spent working for the architect John Galen Howard. Through a competition funded by Phoebe Hearst, Howard had been awarded the position of supervising architect for the expansion of the U.C. Berkeley campus. Morgan began working for Howard as a draftsman and then as a supervising architect for the Berkeley Greek Theater, the first of its kind in the United States. After these projects and as Morgan began to establish her own office in 1904, she was asked to design a bell tower for Mills College, and all women's institution. Morgan was then responsible for the design of Mills' library and infirmary. The association with Mills marked the beginning of Morgan's life-long association with various women's organizations. In 1913 Phoebe Hearst sponsored the Western Leadership Conference of the YWCA in its efforts to establish a permanent conference center near Monterey. Providing the site, Hearst recommended Morgan as architect. Morgan was hired and the success of her designs led to other commissions by local chapters of the YWCA throughout the West.

Morgan's reputation for designing community buildings such as YWCAs spread and she received commissions for numerous settlement houses, retirement centers, sororities, and clubhouses that served primarily women. Notable examples include the Berkeley's Women's Club (1919-1920), Daughter's Home (1908-1912), Hollywood Studio Club (1916-1925), Honolulu YWCA (1926-1927), and the YWCA Building at the Panama-Pacific Exposition in 1915.

After Phoebe Hearst's death in 1919, Morgan continued to work extensively with William Randolph Hearst. Morgan's first project for him was a mansion in Sausalito that never progressed beyond the planning stages. The Herald-Examiner Building, commissioned in 1913, represents the first large project that Morgan would complete for William Randolph Hearst, and one of the few industrial buildings that she would design. Moving from New York back to California in 1919, Hearst approached Morgan to build a bungalow for his ranch in San Simeon. The result was the magnificent and elaborate Hearst Castle constructed between 1920 and 1938. During and after the construction of San Simeon, Morgan continued to work on a number of other Hearst projects, including many in Southern California.

***Projects by Julia Morgan in Southern California:***

1914	Santa Barbara Recreation Building, Santa Barbara	
1915	Herald-Examiner Building, Los Angeles	
1916	Gretrude Bain House, Montecito	
1916	Kern County Sanitarium, Bakersfield	*Demolished
1918	YWCA, San Diego	
1921	YWCA, Pasadena	
1922	Ebell Rest Cottage, Los Angeles	
1923	YWCA, Long Beach	*Demolished
1924	Marion Davies House, Beverly Hills	

- 1924 Marion Davies Beach Estate (Guest House), Santa Monica
- 1926 Hollywood Studio Club, Los Angeles
- 1926 Margaret Bayer Inn, Santa Barbara
- 1929 YWCA, Riverside
- 1930 Marion Davies Foundation Pediatric Clinic, Los Angeles
- 1936 Edith Tate-Thompson House, Pasadena
- 1937 Bungalow for Marion Davies at Warner Brothers, Burbank

## Architectural Description<sup>8</sup>

Occupying the entire block of South Broadway between 11<sup>th</sup> and 12<sup>th</sup> streets, the Herald-Examiner Building (1111 South Broadway) is a remarkable example of the Mission Revival style. The *cast-in-place concrete* and *concrete encased structural steel structure* is a 103,555 sq. ft. building with five stories. The tan *stucco-like exterior* is capped by *red-tiled hipped and gabled roofs* surmounted with a series of *blue and yellow tile domes*. A five-story *central pavilion* provides the focal point for the rectangular-shaped structure.

The Herald-Examiner Building is located on a 41,859 sq. ft. lot.<sup>9</sup> The total floor area of the building is 103,500 sq. ft., and the floor plate (1<sup>st</sup> and 2<sup>nd</sup> floors) is 35,200 sq. ft. The structure, which has a length of 320 ft. and width of 110 ft., has building heights of 45 ft. and 125 ft. The central dome is 35 ft. in diameter and 30 ft. in height.



USC Regional History Collection (left), 1939; C. Roseman (right), 1996

The keynote of the design is *symmetry*. The primary (east) façade is massed symmetrically, with identical *two-story wings* anchored around the five-story central pavilion and anchored on each end by *three-story towers*. The central pavilion houses the *ornate lobby*, entered via a broad, *molded archway* topped by a *scalloped parapet* rising above the roof. Moldings emphasize the curving lines of the parapet. The *grilled quatrefoil opening* pierces the parapet above the entry. Two *domed bell towers* rising to the height of the third story flank the portal. Beneath the open belfries, on the second story, are single, narrow *windows, elaborately crowned with entablatures and pediments in a shield design*, and embellished with *corbelled and grilled balconets*. Large arched windows at the ground level extending



Aerial view of the Herald-Examiner Building, c.1920s. (LAPL Photo Collection: SPNB Collection)

<sup>8</sup> Character-defining features and materials of the Herald-Examiner Building are in italics.

<sup>9</sup> Lot 1: 373 x 115 sq. ft.; Lot 2: 373 x 108 sq. ft.

the length of the elevation were enclosed in 1967. Two *metal and glass lanterns* are suspended from the pediments of the arched windows at either side of the entrance.

Behind the screen of the parapet, the central pavilion is spanned on the third story by a *bracketed balcony* and on the fourth by an *arcade punctuated with Ionic columns*. A hipped roof, resting on double rows of carved brackets, is in turn topped by a conical roof and a lantern that climax the composition. Identical *three-story wings* stretch the length of the six bays to each side of the central pavilion. The lower-story of these consists of a series of *large, arched apertures*, simply detailed with only an impost molding. These apertures have been enclosed. On the second story, *tripartite windows* are centered above the arches. The windows are ornamented with *corbel-like elements* which act as capitals to the flush pilasters located on either side, and by *balconets of decorative metalwork*. A *stringcourse* bands the building, linking the balconets.



East (primary) elevation (above); West (rear) elevation (left), 2005

Another stringcourse separates the windows from a *tile skirt roof* on *carved brackets* that shades the second story. The third story is set back, contains small openings in each bay, and is capped by a tiled opening on the first story and a narrow window with a restrained entablature and corbelled balconet on the second. Small domes, tiled and topped with flag poles are set back on octagonal bases above each corner. The northeast elevation repeats the architectural articulations found in the bays of the primary façade. The bays stretch six in length with the end bays reflecting the architectural elements of those at the corner of the primary façade.



The rear of the building contains five sets of 6/6 double hung sash windows grouped into threes. The *fenestration pattern* continues directly below with single sash windows. The first story is dotted with small windows and an entrance.

Alterations to the exterior of the building include the enclosure of the ground floor openings, aluminum-and-glass entry, a metal awning above the central, third-story balcony, and a backlit plastic sign attached to the northeast corner.

The interior of the Herald-Examiner Building is comprised of utilitarian office and industrial spaces that have been continually altered throughout the life of the building. The first, mezzanine, and second floors each comprise the entire floor of the building, while the third and fourth floors are limited to the center portion of the building. The fifth floor, in the past primarily used for storage, is located in the tiled dome at the top of the building. The building, therefore, is essentially a 2-story building with a basement and a small 5-story portion in the center of the structure.

The exuberantly detailed lobby is the most intact space of the original interior remaining. The *arch theme* on the exterior of the building is carried into the lobby as the primary organizing principal. The main doors open into a long, narrow *antelobby*. Three *decorative iron lanterns* hang from the *coffered ceiling*. Three grand arches flanked by *pilasters* separate the antelobby from the main lobby. The central arch contains *turned wood posts*, while the outer arches provide access to the main lobby.



Main entrance (above); Central arch (middle); Light fixture in antelobby (right), 2005

The double heightened main lobby contains a rich array of materials including carved marble, wood, and gilded plaster. Located in the middle of the central arch on a landing three steps up from the tiled lobby floor is a freestanding elevator shaft ornately encased in marble veneer. On both sides of the elevator are stairs with marble balusters that lead to the mezzanine level. A single arch stands behind marble counters at each end of the room. The archways are visually separated horizontally by a marble architrave. A decorative grill fills the upper sections. Below, four gilded colonnettes divide wood panels.



Main lobby (left); Elevator shaft and marble stair balusters (right); Mezzanine (below), 2005

The southern wing of the ground floor housed the press room and the northern wing the circulation department. Over the ground floor, a non-original (c. 1950) mezzanine bridges the length of both wings, with the exception of the southwest corner. This level provided an overview of the first floor and the vertical height necessary for large press machines. Later, the mezzanine was filled in, except over the press room. The mezzanine has been significantly altered.



Five north-facing skylights are located to each side of the central dome. The main newsrooms of the Herald-Examiner Building were originally located on the second floor under the skylit ceilings. Small offices were situated around the perimeter of these two large open rooms. The second floor has been significantly altered, though original features remain including the perimeter walls and stairs leading from the first floor. Each skylight is intact, though many have been covered with roofing materials or painted.



*Second floor hallway (left); Stair baluster (middle); Skylights (right), 2005*

The third floor occupies less of the building's footprint. While the floor consists of offices with original perimeter walls and partitions, many original features have been altered or removed, including flooring and ceiling materials, doors and hardware. A significant character-defining feature of the third floor is the decorative stair.



