APPENDIX C.1

Historic Resources Assessment

HISTORIC RESOURCE ASSESSMENT AND CONFORMANCE REVIEW

1246-1248 South Hope Street
Los Angeles, California



Prepared for:
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I. INTRODUCTION

This report is an historic resource assessment (HRA, report) and conformance review of the proposed project at the Morrison Hotel located at 1246-1248 South Hope Street, Los Angeles, California (AIN 5139-022-006). The Morrison Hotel (subject property, building), located in the Central City Community Plan Area of the City of Los Angeles (City), was designed by master architects Morgan, Walls and Morgan, and constructed in 1914. It was identified in the 2016 SurveyLA Los Angeles Historic Resources Survey Historic Resources Survey Report: Central City Community Plan Area (SurveyLA) as a historic resource eligible for designation at the federal, state, and local levels. The subject property is thus a historical resource under the California Environmental Quality Act (CEQA).

This report establishes the regulatory setting for the subject property, provides background information on the subject property, reviews the proposed project for conformance with the *Secretary of the Interior's Standards for Rehabilitation*, evaluates whether it causes material impairment under CEQA, and recommends mitigation measures. This report summarizes some of the information contained in the October 2018 "Historical Resource Technical Report Morrison Hotel" prepared by GPA Consulting (2018 HRTR), however, the 2018 HRTR should be referenced for additional background information on the subject property and adjacent parcels not covered herein. The 2018 HRTR also included an evaluation of properties on adjacent parcels in the project site including 1220 South Hope Street, 1224 South Hope Street, 1230-1240 South Hope Street. None of these properties were found to be historical resources. GPA Consulting also identified four known historical resources in the study area which include 1200 South Hope, 1223-1225 South Hope, 1201 South Grand, 1221-1225 South Grand.

For reasons stated in this report, the subject property is eligible for listing in the National Register of Historic Places, California Register of Historical Resources, and as a Historic-Cultural Monument in the City. The proposed project is not in conformance with the *Secretary of the Interior's Standards for Rehabilitation* and would cause material impairment pursuant to CEQA. Mitigation measures are provided to reduce but not eliminate significant historical resources impacts. No additional feasible mitigation measures exist to reduce impacts to less than significant.

Refer to Attachment A for contemporary photographs, Attachment B for historic photographs, and Attachment C for the 2018 HRTR.

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II. QUALIFICATIONS

Chattel, Inc. is a full-service historic preservation consulting firm with practice throughout the western United States. The firm represents governmental agencies and private ventures, successfully balancing project goals with a myriad of historic preservation regulations without sacrificing principles on either side. Comprised of professionals meeting the *Secretary of the Interior's Professional Qualifications Standards* in history, architecture, architectural history, and historic architecture, the firm offers professional services including historical resources evaluation and project effects analysis, in addition to consultation on federal, state, and local historic preservation statutes, regulations, and incentives.

Chattel's staff engage in a collaborative process and work together as a team on individual projects. This report was prepared by Associate II, architectural historian Olivia White and President, historic architect, and architectural historian Robert Chattel.

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III. METHODOLOGY

Primary and secondary source materials were consulted for the development of the history of the subject property and applicable historic contexts. For a complete list of sources, see Bibliography. Sources generally included:

- 2018 HRTR by GPA Consulting
- Building permits
- University of California, Los Angeles Air Photo Archives
- *Los Angeles Times* articles via ProQuest
- SurveyLA Citywide Historic Context Statements

In addition, a site visit was conducted by Robert Chattel and Olivia White on June 12, 2020, during which the exterior and interior spaces of the subject property were assessed and extensively photographed. Olivia White visited the subject property with building materials conservators from RLA Conservation, Inc. on September 1, 2020.

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IV. REGULATORY SETTING

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's official list of historic and cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, as amended, the National Register is part of a federal program to coordinate and support public and private efforts to identify, evaluate, and protect the country's historic and archaeological resources. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. The National Register is administered by the National Park Service (NPS), which is part of the United States Department of the Interior. Resources are eligible for National Register listing if they:

A) are associated with events that have made a significant contribution to the broad patterns of our history; or
B) are associated with the lives of significant persons in our past; or
C) embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D) have yielded or may be likely to yield, information important in history or prehistory.[1]

Once a resource has been determined to satisfy one of the above-referenced criteria, then it must be assessed for integrity. Integrity refers to the ability of a property to convey its significance, and the degree to which the property retains the identity, including physical and visual attributes, for which it is significant under the four basic criteria listed above. The National Register recognizes seven aspects or qualities of integrity: location, design, setting, materials, workmanship, feeling, and association. To retain its historic integrity, a property must possess several, and usually most, of these aspects.

The National Register includes only those properties that retain sufficient integrity to accurately convey their physical and visual appearance from their identified period of significance. Period of significance describes the period during which a property's importance is established. It can refer simply to the date of construction, or it can span multiple years, depending on the reason the property is important. The period of significance is established based on the property's relevant historic context and as supported by facts contained in the historic context statement.

Evaluation of integrity is founded on "an understanding of a property's physical features and how they relate to its significance."[2] A property significant under criterion A or B may still retain sufficient integrity to convey its significance even if it retains a low degree of integrity of design, materials or workmanship. Conversely, a property that derives its significance exclusively for its architecture under criterion C must retain a high degree of integrity of design, materials, and workmanship. For some properties, comparison with similar properties is considered during the evaluation of integrity, especially when a property type is particularly rare.

While integrity is important in evaluating and determining significance, a property's physical condition, whether it is in a deteriorated or pristine state, has relatively little influence on its significance. A property that is in good condition may lack the requisite level of integrity to convey its significance due to alterations or other factors. Likewise, a property in extremely poor condition

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

may still retain substantial integrity from its period of significance, and clearly convey its significance.

Relationship to Subject Property
The subject property has never been listed in the National Register. It was identified as eligible for the National Register under Criteria A and C in SurveyLA in 2016. SurveyLA suggested that the subject property may not retain integrity to be eligible for listing in the National Register, but nevertheless assigned the California Historical Resource Status Code (status code) 3S. The 2018 HRTR report concurred with these findings.

California Register of Historical Resources

The California Register was established to serve as an authoritative guide to the state's significant historical and archaeological resources (Public Resources Code (PRC) §5024.1). State law provides that in order for a property to be considered eligible for listing in the California Register, it must be significant under any of the following four criteria, if the resource:

1) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; or
2) is associated with the lives of persons important in our past; or
3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values; or
4) has yielded, or may be likely to yield, information important in prehistory or history.

The primary difference between eligibility for listing in the National and California Registers is integrity. Properties eligible for listing in the National Register generally have a higher degree of integrity than those only eligible for listing in the California Register. There is, however, no difference with regard to significance. A property that meets the significance criteria for California Register eligibility would also be eligible for listing in the National Register, unless there are issues of integrity that decrease the ability of the property to convey its significance.

The California Register also includes properties which: have been formally *determined eligible for listing in* or are *listed in* the National Register; are registered State Historical Landmark Number 770, and all consecutively numbered landmarks above Number 770; and points of historical interest, which have been reviewed and recommended to the State Historical Resources Commission for listing. City- and county-designated landmarks or districts (if criteria for designation are determined by State of California Office of Historic Preservation (OHP) to be consistent with California Register criteria) may also be eligible for the California Register. PRC §5024.1 also states:

(g) A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria:
    1) The survey has been or will be included in the State Historical Resources Inventory.
    2) The survey and the survey documentation were prepared in accordance with [OHP]… procedures and requirements.
    3) The resource is evaluated and determined by the office to have a significance rating of category 1-5 on DPR [Department of Parks and Recreation] form 523.
    4) If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have

> been demolished or altered in a manner that substantially diminishes the significance of the resource.

Relationship to Subject Property
The subject property has never been listed in the California Register. It was identified as eligible for listing in the California Register under Criteria 1 and 3 in SurveyLA and was assigned the status code 3CS. The 2018 HRTR concurred with this finding.

City of Los Angeles

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

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

Listing as an HCM is subject to review by the Cultural Heritage Commission and the Planning and Land Use Management Committee of the City Council and requires approval by the City Council.

Relationship to subject property
The subject property has never been listed as an HCM. It was identified as eligible for listing as an HCM in SurveyLA under Criteria 1 and 3 and was assigned the status code 5S3. The 2018 HRTR concurred with this finding.

CEQA

According to CEQA,

> an historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources..., or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant (PRC §21084.1).

If the proposed project were expected to cause substantial adverse change in an historical resource, environmental clearance for the project would require mitigation measures to reduce impacts. “Substantial adverse change in the significance of an historical resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines §15064.5 (b)(1)). The CEQA Guidelines (§15064.5 (b)(2)) describe material impairment taking place when a project:

A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register… or

B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register... or its identification in an historical resources survey... 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

C) Demolishes or materially alters 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... as determined by a lead agency for the purposes of CEQA.

According to the CEQA Guidelines (§15064.5 (b)(3)), "[g]enerally, a project that follows the *Secretary of the Interior 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." However, failure to comply with the *Secretary's Standards* is not necessarily a significant impact under CEQA as long as the proposed project does not result in material impairment to character-defining features and thus the historical resource. In these cases, the impact would be less than significant. The *Secretary of the Interior Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (*Secretary's Standards*) is published by the National Park Service (NPS), and was recently updated and reissued in July 2017.[3]

Relationship to subject property

The subject property has been identified as eligible for listing in the National Register, California Register, and as an HCM, and therefore qualifies as a historical resource under CEQA. This is based on findings contained in both SurveyLA and the 2018 HRTR.

[3] Anne E. Grimmer. "The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstruction Historic Buildings." Rev. National Park Service, U.S. Department of the Interior, 2017.

Previous Reports

Office of Historic Preservation Historic Property Data File (2011)
The subject property is not listed in the 2011 Historic Property Data File for Los Angeles County.

SurveyLA Central City Community Plan Area (2016)
On September 2, 2016, the subject property was identified in the SurveyLA Central City Community Plan Area as individually eligible for listing in the National and California Registers and as an HCM under Criteria A/1/1 and C/3/3. The survey was prepared by Architectural Resources Group and the subject property is described as an "excellent example of a 1910s hotel in downtown Los Angeles, exhibiting essential characteristics of the property type; reflects early patterns of commercial development in Los Angeles' central business district. The building was prominently featured on The Doors' 1970 album "Morrison Hotel." Due to alterations, including storefront modifications and some window infill, the building may not retain sufficient integrity for listing in the National Register." SurveyLA uses themes and subthemes within the citywide historic context statements to identify and evaluate the City's historic resources. Two such themes have been used to evaluate eligibility of subject property in this report including the theme "Beaux Arts Classicism, Neoclassical, and Italian Renaissance Revival Architecture, 1895-1940," and theme "Hotels, 1870-1980."

Morrison Hotel Historical Resource Technical Report (2018)
In October 2018, GPA Consulting prepared a Historical Resource Technical Report (2018 HRTR). This report evaluated eligibility of the Morrison Hotel and properties located on four other parcels included in the proposed project site and nearby. The report found that the Morrison Hotel is eligible for designation at the federal, state, and local levels under Criteria A/1/1 and C/3/3. It did not identify eligible historic resources on any of the other parcels studied. The 2018 HRTR also evaluated the previously proposed project to determine whether it would cause material impairment and thus a significant impact on the identified historical resource. The previously proposed project was found to not cause material impairment with implementation of proposed mitigation measures. While the 2018 HRTR describes the *Secretary's Standards*, it does not fully evaluate the previously proposed project for conformance with the *Secretary's Standards*. The 2018 HRTR also mentions the *Secretary's Standards* to describe material impairment and proposes consistency with the *Secretary's Standards* as mitigation.

V. HISTORIC CONTEXTS

The following historic contexts were extracted from SurveyLA and others. SurveyLA historic contexts "provides the framework for identifying and evaluating the City's historic resources."[4] Historic context statements are used to establish historical background, typical character-defining features, and eligibility criteria.

Downtown Working-Class Hotels, 1900-1930

The context below is taken from SurveyLA *Citywide Historic Context Statement Commercial Development/Hotels 1870-1980*.[5] While this particular context focuses discussion on hotels in downtown near Skid Row, its description of an SRO hotel is the appropriate building type context to use to evaluate the Morrison Hotel.

> The Downtown working-class hotel is defined as a place of lodging for those of modest incomes. The current name for these establishments is the Single Room Occupancy, or SRO, hotel. It consisted originally of small rooms with neither private baths nor in-room food preparation facilities. Over time some evolved to allow for light food preparation in the rooms and/or shared kitchens.
>
> The working class or SRO hotel can be found in three architectural forms. The first includes structures converted from other building types, such as mansions made into rooming houses. The second form consists of middle-class hotels that became obsolete, because of location and/or lack of modern amenities such as private baths with each room. There are numerous such establishments, built in the 1910s and 1920s, which fit the architectural specifications of the large-scale commercial hotel.
>
> This sub-theme does not include either of these two forms. Instead, it looks at the third form, which consists of hotels purpose-built for lower-income tenants. By the early 1900s the need for facilities constructed specifically to house transients of modest means, generally men, had become pressing. The working-class hotel, or what one historian refers to as the Downtown rooming house, was seen at that time as an attractive real estate investment.[6]
>
> These low-cost hotels typically used traditional masonry bearing wall and wood frame construction. They were between two and five stories high, without elevators, and generally, but not always, contained storefronts on their first floors. The buildings filled their entire lots and used narrow light wells to provide ventilation to inside spaces. Rooms were small but generally had their own sinks. Toilets and bathtubs were at a ratio of one to every five or six rooms in the larger hotels, and one per floor in the smaller.[7]
>
> The working-class hotel also made do with minimal common spaces. It dispensed with lounges and dining rooms. Instead, the ground floor storefronts often contained independently operated low-cost cafes and bars. Hotel residents ascended a set of stairs from the street that led to a small reception area. Some hotels went so far as to do without

[4] "Historic Themes," https://planning.lacity.org/preservation-design/historic-resources/historic-themes, Los Angeles City Department of Planning, accessed November 10, 2020.

[5] Daniel Prosser, "Hotels, 1870-1980," *SurveyLA Los Angeles Citywide Historic Context Statement*, *Department of Planning*, *Office of Historic Resources*, July 2017.

[6] Paul Groth, *Living Downtown: The History of Residential Hotels in the United States*, Berkeley & Los Angeles: University of California Press, 1994, 97.

[7] Groth, Living Downtown, 97-101; 1906 and 1923 Sanborn Maps.

this minimal common space, and simply designated one of the small rooms to serve as the office.[8]

In spite of their modest purpose, many of these buildings had relatively elegant facades. The Renaissance Revival, with its composition formula of base, center and top, fit well with the program of retail space below and lodging above. A projecting cornice or ornamented parapet provided the top. The use of brick masonry in imaginative ways, occasionally with stone trim, gave these modest structures dignity and sense of permanence.

SRO hotels were an important housing type Downtown and provided low-cost accommodations to transient laborers, many of whom were employed by the railroad companies whose terminals and facilities were located nearby. Development patterns in the eastern part of Downtown can be traced to the late nineteenth century and paralleled the development of railroad stations and infrastructure nearby. The construction of rail lines to Los Angeles bolstered the market for local agriculture, which by nature is seasonal and accompanied by influxes of seasonal workers. The railroad itself also contributed to the transient nature of the area's population, as train crews would lay over between assignments and displaced migrants from elsewhere in the United States would "ride the rails" to Los Angeles seeking work. Between the 1900 and the 1930s, many SRO hotels were developed to serve this population. Hundreds of these hotels were located in the vicinity (what is now known as Skid Row) because of its proximity to the rail lines, with a particular concentration along Fifth Street.

After World War II, SRO hotels fell into disrepair as the central city east area became a focal point of homelessness and destitution. Many were demolished in the 1960s and 1970s as they did not meet the fire and safety codes and owners found it easier and cheaper to demolish the buildings rather than invest in their rehabilitation.

The Downtown working-class hotel is best considered within a historic district setting. Two districts have been identified. One is the Fifth Street Single Room Occupancy Hotel District identified through SurveyLA. It encompasses three blocks along the north side of East Fifth Street from Crocker Street to Gladys Avenue. It contains ten properties, of which seven contribute to its significance.[9]

The other is the Skid Row Single Room Occupancy Hotel Historic District (listed in the California Register).[10] It includes resources clustered around the intersection of Fifth and Wall Streets. It consists of parcels along the east side of Wall Street extending south from Fifth, on the west side of San Julian Street that back up to the parcels on Wall Street, and parcels on Fifth between Wall and San Julian.

Relationship to subject property

The subject property was designed as an SRO hotel in downtown Los Angeles. Typical of this property type, the ground level of the subject property has storefronts, the upper levels have guestrooms each had a sink and had shared jack-and-jill bathrooms between rooms, or shared bathrooms on levels, and no in-room food preparation facilities. In its early period, the subject

[8] Groth, Living Downtown, 97-101.

[9] Central City Community Plan Area, "Historic Districts, Planning District, and Multi-Property Resources Report" for SurveyLA.

[10] The Skid Row Single Room Occupancy Hotel Historic District was formally determined eligible for listing in the National Register in 2008 through the federal Section 106 Review process (revised 2014). It is listed in the California Register of Historical Resources as a result of this process.

property provided affordable lodgings to tourists. At some point, the subject property transitioned from being an SRO to becoming a residential hotel with long-term affordable stays available until it closed in 2006.

Morgan, Walls and Morgan

The indented portion of the context below was taken from the 2018 HRTR.

> The Morrison Hotel was designed by Octavius W. Morgan of Morgan, Walls and Morgan, one of the earliest and most prominent architecture firms in Los Angeles. The firm was founded by Octavius Morgan Sr. (father of Octavius W. Morgan) and John. A. Walls in 1888. The prolific firm had a lasting impact on the architecture of Los Angeles, designing many of the city's earliest monumental buildings.[11]
>
> Morgan Sr. was born in Canterbury, England in 1850. He was educated at the Sydney Cooper Art School in Canterbury before working in the architectural office of F. A. Gilhams. Like many men at that time, Morgan Sr. was lured to America by the Gold Rush in the Rocky Mountains. Around 1870, Morgan Sr. moved to the United States and found work at an architectural firm in Denver. He also worked as a miner for a time before migrating to California. After his arrival in Los Angeles, he was hired at the office of architect Ezra Kysor.[12] A native of New York, Kysor founded an architectural practice in Los Angeles in 1868. Kysor and Morgan Sr. formed a partnership in 1876 and quickly found success designing the city's most prominent buildings, including St. Vibiana's Cathedral. Their partnership would continue until 1888, when Kysor retired and Morgan Sr. formed a partnership with another New York native, John. A. Walls.[13] Walls came to Los Angeles from Buffalo sometime after 1880. He worked as a draftsman in Kysor and Morgan's firm before becoming a partner in 1888. In 1910, Morgan's son Octavius Weller Morgan also joined the firm, thereby forming Morgan, Walls & Morgan.[14]
>
> From 1876 to 1937, the firm was responsible for many of the city's major landmarks and its contribution to the architectural character of Los Angeles cannot be understated.[15] Morgan & Walls, and later Morgan, Walls & Morgan, produced designs for hotels, theaters, commercial, and industrial buildings.[16] A biography in the Press Reference Library from the 1910s boasted that Octavius Morgan was responsible for "fully one- third of the architecture work in the city." The article goes on to state that the value of the firm's work had risen from $600,000 when Morgan began his career to the total of $12,000,000 per annum.[17] While many of the firm's buildings are extant, the majority have been demolished and remaining buildings are often buildings of monumental stature designed as grand architectural statements. The Morrison Hotel is a rare extant example of a typical building designed by the firm during the 1910s that contributed to the firm's reputation as the most prolific architects of early twentieth century Los Angeles.