*Third floor stair (left); Hallway (right), 2005*

The fourth floor is a relatively small space under the central dome. The floor historically housed a penthouse apartment and in the 1920s was converted into the newspaper's *administrative floor* where senior executives were located. The west side of the fourth floor was built as an addition to the original floor. A staircase added during the alteration passes between columns that were once part of the exterior wall. In front of the landing were the *sitting rooms surrounded by a columned loggia*. The original flooring, ceiling, and partition walls within the fourth floor spaces have undergone some alterations, including the addition of a wall where an original arched opening has since been enclosed. Despite these alterations, many original spaces and features remain.



*Fourth floor exterior features (left); Columned loggia (middle); Enclosed arched opening (right), 2005*

### III. DETERMINATION OF PROJECT IMPACTS

In determining potential impacts on historical resources under CEQA, projects are reviewed according to the Secretary of the Interior's Standards. A "substantial adverse change" means "demolition, destruction, relocation, or alteration of the resource such that the significance of an historical resource would be materially impaired."<sup>10</sup> The setting of a resource should also be taken into account in that it too may contribute to the significance of the resource, as impairment of the setting could affect the significance of a resource. Material impairment occurs when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.<sup>11</sup>

CEQA regulations identify the Secretary of the Interior's Standards as the measure to be used in determinations of whether or not a project of new development or rehabilitation adversely impacts an "historical resource." Section 15064.5(b)(3) states:

Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

Moreover, projects which strictly adhere to the Secretary of the Interior's Standards may be determined categorically exempt in that they have been determined not to have a significant effect on the environment, thus, exempting it from the provisions of CEQA.<sup>12</sup> However, the categorical exemption is not permitted when a project "may cause a substantial change in the significance of a historical resource."<sup>13</sup>

No extant structures are located on the 12<sup>th</sup> Street Site. The Press Building, located on the Hill Street Site, was not found to be a historical resource under CEQA due to its later construction and altered condition. (See page 10 of this document) Therefore, the proposed demolition of the Press Building was not found to be an adverse impact on a historical resource. The Herald-Examiner Building, located on the Broadway site, has been formally determined eligible for listing in the National Register of Historic Places by the Keeper of the National Register (evaluation code "2S1") and designated as a Historic-Cultural Monument of the City of Los Angeles. It is, therefore, a "mandatory" historical resource for purposes of CEQA.

---

<sup>10</sup> See Cal. Public Resources Code 5020.1(q); State CEQA Guidelines, 15064.5(b)(2).

<sup>11</sup> State CEQA Guidelines, 15064.5(b)(2).

<sup>12</sup> State CEQA Guidelines 15300 and 15331.

<sup>13</sup> State CEQA Guidelines 15300.2(f).

The Secretary of the Interior's Standards state:<sup>14</sup>

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

Therefore, in determining the impact of a project on an "historical resource," CEQA regulations require the application of the Secretary of the Interior's Standards to the question of whether the project results in a substantial adverse change to the resource and in particular those physical characteristics, or character-defining spaces and features, that convey its historical significance. For the purposes of this report, the proposed rehabilitation of the Herald-Examiner Building and the proposed development of the Hill Street Site, related new construction adjacent to the historical resource, are reviewed for potential impacts.

---

<sup>14</sup> Weeks, Kay D. and Anne E. Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, or Reconstructing Historic Buildings*. Washington, D.C.: U.S. Department of the Interior, 1995, p.62.

## **Project Description**

The following summary of the proposed rehabilitation of the Herald-Examiner Building has been prepared through a review of architectural schematic design plans prepared by Levin & Associates and dated July 29 and October 20, 2005. The summary of the proposed new construction on the Hill Street Site has been prepared through a review of a project description provided by Morphosis on August 11, 2005 and updated on February 10, 2006 (slight modifications to the design along the façade facing the Broadway Building to better frame the resource). Proposed work was analyzed in order to allow for a project evaluation regarding potential impacts of the work on the character-defining spaces, features, materials and finishes of the historical resource.

### ***Proposed Rehabilitation***

The project proposes to rehabilitate the Herald-Examiner Building, originally constructed as the offices and printing plant of the Los Angeles *Examiner* in 1915 and used in that capacity until it closed in 1989. Using the building for commercial retail and office space would be performed with as few alterations as possible to spaces with character-defining features, with alterations and interior new construction dictated by programmatic requirements as well as code compliance and life safety issues. It is the goal of the project for the historic resource to have a renewed economic vitality.

### **Site**

The rehabilitation of the Herald-Examiner Building would include site work along its south elevation and along its west (rear) elevation. Vehicular access to the building would be provided along the southern elevation of the building. A wide courtyard on the west would be added at the adjacent Hill Street Site. Construction along the west elevation of the Herald Examiner-Building would include a new concrete dining terrace with a cable rail and handrails. At the center of the west elevation two glass and steel elevator enclosures will be constructed at the Plaza level. The elevators would lead to the underground parking between the Herald-Examiner Building and the new construction on the Hill Street site.

### **Exterior**

The project would retain and preserve all character-defining features on each elevation. Restoration treatments that would be undertaken include the cleaning of each elevation and related character-defining features, protection of historic fabric throughout the cleaning and rehabilitation process, and repair or replacement of features where necessary. Alterations dictated by the project would not radically change, obscure, or destroy character-defining materials, features, or finishes on the exterior of the building. The project would include alterations or additions that are compatible yet distinguishable from the historic fabric of the building.

Primary character-defining features of the entire east (primary) elevation and elements on other elevations would be retained and preserved. *Character-defining features and materials of the exterior of the building* that contribute to its significance include *concrete plaster exterior wall elements including walls, parapets, pre-cast concrete and cement plaster details, concrete floors at arcades and porches, and ledges; stone elements; metal elements* such as balconette railings, flagpoles, vents/grilles, and entry gates; *sheet metal elements* including cornices and other architectural features; *wood windows and doors; metal windows and doors; light fixtures* including decorative pendants, and *ceramic tile* on the domes.

The rehabilitation of these features and materials will consist of removing deteriorated paint and corrosion and cleaning with the gentlest means possible, patching and repairing as necessary to match historic surfaces and elements in composition, texture and finish, and replacing missing or severely deteriorated elements with compatible material to match the original design and material properties of the material. All deteriorated mortar joints will be repointed. Some features, including the metal balconette railings, will have to be removed for cleaning and repair and will be reattached upon completion of the work.



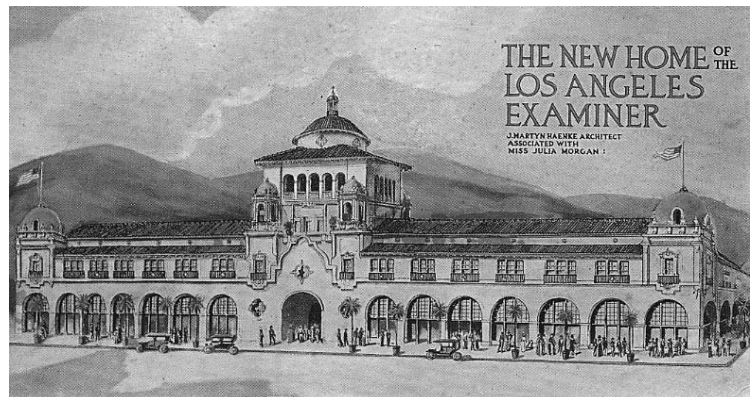
The fenestration of the building has been carefully surveyed to identify extant original wood and metal windows and what repair will be necessary for each to be watertight and operable. Sixteen wood windows and 27 metal windows (15 in turrets, 12 in central tower) will be repaired. Missing and significantly deteriorated or altered windows with less than 50% of the window intact and operable will be documented and replaced with new windows compatible to the style, configuration, and profiles of the original fenestration. This applies to 38 wood windows at the second-third floor, 20 wood arched windows at the ground level, and metal windows of the turrets and central tower. Non-historic windows will be replaced with new windows to match the original fenestration. All hardware will be refurbished, and new hardware will be provided where missing or required.

All wood and metal doors will be repainted and repaired, so that the doors and frames are watertight and operable. Broken lights will be replaced and all hardware will be refurbished, with new provided where missing or required. This applies to one historic wood door and fourteen metal doors at the loggia. There are no missing or significantly altered wood doors to be replaced. However, the missing central entrance metal door is to be replaced with a door matching original doors in style, configuration, and profile. Two non-historic metal doors leading to the roof and a double door at the south elevation will be replaced with new, solid core metal doors per code.

Light fixtures are to be removed, refurbished, and rewired to comply with current codes. Two exterior pendant light fixtures and 90 recessed fixtures will be refurbished. Thirteen new fixtures and reflectors will be installed at blocked-off brackets at the north end of the building to maintain the lighting pattern.

- **East (primary) and North Elevations**

All ground-floor fenestration along the east (primary) elevation fronting Broadway and the north elevation fronting 11<sup>th</sup> Street has been enclosed. No original materials from the windows remain, though the openings have not been otherwise altered. In order to discern how to sensitively design new windows to be installed within the original openings designed by Julia Morgan, historic photographs and postcards were reviewed. An historic postcard from 1913 depicting a drawing of the Herald-Examiner Building provides the most detailed view of the original fenestration. The windows appear to have originally consisted of an upper portion with divided lights separated into three sections by vertical mullions. The vertical mullions extended through the lower portion of the openings, dividing the lower half into three single vertical panes of glass.



*Herald-Examiner Building depiction, HRG Historic Postcard Collection, 1913*

New windows have been designed to be compatible with Julia Morgan's original design intent. The windows will include three sections of divided lights within the upper half, divided by vertical mullions, and three glass panes within the lower half. The center panel of openings that will serve as entrances will include double glass doors flanked by a single glass pane on either side. Where questions arise about specific details that cannot be discerned from studying the historic photographs and postcards, the design will continue to be compatible with the building and its character-defining features and will meet the Secretary of the Interior's Standards for Rehabilitation and the Guidelines for Rehabilitating Historic Buildings. In particular, it is unknown whether the windows were constructed of wood or metal. It has been determined that metal windows will be installed, due to the maintenance that will be required to maintain these significant features along two elevations.

A second character-defining feature of the primary elevation that has been replaced with a non-significant alteration includes the central opening, which consists of a non-historic aluminum storefront. The altered materials will be replaced with a new ornamental iron grille and gates to match the style, configuration, and profiles of historic ornamental iron used in Morgan's design.

- **West (rear) Elevation**

The west (rear) elevation is less visible to the public than the primary elevation and is less decorative in both fenestration and applied details. A bridge built later connects the Herald-Examiner Building to the second floor of the Press Building. This non-original feature altered the elevation; there are few historical photographs to document the elevation prior to the alteration. The majority of the third floor fenestration of the Herald-Examiner Building was lost with the alteration, and would need to be replaced after the demolition of the Press Building and rehabilitation of the Herald-Examiner Building. A key element of the rehabilitation of the back elevation is the rebuilding of the upper story, along the south end of the elevation, which was largely lost or damaged by past alterations. This portion will be rebuilt using historical, pictorial and physical documentation in order to ensure accuracy and that the historic character of the back elevation is retained and repaired, with lost elements replaced so as to allow the upper portion of the elevation to have the symmetry and continuity it was originally given in Morgan's design.

The project would not remove any original windows. Fenestration along the northern portion of the west elevation includes existing triple-sash windows. Mezzanine windows are currently half the height of the third-story windows. Extant windows of the mezzanine would be retained.

While the northern portion of the building retains most of the original fenestration, fewer extant windows occur at the center portion of the elevation and the southern portion has the least regular pattern of original windows. The construction of the bridge and later alterations altered or removed many of these windows. The project would replace missing windows with compatible new windows to continue the fenestration line of each story along the elevation. The design of new windows will be appropriate and compatible to the building in size, scale, material and color, and would not create a false historical appearance. Ground floor fenestration along the back elevation is even less consistent and will be replaced in order to facilitate new retail spaces. A new entrance to the building occupies a portion of the north wing, comprised of a steel and glass oversize opening with a canopy.

In keeping with the industrial aesthetic, new openings will be framed with steel. A new steel canopy will be built along the ground floor/second story line. Simple wood screens create visual interest in the upper part of the retail openings. The four retail openings are symmetrically placed in the tower and southern wings. Window openings on the north wing are slightly recessed, in keeping with the north and east historic elevations of the building.

Although an original feature, the boiler stack extending from the back elevation's fourth-story roof no longer functions. It is the project's intent to remove the boiler stack.

- **Roof and Skylights**

Roof elements including built-up layers of roofing and deteriorated mechanical equipment would be removed and replaced. Missing or deteriorated tiles would be replaced with matching tiles. Salvaged tiles will be installed on the street elevations of the building (11<sup>th</sup> and Broadway), while remaining tiles and new tiles will be installed on the west and south elevations. Tiles will be randomly mixed to protect the overall appearance of the roof. Tile roofs of domes and lanterns will be inspected, cleaned, and repaired as required. Tile anchorage will be reviewed for seismic performance, and a metal "fence" painted to blend in with the roof will be installed at the roof eaves.

A primary character-defining feature of the Herald-Examiner Building and its roof are the sawtooth skylights. Visible from both the interior and exterior of the building, the skylights would be repaired and incorporated into the design. Original wire-glass would be reused if feasible. Existing steel framed skylights, would be repaired or, if too deteriorated to repair, replaced in kind.

## **Interior**

The project would retain and preserve the extant historic character of the interior, with distinctive materials, features, spaces, and spatial relationships maintained. These spaces would be rehabilitated for future commercial and office tenants. Analysis of the materials and spaces of the Herald-Examiner Building led to the conclusion that the interior of the building has lost most of its original spaces, features and materials.

The project would rehabilitate all historic and character-defining features, while repairing and replacing materials in-kind where necessary. To update the historical resource for current use, all mechanical equipment and ducts, plumbing piping and fixtures, and electrical conduit and devices except historic fixtures are to be removed. As the building has been used for film production since the closure of the offices of the Herald-Examiner newspaper in 1989, various stage set materials currently stored in the building are to be removed. These materials and features include flooring, wall materials, and interior doors.

- **Basement**

The majority of partition walls along the southwest end of the basement would be removed, while some extant masonry walls and columns would remain. New walls to be constructed would create new partitions at the southwest corner of the basement. The resulting new spaces would house mechanical, electrical, and trash services. New walls would also enclose hallways and stairwells. A new north-south concrete shear wall for seismic stability would be constructed along the center of the space. New exterior doors to be installed on the south elevation would be metal with recessed panels.

- **First Floor**

The majority of partition walls at the northwest quadrant of the first floor would be removed, as well as the stair at the northwest corner of the floor. Extant masonry walls and original columns located along the perimeter of the historic lobby and vestibule spaces would remain, as would the original elevator shaft and both stairs flanking the elevator.

Historic features and materials in the historic lobby and vestibule spaces include the walls, ceiling, and floor. Significant wood materials include windows, doors, wall panels, ceiling beams, trim, handrails, cabinetry, countertops, and details. Marble materials include wall panels, steps and details. The spaces also include metal ornamental grilles, concrete tile, cast plaster, a historic clock, light fixtures, and fire alarm panel. These features would be protected throughout construction and repaired and cleaned as necessary using the gentlest means possible. Non-historic treatments and/or finishes would be removed. The existing historic fire alarm panel and wall mounted devices would be documented and stored, and the cabinet would be repaired for installation of a new fire alarm panel to serve the building.

While the extant elevator shaft will remain, a new cab and machinery would be installed. Extant original doors along the east would be made operational. Extant non-original doors along the west would be removed, and the wall material would be patched to match the original walls. A new wood door with glass lights would be installed at the west end of the historic lobby that is compatible to the style, configuration, finish and profiles of original adjacent wall panels. While compatible, the door would not create a false historical appearance and would be distinguishable from extant original features. Photo documentation of existing conditions would occur prior to the removal and storage of center wood and marble panels, in preparation for the installation of the new door. A new door surround and jamb would be created to extend existing profiles and provide a surround for the new door. All wood introduced by the rehabilitation would match the species and finish of original woodwork, and new marble to be installed near the new door to extend the existing profile and return the original wainscot against the new wood door surround would match original marble.

Commercial tenant space would occupy both the north and south ends of the eastern half of the first floor, with extant columns to remain. The northern portion of the commercial tenant space would extend to the west (rear) elevation of the building, with new walls enclosing two stairs and a trash room, all of which

would open onto the west (rear) elevation. The area west of the lobby and elevator shaft would include two new elevators enclosed with new walls, as well as stairs leading to upper floors that would be enclosed with new walls. Beyond the stairs a mail space and package storage space would be added. A new security desk would be constructed in what would become the west lobby. To the south of the west lobby will be an enclosed stair leading to upper floors.

One stair and trash chutes would serve the offices. The construction of new stairs and elevators is an alteration required by current code for the new uses. These alterations have been designed to accommodate original spaces and character-defining features within the interior of the building.

- **Mezzanine**

The second floor is historically referred to as the mezzanine level. The floor originally existed at the tower and northwest corner of the building, and was extended to the entire eastern side at a later date. The majority of walls on the second floor, other than perimeter walls and those around the central space above the historic lobby, would be removed. The existing slab would be removed and a new slab constructed to provide structural stability along the entire eastern half and along the north and south elevations. The new floor will be constructed at the southwest corner to match the remaining historic slab level at the northeast.

Future mezzanines could be incorporated within the retail spaces below and will be held back from the perimeter walls to maintain the original ground floor window openings. Extant columns would remain, while the perimeter of the spaces and the entire north elevation would be open to below.

- **Second Floor**

The majority of walls other than those along the perimeter and some near the center of the floor would be removed. The second floor plan includes office space with new enclosed stairs leading down to lower floors. A new elevator would be centered between the stairs and would serve the offices.