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

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

[13] Paul Gleye, The Architecture of Los Angeles (Los Angeles: Rosebud Books, 1981), 175, 215.

[14] Gleye, 215.

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

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

[17] Ibid.

Some of the firm's most well-known work includes the I.N. Van Nuys Building at Spring and 7th Streets, the Haas Building and Garland Theater Building, both on South Broadway, the Savoy Hotel on 6th Street (demolished 1965), the Los Angeles Stock Exchange with Samuel E. Lunden on Spring Street.[18] In 1920 the firm received an award by the Southern California Chapter of the American Institute of Architects for the Savoy Hotel.[19] The firm also designed warehouse and commercial manufacturing buildings, including buildings for the Los Angeles Soap Company and the Italian Vineyard Company.[20] In 1922, the firm lost both of its senior partners when Octavius Morgan and John A. Walls died. In 1923, Stiles O. Clements, who had been with the firm previously took over senior leadership until 1937.[21] The archives of Morgan, Walls and Clements are held at the Huntington Library.

Relationship to subject property

The subject property was designed by master architects Morgan, Walls and Morgan, a firm known for designing hotels, and as noted by GPA Consulting it "is a rare extant example of a typical building designed by the firm during the 1910s that contributed to the firm's reputation as the most prolific architects of early twentieth century Los Angeles."[22] Morgan, Walls and Morgan was a critically important architectural firm designing large commercial buildings in the early period of the City's history.

[18] Diane Williams Hlava, "Diversity, Conformity and Innovation: A Study of the Commercial Work of Morgan, Walls and Clements 1920-1940," (master's thesis, University of California, Los Angeles, 1988), 38.
[19] Ibid.
[20] Ibid., 39.
[21] Ibid.
[22] GPA Consulting, "Morrison Hotel, Historic Resources Technical Report," October 2018, 15.

Beaux Arts Classicism, Neoclassical, and Italian Renaissance Revival, 1895-1940

The context below is taken from the SurveyLA *Los Angeles Citywide Historic Context Statement Context: Architecture and Engineering, theme Beaux Arts Classicism, Neoclassical, and Italian Renaissance Revival, 1895-1940*.[23]

> Beaux Arts Classicism was the dominant type of high style architecture during the late 19th and early 20th centuries.[24] The style was inspired by the architectural principles taught at the École des Beaux-Arts from where it derives its name. After Richard Morris Hunt became the first American to attend the École in 1846, the American architectural profession would subsequently be dominated by men who attended the École or were trained in studios or schools established by those who had.
>
> Beaux Arts Classicism evolved into a distinct architectural style distinguishable from other popular historicist styles beginning in the 1890s and became an almost universal form for commercial and institutional buildings by the early 20th century. It is characterized by its use of Greek, Roman, Renaissance, and Baroque forms and tripartite design mimicking the form of a Renaissance palazzo. Typically, Beaux Arts-style buildings were constructed out of high-quality materials, primarily limestone or marble with cast stone or glazed terra cotta ornament. Characteristics include monumental entrances, often with a grand flight of steps; coupled columns or pilasters; arched and linteled openings; cornices with elaborate moldings, dentils, and modillions; and lavish decorative ornament that commonly includes figure sculpture and cartouches.[25]
>
> The World's Columbian Exposition of 1893, with its magnificent collection of Beaux Arts and Neoclassical buildings, is widely credited with popularizing the style. The focal point of the exhibition and notable early example of Beaux Arts Classicism was Hunt's Administration Building. It was situated near the train station at the entryway to the exhibition and the Court of Honor and featured a massive white and gold gilded dome. This was followed by the Electric Tower by John Galen Howard at the Pan American Exposition, Buffalo (1901); Festival Hall and Cascades by Cass Gilbert and E.L. Masqueray at the Louisiana Purchase Exposition, St. Louis (1904); Tower of Jewels by Carrere and Hastings at the Panama Pacific International Exposition in San Francisco (1915); and Palace of Fine Arts by Bernard Maybeck at the Panama-Pacific International Exposition in San Francisco (1915).[26] Because these buildings were intended to be temporary, they were often executed in plaster, permitting a great deal of flourishes and fanciful designs.
>
> After the 1893 World's Columbian Exposition, Beaux Arts-style architecture became ubiquitous in urban centers like New York, Chicago, Washington D.C., St. Louis, and San Francisco where wealth was concentrated at the turn of the century. This was because its rise in popularity corresponded with an unprecedented period of prosperity, centralization, and new construction in these American cities. The style was an almost universal form for libraries, museums, railroad stations, and high-rise office buildings constructed in the late 19th and early 20th centuries. These buildings demonstrate the evolution of American design preferences towards a distinctively urban style referencing the ornate and historical designs of European civilizations past and present. American architects most

[23] GPA Consulting, "Beaux-Arts Classicism, Neoclassical, and Italian Renaissance Revival Architecture, 1895-1940," SurveyLA, City of Los Angeles, 2018.

[24] Beaux Arts is also a term used by architectural historians to describe the entire period of elaborate historical styles (1885–1930) advocated by American architects who studied at the École des Beaux-Arts.

[25] Whiffen, American Architecture Since 1780, 149.

[26] Ibid., 152.

closely associated with the style during this period were Hunt, Daniel H. Burnham, Carrère & Hastings, and McKim, Mead & White.[27]

The style came to California through architects trained in Paris or through training in the East Coast studios and schools established by architects who had studied in Europe. Albert Pissis, the first Californian to be admitted to the École, designed one of San Francisco's earliest Beaux Arts-style building, the Hibernia Bank completed in 1907. While there are Beaux Arts buildings located throughout the state, buildings in the style are primarily concentrated in San Francisco and Los Angeles because these cities were centers of wealth and development during the period that Beaux Arts Classicism was popular.[28]

The completion of a transcontinental rail connection to Los Angeles in 1876 ushered in a period of unprecedented growth. Investors poured their resources into local real estate, triggering a boom in building construction. Following nationwide trends in architecture in the late 19th and early 20th century, Los Angeles embraced Beaux Arts Classicism to display the city's sophistication. Because Beaux Arts tripartite form was easily stretched to several stories, the style was repeatedly applied to mid- and high-rise buildings. An early example of a Beaux Arts style mid-rise in Los Angeles is the Barclay Hotel (103-107 W. 4th Street, Los Angeles Historic-Cultural Monument No. 288).[29] Designed by the architectural firm Morgan & Walls, the Barclay Hotel was one of the finest hotels in Los Angeles when it opened in 1897. The building features a tripartite design scheme with Corinthian pilasters that rise from the second to the sixth floor and is capped with a modest cornice. Unlike typical Beaux Arts-style buildings, the Barclay Hotel is clad in cream-colored pressed brick rather than terra cotta.

The rise of Beaux Arts architecture coincided with the development of Downtown Los Angeles, resulting in a significant concentration of Beaux Arts Classicism in the Historic Core. Most of these Beaux Arts-style buildings are located in either the Broadway Theater and Commercial District or the Spring Street Financial District (both National Register districts). They are primarily mid- to high-rise office or hotel buildings dating from 1920s, although a number were constructed prior to World War I, and typically designed by noted architects. Prominent Los Angeles architectural firms that designed Downtown buildings in the style include Morgan & Walls (also Morgan, Walls & Morgan and later Morgan, Walls & Clements), John Parkinson & Bergstrom (also Parkinson & Parkinson), and Curlett & Beelman. Exemplars of their work in this style include the Van Nuys Building (210 W. 7th Street, Los Angeles Historic-Cultural Monument No. 898) by Morgan, Walls and Morgan completed in 1911; Continental Building (408 S. Spring Street, Los Angeles Historic-Cultural Monument No. 730) by Parkinson completed in 1904; Union Oil Building (215 W. 7th Street) by Parkinson & Bergstrom completed in 1911; and Sun Drug Building (700 S. Hill Street) by Curlett & Beelman completed in 1922.[30]

[27] Notable buildings designed by these architects in the Beaux Arts-style were the Metropolitan Museum of Art in New York (Richard Morris Hunt, 1902); Washington Union Station in Washington, D.C. (Daniel H. Burnham, 1903-1914); the New York Public Library in New York (Carrère & Hastings, 1895-1902); and Pennsylvania Station in New York (McKim, Mead & White, 1901-1910).

[28] McAlester, A Field Guide to American Houses, 478.

[29] The Barclay Hotel was originally known as the Van Nuys Hotel. "Barclay Hotel," Los Angeles Conservancy, accessed May 30, 2018, https://www.laconservancy.org/locations/barclay-hotel.

[30] The Van Nuys Building, Continental Building, and Union Oil Building are all contributing buildings to the National Register Spring Street Financial District.

According to SurveyLA, character-defining features of Beaux-Arts Architecture include:

- Retains most of the essential character-defining features from the period of significance
- Arched or linteled openings
- Axial floor plans that establish vistas through different spaces
- Cast concrete, stone, or light-colored brick sheathing
- Couple columns or pilasters
- Elaborate cornice or active roofline with roof-top sculpture
- Monumental entrance, often with a run or multiple runs of steps
- Ornamental sculpture, often figure sculpture in round or in relief
- Symmetrical design
- Tripartite form
- Wall planes that advance and recede

Integrity considerations for potential resources of this style include:

- Should retain integrity of Location, Design, Workmanship, Materials, and Feeling
- Cornice may have been removed to comply with seismic regulation
- Setting may have changes (surrounding buildings and land uses)

Relationship to subject property

The subject property exhibits several of the character-defining features Beaux-Arts architecture, including its tripartite form, arched ornamental cast stone entrance surround, cast stone detailing, elaborate galvanized iron frieze, exterior walls clad in glazed brick. It also originally had a marble bulkhead that is no longer extant. Though removed in 1951 to comply with the 1948 parapet correction ordinance, the subject property originally had a raised parapet with projecting (likely sheet metal) cornice.

Apartment Hotels

In Los Angeles, one of the ways the City met the need to house both permanent residents and tourists was through construction of hotels, apartment hotels, and apartment houses. The construction of hotels in Los Angeles began during the real estate boom of the 1880s. Early hotels were constructed downtown to serve people arriving by train, were typically two to five stories tall, and featured ground floor retail and shared bathrooms.[31]

The concept of hotels having guestrooms that featured small kitchens began the early 1900s. The first hotel rooms to have kitchens typically had a full-sized sink, an icebox or refrigerator, and a hot plate and warming oven, if not a full stove. By the 1920s these spaces were termed "kitchenettes," and were approximately six by eight feet.[32] Also by the 1920s, hotel guestrooms had private bathrooms, a luxury afforded by improvements in ventilation, which allowed for windowless bathrooms.[33]

In the SurveyLA "Commercial Development, Hotels, 1890-1980" context, an apartment hotel "is defined as a hotel containing a room, or more commonly a suite of rooms, which includes facilities for dining and some form of food preparation."[34] It typically provided common spaces and housekeeping, like a hotel.

As stated by Columbia University professor, Gwendolyn Wright, in *Building the Dream: A Social History of Housing in America,* apartment houses were commonly interchangeably referred to as apartment hotels, as they often provided guests with communal areas and facilities while offering guests the option to stay for a range of time (i.e., daily, weekly, monthly). This is evidenced by the Breeze Hotel (1930), which was identified in SurveyLA as an individual resource as a hotel and listed as an "Apartment" on Sanborn maps.

Many apartment hotels in Los Angeles featured upwards of 100 units. Apartment hotels were popular throughout the 1910s and 1920s and waned in popularity beginning with the Great Depression. Following the Great Depression and World War II, this building type was replaced with motels, which were typically one to two stories, as this building type was more compatible with the automobile.

Relationship to Subject Property

While the original certificate of occupancy for the subject property lists it as an apartment hotel, there were never kitchenettes in the individual rooms or shared kitchens on levels, and therefore it does not fit the Survey LA definition of an apartment hotel. The subject property operated as an SRO hotel in the early period of its history, and at some point, likely post-World War II, became a hotel offering long-term stays but still without any food preparation facilities.

[31] Daniel Prosser, "SurveyLA Citywide Historic Context Statement, Commercial Development, 1859-1980/Hotels, 1870-1980," *City of Los Angeles Department of Planning*, *Office of Historic Resources*, August 2016, 7.

[32] Ibid., 61.

[33] Ibid., 15.

[34] Daniel Prosser, "SurveyLA Citywide Historic Context Statement, Commercial Development, 1859-1980/Hotels, 1870-1980," *City of Los Angeles Department of Planning*, *Office of Historic Resources*, August 2016, 60.

Physical Description

A complete physical description of the subject property can be found in the 2018 HRTR.

Alterations
In 1936, the building received interior alterations including adding bathrooms to six rooms, adding new plaster partitions, cutting doors in existing walls, and changes to lights and bathroom ventilation. The building was reroofed in 1939 and again in 1990. In 1951, the raised parapet and projecting (likely sheet metal) cornice was removed to comply with the 1948 parapet correction ordinance in the City.

In 1989, seismic work was completed consistent with Division 88 Earthquake Hazard Reduction in Existing Buildings. Typical of Division 88 compliance work, the floor and roof elements were anchored to the exterior unreinforced masonry perimeter walls and shear walls consisting of reinforced concrete masonry unit (CMU) block were added. Anchor plates are visible at upper floor levels on all elevations. Some windows and storefronts are visibly enclosed with CMU block.

A table of building permits documenting alterations can be found in Appendix C of the 2018 HRTR.

Character-Defining Features

In the 2018 HRTR, GPA Consulting did not identify character-defining features of the subject property.

According to the National Park Service, "character refers to all those visual aspects and physical features that comprise the appearance of every historic building. Character-defining elements include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment."[35]

Through in-person study of the subject property as well as review of original drawings and historic aerial photographs, Chattel has identified character-defining features. Character-defining features identified should be retained to the maximum extent feasible. Loss of some but the retention of most character-defining features is required for the subject property to retain integrity. The below list should be used to understand which character-defining features are key to evaluating Morrison Hotel.

"Preservation Brief 17: Architectural Character-Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character," describes a three-step process to identifying the visual character of a historic building, (1) Overall Visual Character, (2) Visual Character at Close Range, and (3) Interior Spaces, Features and Finishes. The following list of character-defining features is organized based on this three-step process.

Overall Visual Character
- Overall shape and form of the four-story building, set at the northeast corner of Pico Boulevard (Pico) and Hope Street (Hope)
- E-shaped plan with two light courts above the first level
- Base, shaft, capital organization of primary elevations (south, west and partial north)
- Flat roof behind raised brick parapet (parapet reduced)
- Regular pattern of upper-level window fenestration
- Regular pattern of ground level tall storefront with transoms

[35] Lee H. Nelson, "*Preservation Brief 17: Architectural Character-Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character*," National Park Service, 1988.

Visual Character at Close Range

- Primary elevations facing Pico and Hope, as well as north elevation return, clad in white glazed brick with tile accents and cast stone accents
- Cast stone belt course with Greek fret pattern and egg and dart soffit visually separating first level (base) and upper levels (shaft)
- Galvanized iron (sheet metal) frieze along roofline
- Wood upper-level window frames and sashes in hung configuration, generally paired
- Tall, glazed retail storefronts with transoms and bulkheads
- Sheet metal framed transom windows
- Leaded prism glass transom (prism glass non-extant)
- Marble bulkheads (non extant)
- Inset corner retail storefront at Pico and Hope with glazed brick clad pier
- Cast stone entrance surround and inset hotel entrance with tile clad walls and floor (inset tiled entrance)
- Marble base in tiled entrance (non-extant)
- Metal fire escapes
- Skylights from light courts to ground level retail spaces

Interior Spaces, Features and Finishes

- Vestibule and Lobby beyond inset tiled entrance
- Upper-level double loaded corridor layout with open stairs
- Pattern of guestroom doors with transoms
- Exposed cast iron columns at tall storefronts

Period of Significance

The period of significance of the Morrison Hotel is from completion in 1914 to 1950. It was at this time that the building retained all of its character-defining features as an early twentieth century SRO hotel in downtown and retained its original raised parapet and projecting cornice. It was likely in the post-World War II period that the subject property went from a tourist hotel offering primarily short-term stays to a hotel offering long-term affordable stays. As noted by Daniel Prosser, many SRO hotels fell into disrepair in the post-World War II period and some were demolished in the 1960s and 1970s, supporting the idea that properties like the Morrison Hotel would have transitioned to offering long-term stays in this period.[36] The subject property was featured on the cover for The Doors' 1970 album *Morrison Hotel*; however, numerous locations across Los Angeles have served as backdrops for album cover art, and such events do not typically qualify a property as eligible for designation under Criteria A/1/1 or B/2/2. Therefore, this does not appear to be an important event in the history of the building and does not impart additional significance. As described by GPA Consulting in the 2018 HRTR, the subject property achieved "some fame" from this event but does not appear eligible for this association.[37] The subject property also does not appear eligible for association with band front man Jim Morrison.

[36] Daniel Prosser, "SurveyLA Citywide Historic Context Statement, Commercial Development, 1859-1980/Hotels, 1870-1980," *City of Los Angeles Department of Planning*, *Office of Historic Resources*, August 2016, 45.

[37] GPA Consulting, "Morrison Hotel, Historic Resources Technical Report," October 2018, 15.

VII. HISTORIC RESOURCE ASSESSMENT

This section evaluates the subject property for individual listing in the National and California Registers and as an HCM, with respect to the historic contexts described in the preceding section of the assessment.

National and California Registers and HCM

Because eligibility criteria for the California Register and City HCM designation align in large degree with eligibility criteria for the National Register, the following evaluation considers individual eligibility for national, state, and local levels under a single heading.

Criterion A/1/1
Is associated with events that have made a significant contribution to the broad patterns of our history and cultural heritage.

The Morrison Hotel was designed as an SRO hotel in the early twentieth century downtown. The subject property represents a pattern of development of downtown, in a commercial area that developed with a concentration of automobile-related businesses. The subject property is one of several early SRO hotels in downtown that provided short-term stays with shared bathrooms, ground level retail spaces, with little to no common spaces, and no in-room food preparation facilities. It is an excellent example of an early twentieth century SRO hotel in downtown. Therefore, the subject property is eligible for the National and California Registers and as an HCM under Criterion A/1/1.

Criterion B/2/2
Is associated with the lives of persons important in our past.

The Morrison Hotel was not found to be associated with any important persons of our past. The 2018 HRTR describes original owner Victor Ponet but did not recommend the subject property is eligible for association with him. Based on our review of the research presented about Victor Ponet, Chattel concurs with the finding that the subject property is not eligible for association with him because he was one of many early developers in Los Angeles and was not found to have made an important impact on the development of the City. The cover for The Doors' 1970 album *Morrison Hotel* was shot at the subject property, but as numerous locations across Los Angeles have served as the backdrop for album cover art and events such as these typically do not impart significance or render a property eligible for designation, the subject property was not found to be significant for association with The Doors' or with band front man Jim Morrison. Therefore, the subject property is ineligible under Criterion B/2/2.

Criterion C/3/3
Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values.

The subject property is an excellent example of a Beaux-Art style hotel building designed by master architects Morgan, Walls and Morgan. It has a base, shaft, capital visual organization, and features character-defining features of the style including arched ornamental cast stone entrance surround, cast stone detailing, elaborate iron frieze, raised parapet (reduced), marble bulkhead (non-extant), and exterior walls clad in glazed brick. The subject property is a rare, extant 1910s example of work of prolific master architects Morgan, Walls and Morgan, who helped define the look of downtown in the early twentieth century. Therefore, the subject property is eligible for the National and California Registers and as an HCM under Criterion C/3/3.