- **Third Floor**

All extant walls along the perimeter of the third story, extant columns, and those around the stairwell would remain, as would a portion of the interior walls. Some demolition of walls would occur, including those along the western spaces of the floor as well as a portion at the southeast corner. Two new walls would be constructed in order to create two new mechanical lofts along the east elevation. All original interior finishes would be retained and repaired. The floor would be used for offices and would be accessed by the central historic stair and the historic fire escapes. The elevator just east of the stair at the center of the floor would also provide access to this floor.

- **Fourth Floor**

Extant original perimeter walls and all original interior walls would remain, while walls to the west of the original portion of the fifth floor, where extensive alterations have occurred, would be removed. The fifth floor plan would include repair of all original interior finishes and of the steel fire escapes and access ladders. New ceiling, floor and wall finishes would be installed where necessary and would be compatible with original extant fabric. The extant elevator and stair providing access to the space would remain. A new roof terrace would be constructed to the west. Terracotta paving tiles set on pedestals would be set over new membrane roofing. New flashing, plaster and coping would be constructed at the parapet wall. A new guardrail around the terrace would be installed that matches existing guardrails. The terrace would include new exterior wall finish, mouldings and columns to match the east elevation's original extant materials. A new concrete stair with plaster finished concrete wing walls and guardrails to match existing would be built at the east end of the terrace, leading into the interior fifth floor space.

### ***Proposed New Construction***

The existing industrial Press Building on the Hill Street site would be demolished and replaced with a new mixed-use building. The building is approximately 240 feet high, with 23 stories including three penthouse suites, and would be over 300 feet long and 55 feet wide. The new building would contain 256 condominium units and approximately 2,560 square feet of retail space on the ground floor. The ground level would also feature a garden court and commercial plaza that would create functional open space for patrons and residents of the new building. Four subterranean parking levels would contain approximately 400 parking spaces that would serve the new Hill Street building and the Herald-Examiner Building. On-site recreational amenities would consist of private decks, a roof deck, and a plaza over the eastern portion of the site. Vehicular access would be provided from a driveway located along the south side of the site.

The building would have a concrete wall structural system, continuous concrete balconies with operable glazed openings, and sunscreens framed on the outside of the balconies. Elevational materials may include terra-cotta red cement fiberboard, glass fiber reinforced concrete or pre-finished sheet metal. A penthouse structure will be set atop the building.

Separating the new construction from the Herald-Examiner Building would be a courtyard at least 50 feet wide. The courtyard provides separation between the two buildings and is designed to draw geometric and organizational links between the structures. When approaching the courtyard from the corner of Hill and 11<sup>th</sup> Street, the elevation of the new building will bend towards the courtyard in a setback from the street, revealing a view of one of the three-story domed towers of the Herald-Examiner Building and the perspective of the north and west (rear) elevations of the historical resource. The ground floor of the new building would be fifteen feet tall to create a sense of entry and grand scale, similar to the ground floor of the Herald-Examiner Building. Large glazed openings would wrap the ground floor, providing a view of the historical resource.

The landscaped courtyard between the two buildings would include a series of tiered gardens, separated by hedges and seat walls. The size and scale of each tier has been derived from the existing structural module of the Herald-Examiner Building. The grid of the new building also plays a part in organizing the garden tiers and hedges. The proportions of the courtyard have been established by the Herald-Examiner Building. A setback exists on the courtyard façade of the Hill St. building. The height of the setback is controlled by the roofline of the Herald-Examiner Building.

## **Evaluation of Conformance with the Secretary of the Interior's Standards for Rehabilitation**

The proposed rehabilitation of the Herald-Examiner Building will conform to the Secretary of the Interior's Standards for Rehabilitation in both concept and design. The proposed new construction adjacent to the historical resource, on the Hill Street Site, will conform to Standards 1-8 and 10, but has not been found to conform to Standard 9. A discussion of the conformance of the proposed projects with each of the Standards follows.

**Standard 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.***

The rehabilitation and adaptive reuse of the Herald-Examiner Building for a commercial and office use would be performed with alterations and new construction dictated by programmatic requirements as well as code compliance and life safety issues. Extant character-defining spaces, spatial relationships, and features would be retained and preserved. New construction within the building to allow for tenant improvements would be compatible yet distinguishable from the original design aesthetic of the building and would be located in spaces that are highly altered and that therefore lack integrity.

The Herald-Examiner Building's interior floor plan, arrangement of spaces, and built-in features and applied finishes are collectively important in defining the historic character of the building. Thus, their identification, retention, protection, and repair would be given priority in the rehabilitation project. Character-defining features that would be protected include the size, configuration, proportion, and relationship of original rooms and corridors; the relationship of original features to spaces; and the spaces themselves. While some partitions would be demolished to allow for the adaptive reuse of the structure, significant character-defining features of the floor plan would not be removed to create a new appearance.

The rehabilitation and reuse of the Herald-Examiner Building would require some alterations to the interior, which has undergone extensive alterations over the years in large part due to its use for film production. New interior features and finishes would not be introduced, however, that are incompatible with the scale, design, materials, color, and texture of the surviving interior features and finishes and of the historic character of the interior.

Significant character-defining features and materials on the first floor are located in the lobby and vestibule areas, and therefore only minimal alterations would occur in these spaces. Alterations to the lobby and vestibule would be sensitive and compatible to extant original materials and features. Required alterations on the first floor, including the construction of new stairs for egress purposes, would be located along the western portion of the building, which consists of few intact original features and materials. Original stairs that would be removed to accommodate the construction of new stairs consist of few character-defining features and are located in the more highly altered portion of the first floor. Offices to be built along the northern and southern ends of the building, highly altered spaces, would occupy spaces that originally housed offices of the Los Angeles *Examiner*, and would therefore require few changes. New construction required by the adaptive reuse of the building would be designed so as to be compatible to any extant original materials and finishes, and no materials historically covered would be exposed. Therefore, elements of the proposed new construction on the first floor would be sensitive and compatible alterations.

The extant mezzanine on the second floor is a highly altered space, with the only known original features consisting of the exterior walls and columns, which have been significantly altered. Therefore, the mezzanine is an appropriate space for alterations to occur in order to allow for the adaptive use of the second floor into commercial tenant space. Other floors to be altered by new construction are also highly altered. Where original spaces, features and materials are intact on each floor, demolition and new construction would not occur.

Life safety and code compliance issues exist that need to be met by the adaptive reuse of the building into a mixed use involving commercial and office uses. Service functions required by the building's new use would be accommodated in secondary spaces of the building. Permanent partitions, new stairways and elevators would be installed in secondary spaces such as the altered mezzanine and upper floors. Permanent partitions would be built so as to minimize damage of character-defining spaces, features, or finishes.

New mechanical services would be installed in the basement and other non-significant spaces to limit impact. Original or aged mechanical systems need to be upgraded, augmented, or entirely replaced in order to accommodate the new use and to meet code requirements. Visible features of early systems would be identified, retained and preserved if they contribute to the historic character of the building, such as switchplates, radiators, grills, or plumbing fixtures. Elements of the new mechanical system would be designed and installed so as to cause the least alteration possible to the building's floor plan, the exterior elevations, and to the historic building material.

Damage caused by construction related to the adaptive reuse of the Herald-Examiner Building could potentially violate this Standard, resulting in an adverse impact. As stated above, CEQA Guidelines define the demolition or material alteration in an adverse manner of those physical characteristics of the historical resource that convey its historical significance as a substantial adverse change. The project would conform to Standard 1 as all character-defining features and materials will be retained. While interior partitions and some stairways are to be removed to accommodate the new uses within the historical resource, these materials and features are not considered character-defining and are located in highly altered spaces.

***Standard 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.***

As previously stated, the rehabilitation and adaptive reuse of the Herald-Examiner Building would be performed with little alteration to those spaces with character-defining features and materials, while new construction dictated by code compliance and life safety issues, as well as programmatic requirements, would occur where such features and materials have been highly altered or were previously removed. Extant character-defining spaces, spatial relationships, and features would be retained and preserved. New construction to allow for the tenant improvements would be compatible yet distinguishable from the original design aesthetic of the building and would be located in the more altered spaces of the interior.

Life safety and code compliance issues related to the new uses proposed in the adaptive use of the building would be met without requiring removal of original character-defining spaces, features and materials, but instead would be located along with the new construction in areas that are not intact due to previous alterations.

Damage caused by construction related to the adaptive reuse of the Herald-Examiner Building could potentially violate Standard 2, resulting in an adverse impact. As stated above, CEQA Guidelines define the demolition or material alteration in an adverse manner of those physical characteristics of the historical resource that convey its historical significance as a substantial adverse change. Analysis of the interior of the building has led to the conclusion that the proposed demolition and new construction to occur within the building will not affect the project's ability to comply with Standard 2.

The demolition of the Press Building, which was not found to be a historical resources for purposes of CEQA, will not significantly impact the historical character or nature of the Herald-Examiner building or its property.