Criterion D/4
Has yielded, or may be likely to yield, information important in prehistory or history.

Morrison Hotel cannot be reasonably expected to yield information important in prehistory or history as it is not an archaeological resource. Therefore, Morrison Hotel is ineligible under Criterion D/4/4.

Integrity

In addition to meeting at least one of the four basic criteria, National and California Register and HCM-eligible properties must also retain sufficient integrity to convey historic significance. A property either retains its integrity, the physical and visual characteristics necessary to convey its significance, or it does not. Evaluation of integrity is founded on "an understanding of a property's physical features and how they relate to its significance." The seven aspects of integrity are Location, Design, Setting, Materials, Workmanship, Feeling, and Association. In *National Register Bulletin 15*, the National Park Service states the following: "To retain historic integrity a property will always possess several, and usually most, of the aspects."[38]

Location – Location is the place where the historic property was constructed or the place where the historic event occurred.

The subject property is in its original location and has never been moved. Therefore, the subject property retains integrity of design.

Setting – Setting is the physical environment of a historic property.

The subject property was developed in an area of downtown which has been characterized as a commercial area since its early history. Initially surrounded by low-scale one to two story automobile related businesses, the subject property is now surrounded by significantly taller infill development. Despite changes to the surrounding neighborhood, the subject property is located at the northeast corner of Pico and Hope with adjacent commercial buildings, and surface parking lot at the east elevation, which has existed since the building was constructed. Therefore, the subject property retains integrity of setting.

Design – Design is the combination of elements that create the form, plan, space, structure, and style of a property.

The subject property retains the majority of its character-defining features including overall E-shape and rectangular four-story form, primary elevations clad in glazed brick, cast stone belt course with Greek fret pattern and egg and dart pattern below visually separating first level (base) and upper levels (shaft), galvanized iron (sheet metal) frieze along roofline, flat roof with raised parapet (reduced), generally paired upper level window frames and sashes in hung configuration, tall ground level storefronts with sheet metal framed transom windows, inset storefront corner at Pico and Hope with glazed brick clad pier, cast stone entrance surround and inset entrance with tile clad walls and floor, metal fire escapes, and skylights from light courts to ground level retail spaces. While the subject property has undergone some alterations including storefront alterations, removal of the projecting (likely sheet metal) cornice and reduction of raised parapet, some upper level window and storefront infill with CMU block, removal of marble bulkhead and marble base in inset tiled entrance, and removal of leaded prism glass from transom windows, these are common, expected alterations on a property of this age and type, and are not severe enough to constitute a complete loss of integrity of design. Therefore, the subject property retains integrity of design.

Materials – Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The subject property retains the majority of its original materials including primary elevations clad in glazed brick, cast stone belt course with Greek fret pattern and egg and dart pattern below visually separating first level (base) and upper levels (shaft), galvanized iron (sheet metal) frieze along roofline, flat roof with raised parapet (reduced), generally paired upper level window frames

[38] National Register Bulletin 15, 44.

and sashes in hung configuration, tall ground level storefronts with sheet metal framed transom windows, inset storefront corner at Pico and Hope with glazed brick clad pier, cast stone entrance surround and inset entrance with tile clad walls and floor, metal fire escapes, and skylights from light courts to ground level retail spaces.

While the subject property has undergone some alterations including storefront alterations, reduction of the original parapet and removal of the projecting (likely sheet metal) cornice, removal of marble bulkhead and marble base in inset tiled entrance, these minor alterations do not cause constitute a major loss of integrity of materials. Therefore, the subject property retains integrity of materials.

Workmanship – Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The subject property retains integrity of design and materials. Evidence of its workmanship is visible in its glazed brick exteriors, inset tiled entrance, cast stone belt course with Greek fret pattern and egg and dart pattern below, galvanized iron frieze along roofline, wood hung windows, sheet metal framed transoms at ground level storefronts. Therefore, the subject property retains integrity of workmanship.

Feeling – Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

The subject property located in its original location with the majority of its original materials and design is able to convey its significance as an early twentieth century SRO hotel in downtown. Therefore, the subject property retains integrity of feeling.

Association – Association is the direct link between an important historic event or person and a historic property.

The subject property was found significant as an early twentieth century Beaux-Arts SRO hotel in downtown Los Angeles. It continues to retain key character-defining features which convey its significance as a Beaux-Arts SRO hotel including base, shaft, capital arrangement of primary elevations, primary elevations clad in glazed brick, cast stone belt course with egg and dart pattern below stamped metal frieze with Greek fret pattern visually separating first level (base) and upper levels (shaft), galvanized iron (sheet metal) frieze along roofline, flat roof with raised parapet (reduced), generally paired upper level window frames and sashes in hung configuration, tall ground level storefronts with sheet metal framed transom windows, inset storefront corner at Pico and Hope with glazed brick clad pier, cast stone entrance surround and inset entrance with tile clad walls and floor, metal fire escapes, and skylights from light courts to ground level retail spaces. Therefore, the subject property retains integrity of association.

VIII. REVIEW OF PROPOSED PROJECT

Review of proposed project is based on several reports and drawings. These include

- SHoP Architects Morrison Hotel project drawings (Attachment D)
- RLA Conservation, Inc. (RLA) Assessment and Materials Testing Report Morrison Hotel (Attachment E, RLA Report)
- Original drawings by Morgan, Walls and Morgan (Attachment F)
- Shoring drawings prepared by Cefali & Associates (Cefali) (Attachment G)
- Englekirk Memo, 2021 Sketches and Accu-Test Report 2020 (Attachment H)
- Supplemental drawings prepared by SHoP Architects (Attachment I)

Project Description

As described in the Draft Environmental Impact Report (DEIR)

> The Project would involve the demolition of approximately 32,550 square feet of existing commercial industrial buildings, the adaptive reuse and expansion of an existing 46,626-square-foot, 111-unit single-resident occupancy (SRO) hotel (Existing Hotel) by approximately 174,481 square feet (Hotel Expansion), and construction of an approximately 186,115-square-foot, hotel/residential building (Hotel/Residential Tower). The adaptive reuse of the Existing Hotel would include demolition of an approximately 12,280-square-foot inner wing creating a 29,187-square-foot hotel and 5,155-square-foot ground floor restaurant. The Hotel Expansion would include 165,800 square feet of hotel uses, a 2,838-square-foot lobby/bar, and 11,091-square-foot immersive museum. The Hotel/Residential Tower would include 150,366 square feet of residential uses above 32,997 square feet of hotel uses and a 2,792-square-foot restaurant. The total floor area of the Project would be approximately 420,303 square feet, with 136 dwelling units and 444 guest rooms. The Project includes 222 parking spaces to be located within three subterranean levels across the Project Site.

SHoP Architects prepared proposed project drawings, dated July 2, 2020 (project drawings, Attachment D). It should be noted that project drawings may include elements that are aspirational rather than actual project components such as the green roof that appears to be shown in renderings as part of the partial rehabilitation, see below.

Adjacent properties evaluated by GPA Consulting in the 2018 HRTR would also be demolished including 1220 South Hope Street, 1224 South Hope Street, and 1230-1240 South Hope Street. These properties were not found to be eligible historical resources.

The three required levels of subterranean parking to accommodate new uses on the site is one factor that necessitates the demolition of the majority of the north and full east elevations and light courts. The existing structural soundness of the subject property is another factor influencing the approach to the proposed project, as described below.

Structural Assessment

Englekirk Structural Engineers, Inc. (Englekirk) performed structural testing of the existing Morrison Hotel as part of a conditions assessment of the wood framing member and structural steel sections in specified areas of all four levels and the roof. The location of steel sampling was selected at the 1st Floor where the beams are exposed. These locations are representative for the material condition assessment for this structure. Other steel girders and steel columns on the 1st Floor are encased in concrete and could not be tested.

Englekirk prepared a series of sketches for seismic retrofit of the Morrison Hotel in 2017. After a recent review of these sketches, the original drawings, and the Accu-Test Report, further challenges were identified. Specifically, the Morrison Hotel has double steel girders and columns

that support upper levels which could not be accessed for testing. This is a unique feature to the Morrison Hotel that impacts the scope of testing; the unreinforced brick walls around the perimeter of two light wells and the load bearing corridor walls are all supported by a grid of steel girders and steel columns at the 2nd Floor which allowed for an open space for retail at the 1st Floor (see Morrison Seismic retrofit report SK-01.2). In this case, the design feature continues on two sides at the north light court and three sides at the south light court and causes a significant risk. These steel girders and columns are not visible, so sizing, connections and other critical factors could not be documented or otherwise tested by Englekirk or Accu-Test. Testing that would require removal of concrete to expose and assess the beams and their connections was not deemed to be feasible due to the damage it might cause to the URM walls they are supporting and the substantial weight being supported.

As a result of this new information, Englekirk updated the seismic retrofit sketches (2021 sketches) that conservatively anticipates substantial new concrete shear walls to support gravity loads from the upper floors and transfer those loads to the foundation. Based on these findings, Englekirk concluded that the existing structure is unsafe in its current condition. In order to bring this building to the Life Safety and Collapse Prevention requirements of our current codes, Englekirk recommended comprehensive material assessments of all the steel girders, steel columns, and their connections in addition to the seismic retrofit program mentioned above, which they concluded is not feasible.

Through testing that could be completed, Englekirk concluded that the wood framing and steel beams and columns could not be fully documented or have been damaged and deteriorated extensively from exposure to weather, fire, dry rot, and general lack of building maintenance at the lower levels of the building and roof diaphragm. Englekirk recommends that the wood members and floor and roof diaphragms have been so extensively compromised that the building is unsafe and irreparable. Where upper levels of brick are supported by steel girders and columns that could not be documented, proposed retrofit with extensive shear walls severely limits use of the resultant 1st floor spaces. The 2021 Englekirk sketches, a memo describing existing conditions, and results of testing are contained in Attachment H.