**Standard 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.***

Proposed alterations recognize and retain character-defining features that are a physical record of the property's time, place and use, including the exterior envelope and materials of the building and the interior public and private spaces that portray its original construction, design, and use as the offices of the Los Angeles *Examiner*. New construction on the Hill Street Site would be distinguishable from the historic fabric of the Herald-Examiner Building. Therefore, the adaptive reuse and rehabilitation of the Herald-Examiner building and new construction on the Hill Street Site would not result in changes that create a false sense of historical development. The project would conform to Standard 3.

**Standard 4: *Changes to a property that have acquired historic significance in their own right will be retained and preserved.***

The rehabilitation project would conform to Standard 4 as changes that have occurred to the property, including alterations to the fenestration, entrances, and within the interior, have not acquired any historic significance. The construction of the Press Building has not been found to have gained historic significance, and therefore the demolition of the structure would not change the historic significance of the Herald-Examiner building or its property.

**Standard 5: *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.***

All primary distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the property would be preserved by the proposed project. Julia Morgan's bold use of features and materials on the exterior and interior of the Herald-Examiner Building lends to the significance of the architecture of the resource. Materials such as marble, cast plaster, ornamental metal, wood, and ceramic tile would be preserved. All distinctive components that characterize the building would be retained and protected, including the contributing spaces, materials, features, and finishes of each elevation and interior floor.

The adaptive reuse of the building will require some demolition, though none of the walls to be demolished contain character-defining features that would need to be retained to preserve the integrity of the resource. Efforts have been made to reduce the impacts of the demolition, and therefore the adaptive reuse of the building, by limiting new construction and proposed new uses to spaces with the least integrity. The proposed project would conform to Standard 5.

**Standard 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.***

The proposed rehabilitation project would not result in the replacement of deteriorated historic features that would conflict with this Standard. Deteriorated historic features would be repaired when possible. Where the severity of deterioration would require the replacement of a distinctive feature, the new feature would match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features would be substantiated by documentary, physical, or pictorial evidence. Deterioration of exterior windows and missing windows that were removed in previous non-significant alterations would result in the installation of new windows on the east (primary) elevation as well as along the west (rear) elevation. The removal of the bridge, a non-original feature to Morgan's design of the Herald-Examiner Building, would meet the Secretary of the Interior's Standards for Rehabilitation and the Guidelines for Rehabilitating Historic Buildings, which state that "alterations may include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore



detract from the overall historic character.”<sup>15</sup> New windows would be compatible with the original. Any materials found in the rehabilitation that are currently obscured by non-original fabric, particularly where openings have since been enclosed, would be retained and repaired. Accordingly, the project would conform to Standard 6.

***Standard 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.***

The surface cleaning of the Herald-Examiner Building would be undertaken using the gentlest means possible. Chemical or physical treatments that cause damage to historic materials would not be used. Mitigation measures are provided to ensure that the rehabilitation of the exterior and interior materials and finishes would comply with the Standards. The specific requirements for treating exterior and interior materials and finishes would be taken into consideration, including those related to concrete, stone, plaster, metal, wood, and ceramic tile. Testing would be performed where necessary to ensure that the safest means are used to clean and repair materials. Accordingly, the project would conform to Standard 7.

***Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.***

No subterranean work is required for the rehabilitation and reuse of the building, although such work will be required to construct the foundation and subterranean parking levels of the new construction on the Hill Street Site. The proposed project would conform to Standard 8 if archaeological resources are protected and preserved in place. If any resources are to be disturbed, mitigation measures must be undertaken.

***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.***

The primary character-defining features of the exterior of the building would be retained and preserved. The rehabilitation of the east (primary) elevation would include the installation of windows within the ground floor openings that reflect Julia Morgan’s original design intent for the façade. Rehabilitation of the west (rear) elevation would include the alteration of a portion of windows as well as the installation of new windows. Original features found during the rehabilitation of the exterior would be retained and repaired. All new materials and features would be compatible in size, scale, material and color, matching original windows in style, configuration and profiles. New features would be distinguishable from historic fabric, and a false historical appearance would not be created.

The west elevation is a secondary elevation and is utilitarian in design. Previous alterations have affected the integrity of much of the elevation. Extant openings would be maintained, as well as the original design aesthetic of the windows. New windows and openings would be added that would be compatible and yet distinguishable from original windows. Proposed additions to the fenestration of the building would respect the fenestration pattern and detailing of a character-defining elevation, and would be compatible with the overall design of the building. The alterations would not radically change, obscure, or destroy character-defining materials, features, or finishes on the exterior of the building, and would be distinguishable from the historic fabric.

Windows found to be important in defining the overall historic character of the building would be identified, retained, and preserved. Windows that are too deteriorated for repair would be replaced with a compatible substitute material. As only one historic photograph of the Herald-Examiner Building’s west

---

<sup>15</sup> The Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, U.S. Department of the Interior, National Park Service, Heritage Preservation Services, Washington, D.C., 1990.

elevation was found, and the fenestration of the elevation is not clearly visible, it is appropriate to create a new design compatible with the window openings on the elevation and with the historic character of the building.

Entrances and related functional and decorative features that are important in defining the overall historic character of the building would also be identified, retained, and preserved. Cutting new entrances on secondary and other non-character-defining elevations would not have a significant adverse impact on the building, as the entrances would be compatible in size, scale, material or color, and a false historical appearance must not be created. New entrances would be limited to secondary elevations.<sup>16</sup>

Interior additions required by code (including new stairs and the construction of a west lobby with elevators) would be Standards-compliant. These would be sensitively located and designed, and would accommodate extant character-defining features. In the rehabilitation of the building the significant character-defining lower level spatial relationships, spaces, features, materials and finishes would be retained, and all new construction would be compatible with the building.

The new mechanical system and other services to be installed in order to allow for the rehabilitation of the building would be designed to require the least alteration possible to the building's floor plan and exterior elevations, and the least damage made to original materials.

All new construction or additions related to the rehabilitation of the Herald-Examiner Building would be designed so as not to disrupt the architectural style of the building or the spatial relationships that characterize the building and its setting. Accordingly, the rehabilitation project would conform to Standard 9.

The proposed new construction on the Hill Street Site would be physically and visually separated from the historical resource. A courtyard at least 50 feet wide would separate the two structures and would include tiered gardens and a trellis. These site features would be constructed so as not to physically connect in any way to the historical resource, in order to retain and protect all original features and materials of the west (rear) elevation of the Herald-Examiner Building. At the corner of Hill and 11<sup>th</sup> Street the elevation of the new building would be set back in order to reveal the west and north (side) elevations of the historical resource. The ground floor of the new building would be fifteen feet tall to create a sense of entry and grand scale, similar to the ground floor of the Herald-Examiner Building.

The materials and features of the new construction would be distinguishable from those of the historic resource, and have been designed so as to reflect the historic resource in both their location and use on the east elevation that faces the structure. The new building--23 stories including three penthouses, and over 300 feet long and 55 feet wide--is vertical. Because of the need for the building to house 256 condominium units as well as 2,560 square feet of retail space, the size of the extant lot dictates that the building must utilize vertical space. The design intent of the penthouses on the uppermost floors of the new construction is to reflect the central dome penthouse space and cupola of the historical resource.

Though the proposed use of the new construction is related to the economic vitality of the rehabilitation of the historical resource, the new construction is not necessarily related to the physical rehabilitation. The new construction is sited on a separate parcel and is located 50 feet from the rear of the historic building. While compliance with Standard 9 is not directly controlling with respect to the compatibility of the new Hill Street Building to the historic building, it is a part of its immediate surroundings and is discussed in more detail below. The design of the building with its views from 11<sup>th</sup> Street to the western elevation of the Herald-Examiner Building and the intervening courtyard somewhat mitigate the effect on the historic 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 will be unimpaired.***

---

<sup>16</sup> Ibid., 28-30.

As stated previously, the primary character-defining features of the property, including its exterior and interior, would remain and would be rehabilitated to the Secretary of the Interior's Standards. New components of the west (rear) elevation have been designed so as not to have an adverse impact on the original spaces and features of the building, including new elevators along the elevation that provide access to underground parking. Accordingly, the rehabilitation project would conform to Standard 10.

Proposed new construction on the adjacent Hill Street Site would not be attached to the Herald-Examiner Building and would be separated from the historical resource by a 50 foot wide courtyard. As the Press Building has not been found to be historically significant, its demolition will not disrupt the historical significance of the Herald-Examiner Building or its property. The essential form and integrity of the historic property and its environment will remain. Therefore, the proposed new construction would conform to Standard 10.

### **Summary**

CEQA regulations identify the Secretary of the Interior's Standards as the measure to be used in determinations of whether or not a project of new development or rehabilitation adversely impacts an "historical resource." Section 15064.5(b)(3) states:

Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

The proposed project meets those Standards. Character-defining features of the historic resource will be retained and properly rehabilitated, and a separation between the historic resource and new construction provides adequate spatial relationship. The integrity of the Herald-Examiner Building is protected. The new construction is a continuation of taller, denser buildings constructed in the area over the last four decades.