Proposed treatment to subject property as described below are based on the structural assessment as well as the required subterranean parking.

Demolition

Proposed project includes demolition of the east elevation including light courts and partial north elevation, roof, and all interior spaces including floors, stairs, and ceilings. Partial demolition of north elevation would remove the common brick wall up to the glazed brick return. The glazed brick return, approximately five feet in width, would be protected and shored in place as part of the shoring noted above. A sufficient amount of exterior wythe of brick from the east and north elevations would be salvaged in the process of demolition for reuse in partial reconstruction of the north elevation.

Prior to demolition of the inset tiled entrance, original material, including two inch by two inch tiles on floor and walls, would be documented in photographs and drawings. Prior to their removal the coating previously applied to the tiles should be removed using the gentlest means as prescribed by RLA. The tiles would be removed and stored for future reinstallation. The two-foot-deep cast stone entrance surround would be retained *in situ*. Reconstruction of the inset tiled entrance including recommended treatment to original material is described below.

Adjacent properties evaluated by GPA Consulting in the 2018 HRTR would also be demolished including 1220 South Hope Street, 1224 South Hope Street, and 1230-1240 South Hope Street. These properties were not found to be eligible historical resources.

Protection and Shoring

The south, west and partial north elevations of the subject property would be stabilized and shored *in situ* or in place following site preparation. Details of this process are contained in shoring drawings prepared by Cefali (Attachment G).

The general approach to shoring is to install a series of permanent and temporary steel supports along the inside face of the existing primary elevations, including south, west, and partial north elevations. First is the process of earth shoring. Vertical soldier pile shafts would be drilled, and solider pile beams would be installed in the shaft. The balance of the shaft would be filled with a slurry mix. Next, the building would be shored, and running beams, arm and arm braces, truss web members, and wall and interior lattice would be installed at the south and west elevations and north return wall. Compression fittings would be installed at the lintels and sills of windows at the south and west elevations and north return wall. The interior and remaining elevations would be demolished, with an exterior wythe of brick salvaged for reuse in partial reconstruction of the north elevation.

Following this, excavation would occur around the solider piles, and wood lagging would be installed along what will become new walls for subterranean parking. Tiebacks, rakers, and corner braced solider piles would be installed as excavation continues. Interior chord piles and wall chords would be added. At the basement, buttress beams would be added. A needle beam would be installed to support the north return wall. Earth shoring would remain in place behind new basement walls, and other shoring members would be removed at the completion of construction.

Partial Rehabilitation
Proposed project includes partial rehabilitation of the Morrison Hotel including the restoration of missing and altered character-defining features as described below. These visual improvements to the subject property both improve upon key character-defining features of the subject property, bringing it closer to its original design, and ensure that the Morrison Hotel is not materially impaired.

Construction
The descriptions of features and treatment recommendations described below is based on project drawings (Attachment D), Assessment and Materials Testing Report prepared by RLA (Attachment E), and Englekirk Memo, 2021 Sketches and Accu-Test Report (Attachment H).

Seismic Retrofit
The subject property is an unreinforced masonry building with partial steel frame and some cast iron columns at the first floor. Proposed seismic retrofit would include perforated shotcrete shear walls added to the interior of retained south, east and partial north elevation perimeter walls. The shotcrete perimeter wall would tie into a new steel frame structure with a C- (rather than E-) shaped floor plan. New steel deck floor and roof plates with concrete topping that would serve as lateral diaphragms would be constructed at existing floor elevations. Existing anchor plates would be removed, holes and damaged materials would be patched in-kind or with appropriate substitute materials to match existing materials (brick, cast stone and mortar). The top of the reinforced perimeter wall and roof would be designed to accept a reconstructed raised parapet. The glazed brick west and south elevations would become veneer, and would be connected to the new structure

Glazed brick and polychromed tile
The south, west and partial north elevations are clad in white glazed brick on all floors with green glazed ceramic tile spandrel accents on upper floors. While generally in stable and fair condition, there are locations of localized hairline cracking and glaze chips and spalls. There are also locations where there has been damage to the bricks through perforations, primarily anchor plates. At the west elevation ground level there are areas where the glazed brick has been overpainted. At the southeast corner of the building there is significant damage to glazed brick

due to efflorescence at the location of the fire department connection. At upper floors, some graffiti is present.

To rehabilitate the glazed brick, testing should be completed to determine if and where water infiltration is occurring, and water infiltration issues should be addressed. Glaze in good condition should be left in situ, and deteriorated glaze should be gently removed. Any overpaint and graffiti would be removed using gentlest possible means as prescribed in the RLA report. All ferrous metals and anchor plates should be removed. Glazed brick should be repaired to match the historic material in color and texture. RLA recommends repairs to glaze be completed with a product from Edison Coatings, and that repairs to the mortars be completed with a product from Cathedral Stone Jahn Mortars. Mock-ups of glaze and mortar repair should be completed on the building. Damaged and missing grout would be patched. None of the glazed bricks appear to require replacement in-kind, however if they do, a search for compatible salvaged brick(s) should be used to replace them. Custom-made glazed brick may be required. There is some grout loss around green tiles that should be addressed but the tiles are in good condition.

Common brick
The north elevation is constructed of common brick, except for the return of the glazed brick at the northwest corner. The common brick appears to be in good condition. Common brick from the exterior wythe of the north and east elevations should be salvaged during demolition for partial reconstruction of the north elevation.

Windows
The subject property is characterized by slightly inset, generally paired, upper floor wood sash hung windows. Upper floor windows are in fair to poor condition. Windows retain original wood frames and sashes. Paint on frames and sashes is in poor condition with extensive cracking and delamination and has faded over time. Several panes of glass are either broken or have been removed across the south and west elevations. Bathroom casement windows located between generally paired wood hung windows on the second and third floors have generally been infilled with CMU block. Many fourth-floor window sashes have been replaced with contemporary metal sliders. At the north elevation, there are mid-landing windows in an existing stairwell.

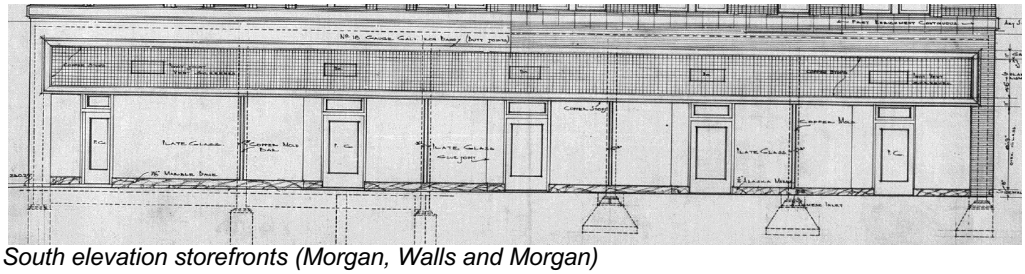
In the proposed project, all upper floor window frames and sashes are proposed to be replaced with new windows for waterproofing, energy efficiency and acoustical reasons. Replacement windows may be fabricated in a substitute, yet compatible material and should match historic windows in design however, locations where there exists a double-hung window may be changed to a single-hung window. Glazing shall provide at least 70% visible light transmittance. Infilled bathroom casement windows would be reopened, and windows replaced with compatible replacements to match historic appearance. Existing north elevation mid-landing would be shifted to align with adjacent windows. The historic architect shall review and approve selection of new windows.

Proposed floor plans are shown in detail in supplemental project drawings contained in Attachment I, including locations of demising walls between guest rooms. Some demising walls are shown to bisect upper floor windows at window mullions while other demising walls jog to create window pockets, as necessary to accommodate the guestroom plan. While blind windows are not preferred, it is possible some former bathroom casement windows could be glazed with opaque spandrel glass.

Storefronts
The storefronts at the south and west elevations originally had plate glass windows and raised marble bulkheads. Storefronts had leaded prism glass transoms with copper stops and iron frames. Currently, the storefronts are either boarded or infilled. Sheet metal storefront transom frames are intact, but leaded prism glass has been replaced, is missing or is boarded up.

Storefronts originally had a marble bulkhead that did not extend to portions of the wall at the west elevation that do not have storefronts.

Storefronts will be rehabilitated with new storefront frames and glass. Storefronts need not be reconstructed to exactly match original drawings and could be inset so that the transom is hanging above an open space. Sheet metal storefront transoms should be retained and rehabilitated RLA. New prism glass should be installed to match historic drawings. Vents as shown on original drawings in transoms may be reconstructed but may also be completed without vents. Marble bulkhead should be reconstructed based on original drawings.



Transom

Storefronts

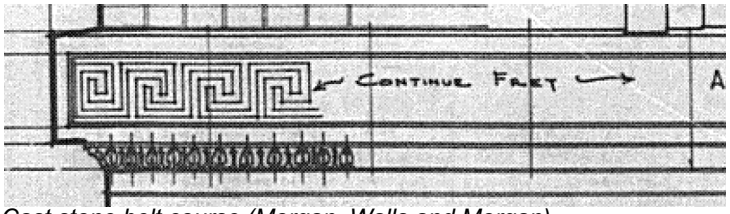
Marble bulkhead

South elevation storefronts (Morgan, Walls and Morgan)

Belt course

A decorative cast stone belt course visually separates the first and upper levels at the south, west, and partial north elevations with a continuous Greek fret pattern with egg and dart motif as its soffit. The belt course is in fair condition. RLA notes two locations where there is vertical displacement on the south elevation and cracking and physical damage to the glazed brick below is visible. RLA suggests this damage could be a sign of some structural damage. There are several six-inch-wide losses of the soffit egg and dart motif where anchor plates were installed. Once the anchor plates have been removed, these areas will need to be patched to match adjacent historic material infilling and reconstructing the dimensional design of the original though with patching material. At the south elevation there are 31 areas where the egg and dart motif is missing and one where it is partially missing. There are also locations at the southwest corner where the previous blade signs or other conduits damaged original material. The belt course is overpainted.