## Discussion of Potential Impacts

As the proposed development options consist of new construction adjacent to an historical resource, two areas of impacts need to be examined: construction methods and seismic conditions, and design compatibility. Construction methods and seismic conditions have the potential to directly affect the historic materials of the Herald-Examiner Building. The design of the new construction has the potential to disrupt or distract from the historic character of the building. Each of these areas of impacts is discussed below. Table 1 summarizes these impacts.

*Table 1: Potential Impacts of the Proposed Development of the Press Building Site:*

	<b>Project Impacts</b>	<b>Cumulative Impacts</b>
<b>Construction Methods &amp; Seismic Condition</b>	Maybe	Maybe
<b>Design Compatibility</b>	Yes	Yes

### *Construction Methods & Seismic Conditions*

Standard 5 of the Secretary of the Interior’s Standards states that “distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.” Damage caused by adjacent new construction or seismic conditions could potentially violate this Standard, resulting in an adverse impact. As stated above, CEQA Guidelines define demolition or material alteration of those physical characteristics of the historical resource that convey its historical significance as a substantial adverse change.

The construction methods used for the new construction must not damage the historical resource and therefore must not have an adverse affect on the Herald-Examiner Building. Construction involving excavation in particular might cause vibration and other potentially harmful impacts that must be considered as to their effect on the adjacent historical resource. The subterranean levels of parking to be constructed under the new building will extend towards the historical resource.

It is possible that the excavation and construction methods used for the adjacent new construction could damage the historic building. As part of the project, structural engineers will evaluate the condition of the Herald-Examine Building to better understand the effects of the excavation and the foundation selection. Using this information the engineers will provide a shoring design solution, if necessary, to protect the Herald-Examiner Building from construction procedures and mitigate the possibility of settlement due to the removal of adjacent soil. Structural engineers will also evaluate what temporary seismic movement the new construction may have, and whether any measures need to be taken to allow for this movement.

### *Design Compatibility*

Standards 9 & 10 of the Secretary of the Interior’s Standards provide the means for assessing the potential impact of new construction on an historical resource. Standard 9 requires that new construction be “differentiated from the old” and “compatible” with historical resource. Standard 10 requires reversibility.

- (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.

The proposed new construction on a separate parcel is clearly differentiated from the adjacent historical resource. Some aspects of this proposed new construction are discussed below, including effects on the historic setting and the elevations of the historical resource.

- **Effect of Size, Scale, Proportion, and Massing on Historic Setting**

The new construction would be built in the rear of the Herald-Examiner Building and separated from the historical resource by a 50-foot wide courtyard. The retail base of the new building would also be setback from the 11<sup>th</sup> Street (north) end of the property, in order to allow for a view of the west elevation of the historical resource and related character-defining features.

The west elevation of the Herald-Examiner Building is the rear of the building. Character-defining features exist on all of the secondary or tertiary elevations of the Herald-Examiner Building. Those on the east (primary) and north elevations are most decorative. While the rear elevation has character-defining features that are significant, including the massing of the elevation, its materials, and extant original fenestration, the elevation is utilitarian. As the elevation is not the primary façade of the building, it is the area least likely to be impacted by new construction. Maintaining a distance between the buildings will allow the project to have a less significant-to-minor impact on the visibility of the rear elevation of the historical resource. While the rear elevation will become less visible from Hill Street, the other elevations (east, north and south) and their character-defining features will remain visible.

In order to meet the Secretary of the Interior's Standards, the proposed project must be compatible with the design and the historic materials of the Herald-Examiner Building. The separation of the new construction and the historic resource will allow the materials of the new construction to have a less than significant impact on the historic resource. The design of the project has been structured so as to reflect elements of the historical resource, including the use of the proportions of the Herald-Examiner Building when designing the courtyard and trellis system as well as the height and scale of the ground floor of the new construction.

The scale and mass of the new construction would be similar to several nearby structures including the headquarters of the Transamerica Occidental Life Insurance Company to the south of the site. Transamerica occupies three major office buildings, including the 29-story Transamerica Tower. While the area surrounding the site is best defined by the presence of the Transamerica office core to the south and southwest, a number of other unrelated land uses are also in the area. For example, the site is on the edge of the western boundary of the apparel industry, which is generally located east of Main Street. One block to the east, Main Street is a well-developed apparel wholesale district; immediately across from the site are a number of surface parking lots. To the northeast are several apparel manufacturing buildings. The area, therefore, has a commercial and industrial nature. The Herald-Examiner Building, however, is currently abutted by the Press Building, which would be demolished in order to allow for new construction on the Hill Street Site. The historical resource and the property would be impacted by the construction of a 23-story, 240 foot tall building on the Hill Street site. Careful design, adequate separation of the historic resource and new construction, and preservation of view of the resource from 11<sup>th</sup> Street will help to mitigate the effect on the setting of the resource.

The design of new construction should not distract from the defining architectural characteristics of the Herald-Examiner Building. The new construction is placed some distance from the historical resource, and

will be constructed to the rear of the resource. The height of the new construction, however, will have a significant adverse impact on the resource, as part of its immediate surroundings (CEQA 15064.5 (b)1).

Due to its prominence as a visual landmark of the City of Los Angeles, the project's impact on the visibility of the Herald-Examiner from various intersections must be considered. As the project will be built at the rear of the facility, however, it is not believed to be a significant impact to the visibility of the structure.

### ***Cumulative Impacts***

CEQA requires that the cumulative impacts of a project be examined. In addition to the construction of the project on the Press Building site, a second structure of similar height is proposed on the 12<sup>th</sup> Street site. The construction of multiple buildings in close proximity can constitute a cumulative impact on a historical resource as per CEQA. As Standard 5 of the Secretary of the Interior's Standards states that "distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved," damage caused by adjacent construction could potentially violate this Standard, resulting in an adverse impact. Thus, CEQA Guidelines define adjacent construction as a potential substantial adverse change.

The combined effect of demolition and new construction on the Hill Street and 12<sup>th</sup> Street sites has the potential to disrupt spatial relationships that characterize the Herald-Examiner Building and its setting. If the use of a historic structure is substantially prevented or limited, an economic hardship can result. The Herald-Examiner building will be rehabilitated prior to the construction of the project on the Press Building site. While the building is a visually prominent landmark in its setting, nearby structures, including historic and more recent construction, are of various heights. Due to the range of building heights represented in the vicinity of the historical resource, which include buildings both the height of the Herald-Examiner Building and the proposed new building, the demolition of the Press Building and construction of a new building on an adjacent site and in close proximity on the 12<sup>th</sup> Street site have not been found to have additional impacts on the historical resource.

### **Summary**

The cornerstone of the project is the careful rehabilitation of the Herald-Examiner Building without creating an adverse impact on the character-defining spaces, features and finishes of the building.

A review of architectural schematic design plans prepared by Levin & Associates dated July 29 and October 20, 2005 was undertaken in order to analyze the possible impacts of the rehabilitation and adaptive reuse of the building. While some interior spaces, features and materials are required to be reconfigured, these features have not been found to be character-defining to the historical resource. Where character-defining spaces, features and materials exist, the project would retain and protect these features. Previous alterations resulted in significant loss of material, thereby diminishing the integrity of much of the interior of the building. Current work proposed by the project, however, will not cause a significant loss of significant material. As the rehabilitation project has minimized the number of character-defining features that would be demolished, the project would not have a significant adverse impact on the historical resource. The above analysis of the proposed project as it relates to the Secretary of the Interior's Standards has determined that the rehabilitation of the Herald Examiner Building would meet the Standards.

A review of architectural schematic graphics and notations prepared by Morphosis was also undertaken in order to analyze the possible impacts of the proposed new construction on the Hill Street Site to the adjacent historical resource. The above analysis as it relates to each of the ten Secretary of the Interior's Standards has determined that the project should meet Standards 1-8 and 10. However, despite careful planning, due to the sheer height of the building, the Hill Street project poses a potential significant impact due to the sheer height of the building. The proposed new construction would be compatible to the historical resource in features and materials.

## Recommended Mitigation Measures

While the Secretary of the Interior's Standards may not strictly apply to the new construction, specific mitigation measures should be required to allow the proposed new construction on the adjacent parcel to do no further harm to the setting of the historic building. Specifically, the following measures should be implemented:

- The architectural design of the east elevation of the Hill Street building, which faces the historical resource, should not detract from or overwhelm the building.
- Signage should not be placed immediately adjacent to the historical resource.
- The 50 foot wide courtyard separating the project from the historical resource must be maintained, and the transition spaces between the new construction and the Herald-Examiner Building, including the use of design in the architecture of the new building as well as landscaping features carefully designed to allow views of the resource from 11<sup>th</sup> Street.
- Structural engineers should evaluate the condition of the Herald-Examine Building to better understand the effects of excavation and the foundation selection. Using this information the engineers will provide a shoring design solution, if necessary, to protect the Herald-Examiner Building from construction procedures and mitigate the possibility of settlement due to the removal of adjacent soil. Structural engineers will also evaluate what temporary seismic movement the new construction may have, and whether any measures need to be taken to allow for this movement.
- The rehabilitation of the Herald Examiner Building will follow the Secretary of the Interior's Standards and have specifications for the treatment of character-defining features contained in the general specifications for the project. In particular (but not limited to), sections for work on historic fabric: quality control; substitution procedures; demolition; selective removal and storage of historic materials; protection, patching, and cleaning; determination of repair options and potential replacement of severely deteriorated features; and various materials conservation plans should be incorporated into plans and specifications.