All overpaint should be removed from the belt course using gentlest possible means such as Citristrip® to address underlying cracking and to perform patching. All ferrous metal including anchor plates should be removed. As prescribed by RLA, a structural engineer should evaluate performance of the belt course and extensive cracking around it to determine whether reinforcement is required. Cracks and missing material should be patched using a compatible mortar. The belt course should not be repainted, as it appears to have been originally unpainted.



Greek fret

Egg and dart

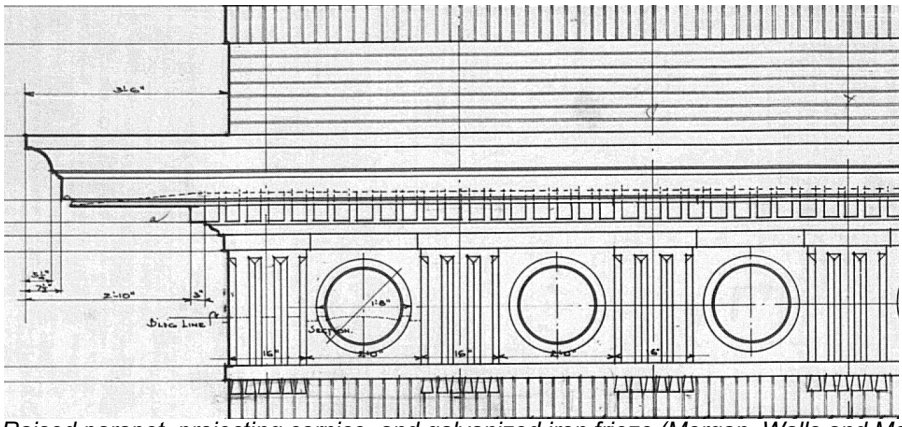
Cast stone belt course (Morgan, Walls and Morgan)

Frieze

The subject property has a painted galvanized iron Doric frieze located along the roofline. The frieze has an alternating triglyph and recessed metopes with a ring pattern. There are locations along the frieze where installation of anchor plates required removal of original material. RLA Conservation notes approximately 30 locations of material loss on the west elevation, and approximately 17 locations of material loss on the south elevation. Horizontal seams in the

recessed metopes exhibit separation. Ferrous corrosion and staining are visible near the top of the frieze.

All anchor plates and other ferrous metal material should be removed from the frieze. Paint should be removed, and original material should be patched in-kind as necessary. The original paint color on the frieze investigated by RLA, should be considered in repainting.



Raised parapet (now reduced)

Projecting cornice (since removed)

Galvanized iron frieze

Raised parapet, projecting cornice, and galvanized iron frieze (Morgan, Walls and Morgan)

Tiled Entrance
The subject property has an original inset entrance clad in glazed two inch by two inch tiles. Proposed project requires reconstruction of this entrance. Glazed tiles would be reinstalled in the same pattern that exists. Missing and or damaged tiles should be replaced with replicated glazed tiles from one of the companies noted by RLA such as California Pottery and Tile Works, Malibu Tile Works, Native Tile and Ceramics. New grout should be installed that is compatible with glazed tiles based on samples of composition of original grout. RLA recommends anti-graffiti coatings that may be applied to the tiles if necessary. RLA found evidence that the marble bulkhead in the inset tiled entrance shown on original drawings may have been later replaced with the drywall at the base of the walls.
Cast stone entrance surround
Cast stone entrance surround would remain in situ and be shored with the west elevation. The cast stone entrance surround is in fair condition. There is stress cracking at the interior on either side of the arch at the corners. Cracking is also present that the joint to the north end of the keystone and upper horizontal cast stone element. The center of the arch has sunken down, leading to cracking and displacement visible on the interior, less visible from the exterior. Cast stone surround also has painted galvanized steel elements applied on the exterior which is in poor to fair condition and exhibits ferrous corrosion.

All ferrous metal and paint should be removed from cast stone and galvanized steel elements. RLA recommends a structural engineer evaluate the cast stone surround to determine the cause of cracking, delamination, and displacement of masonry units. Raking and repainting of mortar joints should be done with compatible, soft grout as prescribed by RLA. We recommend leaving this element unpainted.

Cornice Reconstruction
As shown in both the original drawings and historic aerial photographs, the building originally had a raised parapet and projecting (likely sheet metal) cornice on the south and west elevations with returns. Reconstruction of the raised parapet and cornice based on original drawings and historic aerial photographs shall be required. Historic architect monitor shall collaborate with project team to detail cornice reconstruction. Reconstructed cornice may be fabricated in a substitute, yet compatible material. See Attachment I for study of cornice reconstruction.

Blade signs

Based on historic photographs, there have been at least two blade signs fixed to the building over its history. One small blade sign was located above the west elevation inset tiled entrance and was present from an unknown time until at least 1991. While not shown on the original drawings, this small blade sign may have been installed soon after construction. There is no building permit for installation or removal of this sign, and it is not readily visible in historic aerial photographs. There was also a large blade sign at southwest corner of the building from circa 1921 until at least 2006. There may have been an earlier, smaller blade sign circa 1921 that was replaced with the large sign seen in a 2006 photograph (Attachment B).

Proposed project includes reintroduction of blade signs at the northwest and southwest corners of the building. These blade sign would need to be supported by the new shotcrete walls on interior of subject property. Openings may need to be created for steel tubes to go through and anchor through the interior shotcrete wall. Reintroduction of blade signs on the subject property is appropriate and design of new blade signs should be based on historic photographs and other documentation.

Fire escapes
Subject property retains original metal fire escapes at the south, west, and north elevations. Fire escapes would likely be removed prior to demolition and shoring and should be stored. Rehabilitation of fire escapes should include removal of ladder and infill of floor. Metal should be cleaned, and repainted and fire escapes should be reinstalled in historic locations.

Partial Reconstruction

North Elevation
The north elevation of the subject property would be demolished, the exterior wythe of brick would be salvaged, and the north elevation would be partially reconstructed reusing the salvaged brick. At the ground level where there are currently no openings, new large openings would be constructed with new storefront windows. Existing elevation includes windows at upper levels that are located in an existing stair shaft and the headers and sills of these windows do not align horizontally with the remainder of upper-level windows. The stair would be demolished, and the position of window openings in this bay would be reconstructed to align with adjacent windows (Attachment I). Upper-level windows not in the stair shaft would be reconstructed in their proximate locations.

According to the National Park Service "Interpreting the Standards Bulletin Number 14, New Openings in Secondary Elevations," compatible new openings should neither impact character-defining features nor draw too much attention to the secondary elevation.[39] By this guidance, new openings on north elevation should not be taller or larger than existing storefront openings on primary south and west elevations, particularly given the increased visibility of the north elevation in the proposed project.

As part of partial reconstruction of north elevation, Chattel recommends reinstalling metal fire escape. The fire escape should be reinstalled in the same location as it exists currently. As the north elevation is secondary, this fire escape can be reused as guestroom balconies in proposed project with new metal doors in window openings. Ladders may be removed.

As evidenced by a 1929 historic aerial photograph, north elevation had a painted sign near the roofline reading "Morrison Hotel." This sign, currently non-extant, could be repainted in its historic location.

[39] Kaaren R. Staveteig, "Interpreting the Secretary of the Interior's Standards for Rehabilitation Bulletin 14, New Openings in Secondary Elevations or Introducing New Windows in Blank Walls," *National Park Service Technical Preservation Services*, 1988, https://www.nps.gov/tps/standards/applying-rehabilitation/its-bulletins/ITS14-Adding-NewOpenings.pdf.

Interior Floor Levels
Proposed project includes demolition and reconstruction of existing interior floor levels. Reconstructed floor levels would be located at the same elevation as they exist today and would continue at the same elevation in the new addition.

New Construction

New construction consists a C-shaped addition to the east and north of the Morrison Hotel. The first portion described is the podium and hotel tower, constructed at the east elevation of the subject property in the current location of the surface parking lot to the east. The podium and hotel tower would be a total of 15 levels above grade with three levels of subterranean parking. North of the hotel tower, the podium continues and at the north end of the project site a tower rises from the extended podium, totaling 25-levels including podium. An entry courtyard separates the Morrison Hotel from the total 25-level tower.

Podium and hotel tower are described separately below, followed by the hotel/residential tower.

Podium and Hotel Tower
The four-story podium base of the new construction aligns in height with the reconstructed parapet of the building (podium). Design of the podium should accentuate the base, shaft, capital elevation arrangement of the subject property in a new, contemporary way with contemporary materials. Project drawings show three storefronts at the south elevation ground level and upper-level windows. Upper-level hotel windows of the new construction appear to mimic the shape of the fenestration of the building. While specifics regarding the design and materials of the base of the new construction have not been developed, it is recommended at that this four-story based along the south elevation be clad in glazed or other light-colored brick. Storefronts at the south elevation of the construction should follow the tall storefront pattern of the building. As shown in project drawings, storefront and upper-level window patterns follow the same rhythm as the Morrison Hotel, and should continue to do as further developed. Addition should not replicate exactly the classical features of the subject property so as not to give a false sense of history. Podium will follow the reconstructed floor levels of the subject property exactly.
The second part is two towers, a 15-level tower above the podium addition, and a 25-level tower to the north, separated by the continuous four-level podium. The 15-level tower is visually distinguished from the four-story podium by a one-level inset functional deck. The tower, rectangular in shape, is noted on project drawings to be clad in terra cotta with a regular pattern of glazing. Though setback from the Morrison Hotel, is substantially taller than the subject property.

Hotel/Residential Tower
The four-story podium continues north of the 15-level tower and at the north of the project site, a 25-level hotel/residential tower rises from the podium. The podium at the location of the hotel/residential tower is clad in glazing. Between the two towers at the ground level is a 4,025 square foot rectangular entry courtyard leading to the hotel lobby.