## **Bibliography**

*Architect and Engineer*. November 1918.

Boutelle, Sara. *Julia Morgan: Architect*. New York, 1998.

“Building Erected by William Randolph Hearst,” *Los Angeles Examiner*, pt.iv, p.3. June 28, 1914.

*California Historical Resources Inventory (HRI)*. Database produced by the Office of Historic Preservation, State of California The Resources Agency, Department of Parks and Recreation. Printed edition, Los Angeles County, July 2003.

California Public Resources Code.

City of Los Angeles Administrative Code, Section 22.130, Article 4.

“Cornerstone of New Home Laid: Examiner Building Given Auspicious Start,” *Los Angeles Times*, p.II9, August 12, 1913.

Gebhard, David and Robert Winter. *Architecture in Los Angeles*. Salt Lake, 1985.

Gleye, Paul. *The Architecture of Los Angeles*. Los Angeles, 1981.

Los Angeles Public Library Photograph Collection.

*National Register of Historic Places Nomination Form: Herald-Examiner Building*. Prepared by Jennifer Schroder and Teresa Grimes of the Los Angeles Conservancy, June 11, 1991.

Sanborn Fire Insurance Maps.

Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, U.S. Department of the Interior, National Park Service, Heritage Preservation Services, Washington, D.C., 1990.

Swanberg, William A. *Citizen Hearst: A Biography of William Randolph Hearst*. New York, 1981.

Weeks, Kay D. and Anne E. Grimmer. *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. Washington, D.C.: U.S. Department of the Interior, 1995.

Weitze, Karen J. *California’s Mission Revival*. Santa Monica, 1984.

## **Internet Sources**

Los Angeles Public Library, <http://www.lapl.org>

Los Angeles Zone Information and Map Access System (ZIMAS), <http://zimas.lacity.org/>

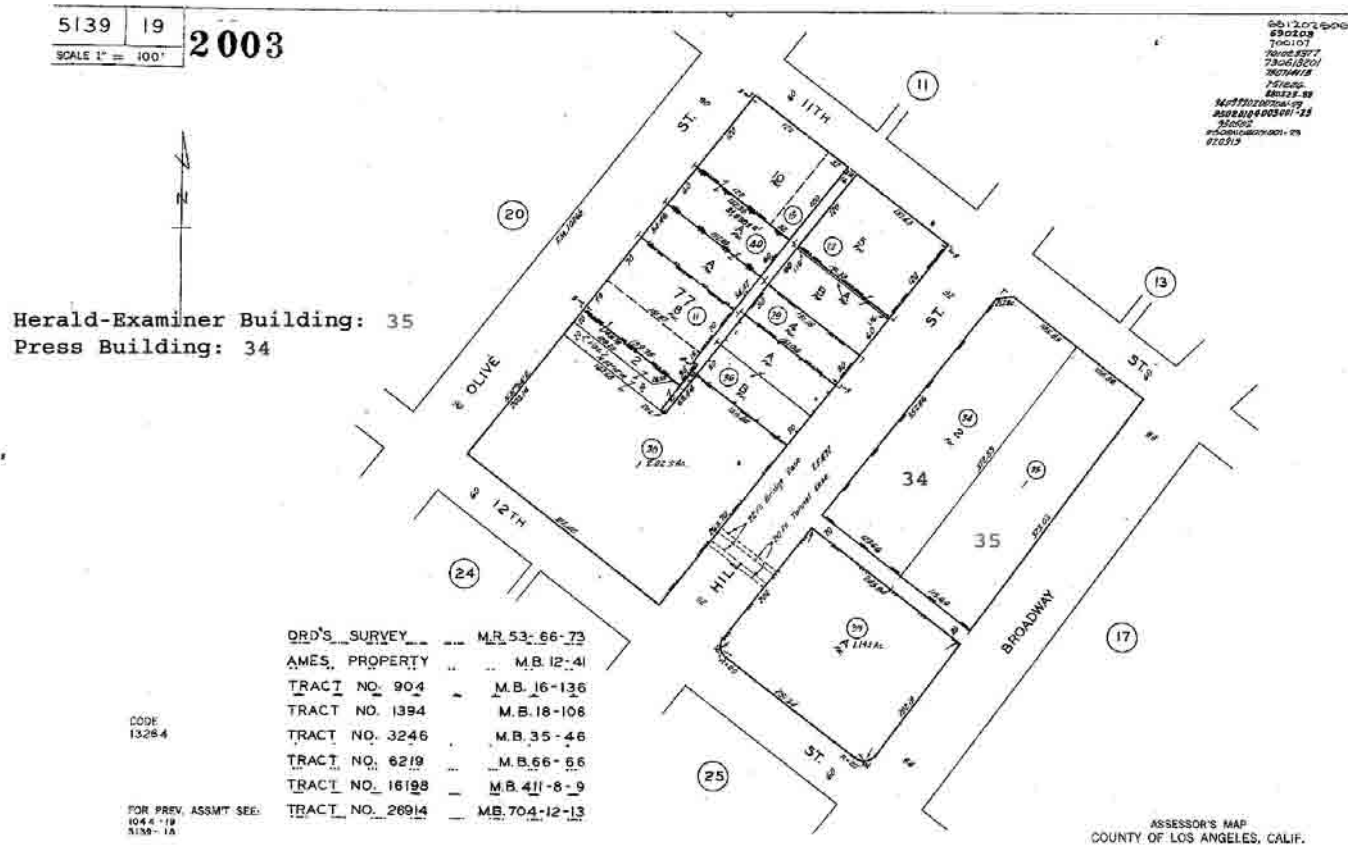


**Exhibit A: Assessor's Map of Herald-Examiner Building and Press Building Parcels**

*Herald-Examiner Building (1111 South Broadway):*  
*Press Building (1108 South Hill Street):*

*Assessor's ID No. 5139-019-035*  
*Assessor's ID No. 5139-019-034*

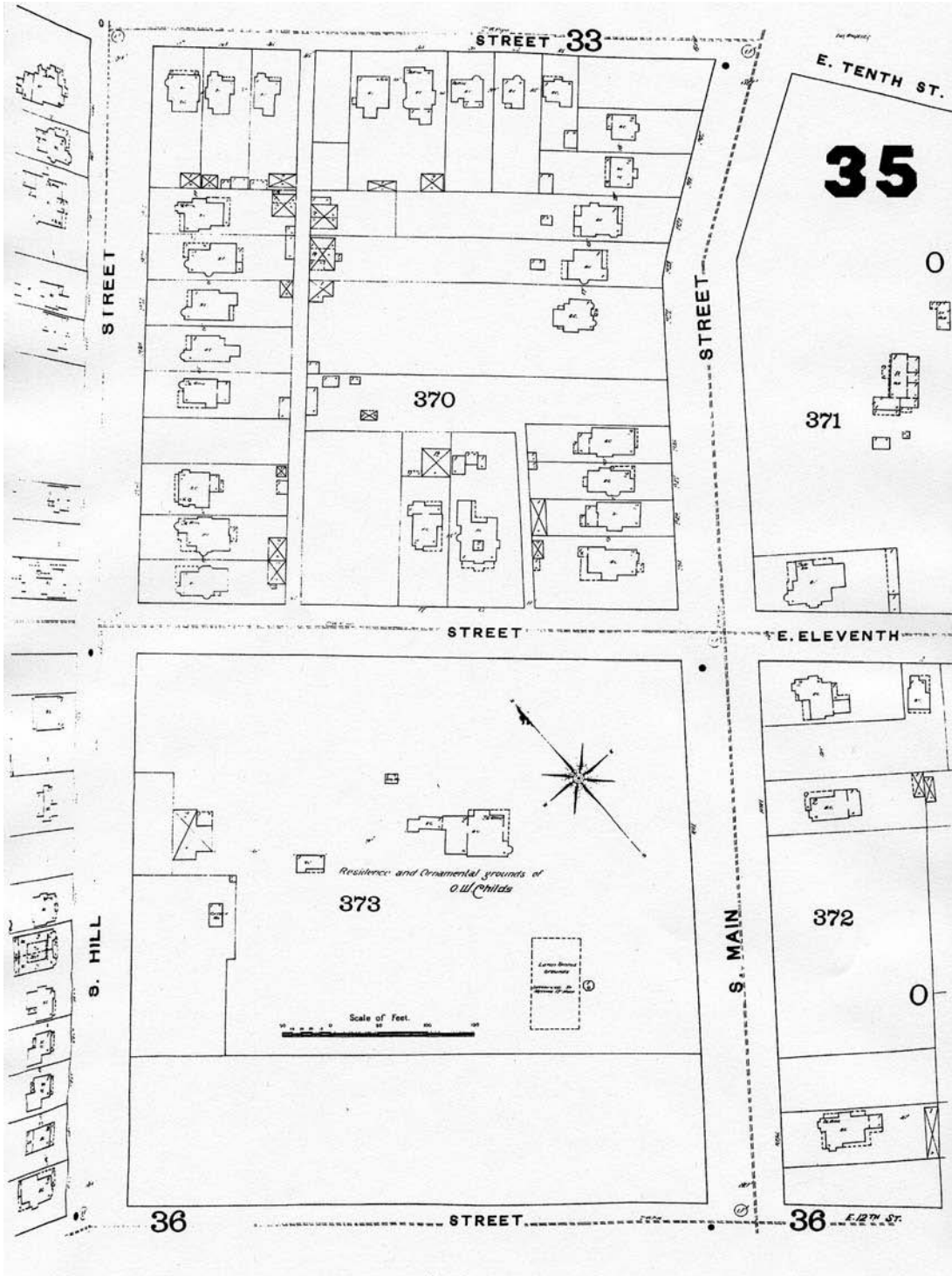
County of Los Angeles Rick Auerbach, Assessor



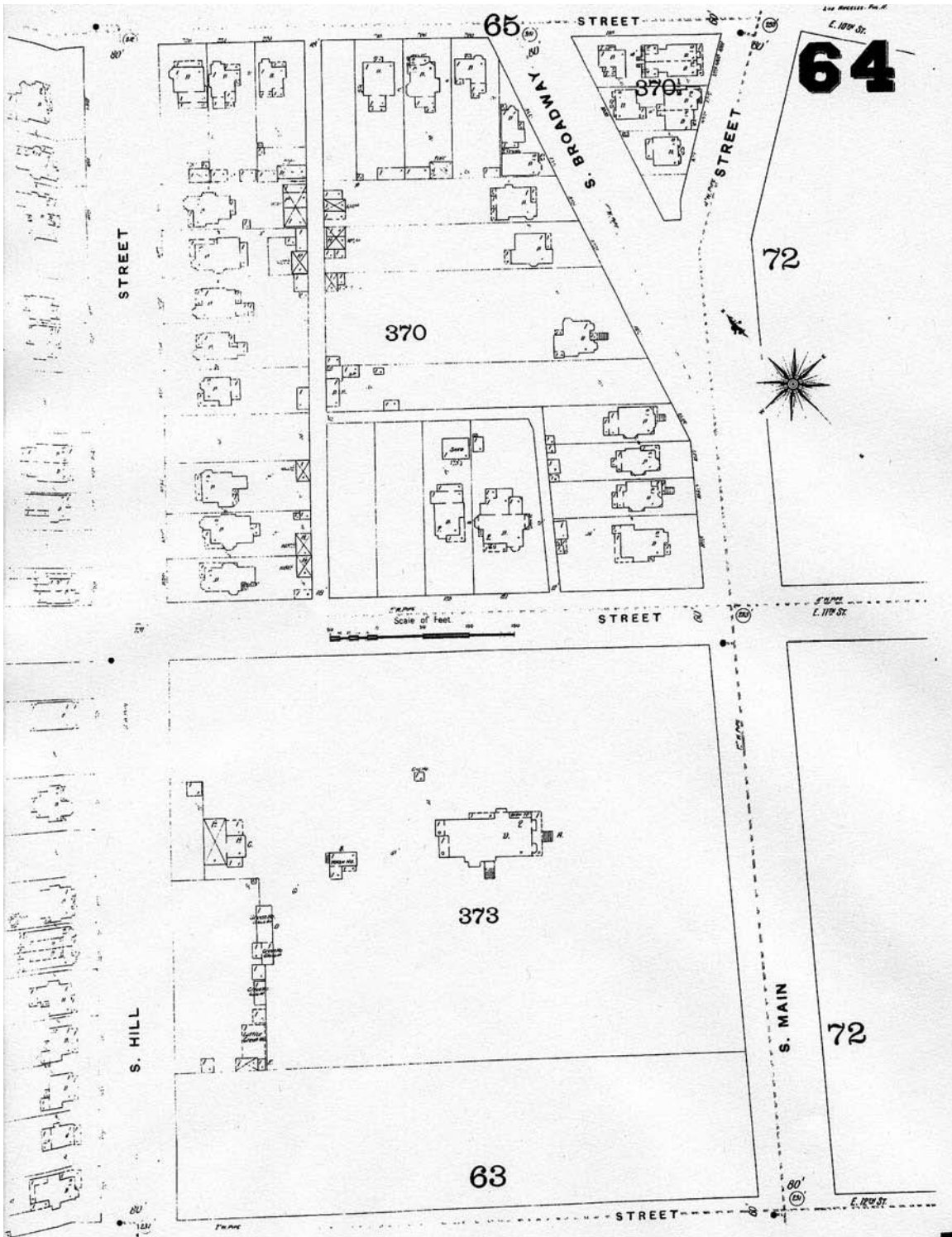
**Exhibit B: Sanborn Maps**

**Sanborn Map: 1888, Vol. 1, Sheet 35-b**

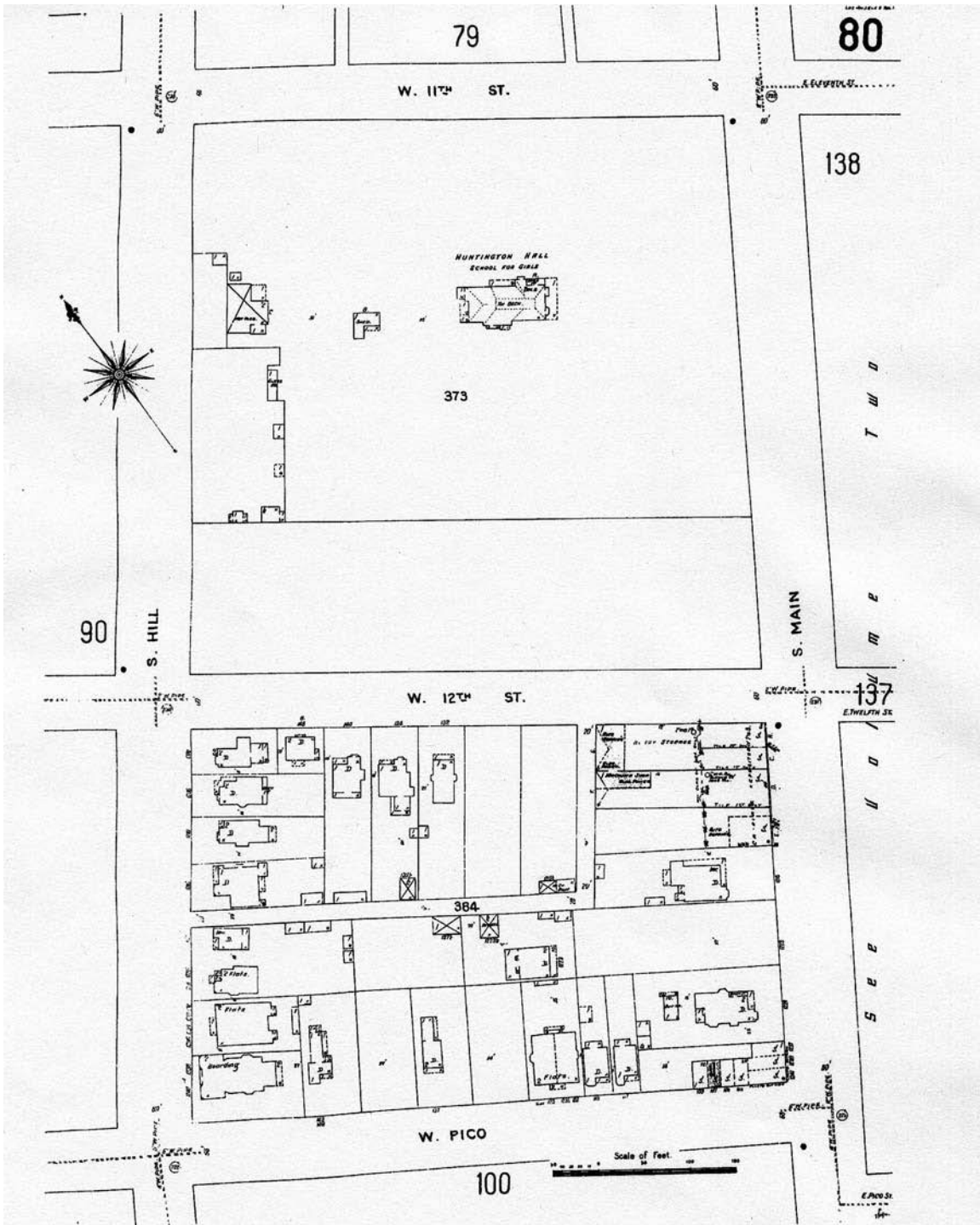
*Herald-Examiner Building and Press Building Parcels*



*Herald-Examiner Building and Press Building Parcels*



*Herald-Examiner Building and Press Building Parcels*



Herald-Examiner Building (35) and Press Building Parcels