The podium at the hotel/residential tower consists of two levels of high-volume lobby bar, ballrooms, and event spaces. The hotel/residential tower is rectangular and set back to the north creating a deck (labeled amenity terrace on project drawings) at the podium level overlooking the courtyard. Residences are located at upper floors, and there is a resident pool at the roof. Elevations are glazed, with each unit having a balcony. At the northeast corner of the project site is a driveway ramp providing access to subterranean parking.

Secretary's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* include four treatments for historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. Although the proposed project includes aspects of restoration and reconstruction, the majority of the treatments to the building are rehabilitation. Therefore, the applicable Standard is the *Rehabilitation Standards*.

The *Rehabilitation Standards* are as follows:

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

Conformance with the Standards

The following reviews the proposed project for conformance with the *Secretary's Standards* on a standard-by-standard basis. The proposed project meets some of the standards and does not meet others. A conclusion summarizing overall conformance is provided at the end of this section.

Standard 1: The subject property would be reused as a hotel, its historic use. Reuse of the subject property would require change to the distinctive features, spaces, and spatial relationship of the subject property through demolition of its E-shape and light courts above the ground level, construction of a single courtyard at the ground level, creating a C-shape building, and new construction of a complementary four-level podium with a 15-level tower addition at the east elevation. While it would retain its historic use, the near complete loss of two of four exterior elevations, all interior floors and roof, stairs and corridors would cause substantial change to the distinctive materials, features, spaces, and spatial relationships. Therefore, proposed project is not in conformance with Standard 1.

Standard 2: The proposed project would alter the historic character of the subject property through the near complete loss of two of four exterior elevations, all interior floors and roof, stairs

and corridors. Similar to review under Standard 1, the E-shape upper levels would be removed, and a new courtyard would be created in a C-shape. The lower floor of the new courtyard would be at the ground level, rather than the existing light courts at the second level. At the south and west elevations, key character-defining features including glazed brick, cast stone door surround and inset tiled entrance with marble base, cast stone belt course with egg and dart pattern, leaded prism glass transom windows and sheet metal frames at storefront, inset corner at Pico and Hope with glazed brick clad pier, and galvanized iron frieze, would be retained, rehabilitated, and reconstructed as necessary. Nevertheless, the proposed project would alter the historic character of the subject property by removing distinctive materials and altering features, spaces, and spatial relationships that characterize the building such that it would no longer be to operate independently four-level hotel building. Therefore, proposed project is not in conformance with Standard 2

Standard 3: In conformance with Standard 3, proposed rehabilitation of subject property has been guided by historic aerials, historic photographs, original drawings, and physical evidence. Proposed project does not include construction or reconstruction of any features that did not previously exist on the building and does not include construction of any features that would convey a false sense of historical development. Therefore, proposed project is in conformance with Standard 3.

Standard 4: Morrison Hotel has been modified over time, including alterations to the storefronts, such as removal of original leaded prism glass storefront transom windows, removal of original raised parapet and projecting cornice, overpaint of cast stone elements, galvanized iron frieze, and some glazed brick, infill of some upper-level windows, and installation of anchor plates across all elevations. None of these alterations were found to have taken on significance over time, and the majority of the alterations would be removed, repaired or reconstructed as part of the effort to rehabilitate the primary elevations of building to more closely align with its original appearance based on historic documentation. Therefore, proposed project is in conformance with Standard 4.

Standard 5: The proposed project would alter the shape and form of the subject property through demolition of the majority of the building. At the south and west elevations, key character-defining features including glazed brick, cast stone door surround and inset tiled entrance with marble base, cast stone belt course with egg and dart pattern, leaded prism glass storefront transom windows and sheet metal frames, inset corner at Pico and Hope with glazed brick clad pier would be retained, rehabilitated, and reconstructed as necessary. However, original wood windows would be completely replaced. Despite these improvements to character-defining features displaying craftsmanship, the proposed project results in a substantial loss of historic material and the original shape and form of the subject property. Therefore, proposed project is not in conformance with Standard 5.

Standard 6: In conformance with Standard 6, deteriorated historic features, including glazed brick, cast stone door surround, cast stone belt course with egg and dart pattern, sheet metal transom frames, upper-level wood hung windows, and galvanized iron frieze, would be repaired rather than replaced. Where deterioration requires it, damaged or missing historic features and materials would be replaced in-kind based on physical evidence, historic photographs, and original drawings, including previously removed cornice and raised parapet. Therefore, proposed project is in conformance with Standard 6.

Standard 7: In conformance with Standard 7, all treatments to subject property would be tested in mock-ups, including those recommended by the conservator to ensure they are safe to use on historic material. This includes removal of graffiti, overpaint from glazed brick and cast stone elements, coatings from inset tiled entrance, and loose and flaking paint from window sashes and frames to prepare for repainting. All chemical and physical treatments to historic features and

materials will be undertaken in the gentlest manner possible so as not to cause damage. Therefore, proposed project is in conformance with Standard 7.

Standard 8: In conformance with Standard 8, should any archaeological materials be disturbed in the proposed project, mitigation would be implemented to protect those resources. It should be noted that with respect to the building, the soil has been previously disturbed with construction of the building and its partial basement in 1914. It should be noted, however, that the parking lot to the east of the building has only been previously developed with a surface-parking lot, no other known soil disturbing activities have occurred. Therefore, proposed project is in conformance with Standard 8.

Standard 9: To construct a three-level subterranean parking garage beneath the entire project site, as well as to ensure the structural stability of the subject property, the Morrison Hotel would lose the majority of two of four exterior elevations, roof, and all interior floors, stairs, and corridors. A 4-level podium with 15-level hotel tower addition and 2-level podium with 25-level residential tower would be constructed as part of a comprehensive redevelopment of the project site. The 4-level podium to the east along Pico is detailed in brick with a regular fenestration pattern of punched windows and continues the line of the reconstructed cornice and parapet of the Morrison Hotel. The 15-level hotel tower to the east of the building is setback from the east and south elevations with recessed a podium level supporting a rectangular hotel. While the 15-level hotel tower is quite tall next to the building, the manner in which it is set apart on the 4-level podium successfully minimizes its mass and proportion. The portion of the project to the east of the building will effectively read as an addition to the Morrison Hotel. The remainder of the project site continues the podium datum with 25-level residential tower to the north of the building. While the portion to the east of the building is complementary, the portion to the north of the building is in contrast. The 2-level podium with high volume floors and 25-level residential tower to the north along Hope are clad in near transparent glass and set apart from the building by the deeply recessed entry courtyard. The south side of the entry courtyard consists of partial retention and reconstruction of the north elevation of the building. The east side is podium height with fully glazed with entrance doors into a high-volume hotel lobby with a grand double stair. The north side breaks at the podium but rises to full tower height continuing its fully glazed walls to the west elevation along Hope. It is possible that the north tower will effectively read as a separate building near the subject property. Though the podium level is continuous, the 25-level residential tower is set at such a distance from the building that it does not read as an addition and allows the Morrison Hotel to predominate when viewed from the southwest. While the north tower may overwhelm the four-story Morrison Hotel the substantial separation along Hope and the deeply recessed entry courtyard allows it to read as separate new construction. Therefore, proposed project is in conformance with Standard 9.

Standard 10: In the proposed project, new systems, including exiting systems of the building, would be connected to new construction. If additions were removed in the future, the subject property would not be able to function on its own through removal of existing stairs and elevators, and the rendering of the fire escapes as non-functional. Further, proposed project alters the E-shape and light courts of the subject property, which though on a secondary elevation, are still character-defining features. Thus, if the additions were removed in the future the essential form of the subject property would be substantially altered. Therefore, proposed project is not in conformance with Standard 10.

New construction of a podium that references the cornice of the building with 15- and 25-level hotel and residential towers that are substantially taller than the building may diminish its prominence at the northeast corner of Pico and Hope. Rehabilitation of the subject property retains, rehabilitates, restores or reconstructs a number of key character-defining features at the south, west and north elevations, however this alone does not make up for demolition of the majority of the building. Therefore, when reviewing the effects of the proposed project on the

subject property as a whole, the proposed project is not in conformance with the *Secretary's Standards*.

Material Impairment

Per CEQA, a proposed project anticipated to cause substantial adverse change to a historical resource would require mitigation measures to reduce impacts. CEQA Guidelines §15064.5 (b)(1) defines substantial adverse change as the following: "Substantial adverse change in the significance of a historical resource means the physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired." CEQA Guidelines §15064.5 (b)(2) describes material impairment taking place when a project:

(A) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register... or its identification in a historical resources survey... 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

(C) Demolishes or materially alters those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register... as determined by a lead agency for the purposes of CEQA.

While general conformance with the *Secretary's Standards and Guidelines* results in a less than significant impact to historical resources under CEQA, nonconformance does not necessarily equal material impairment of historical resources under CEQA.[40] Thus, it is possible to make a finding of nonconformance with the *Secretary's Standards* while also making a finding that a proposed project does not materially impair the historical resource. A proposed project existing in this area has a less than significant impact to historical resources under CEQA.

Proposed project is not in conformance with Standards 1, 2, 5, and 10 of the *Secretary's Standards*. Proposed project would remove the east elevation of the subject property and partially reconstruct the north elevation. It would demolish the majority of two of four exterior elevations, roof, and all interior floors, stairs, and corridors. The proposed project would also change the shape of the building from an E-shape to a C-shape. The shape and form of the building and its light courts are character-defining features. Further, the proposed project includes construction of a 15-level hotel tower addition to the east of the subject property, and a 25-level hotel and residential tower to the north of the subject property (separated by a courtyard) that would change the subject property's ability to operate independently.

However, proposed project would continue historic use as hotel and includes rehabilitation of the most visually recognizable character-defining features of the subject property at the south, west and partial north elevations, including ground level storefronts with transoms, glazed brick, cast stone entrance surround and inset tiled entrance, cast stone beltway, and galvanized iron frieze. Missing or altered features including some window infill and leaded prism glass storefront transoms would be restored to their original appearance. Proposed project includes reconstruction of upper floor levels and roof to align with existing interior floor levels. Previously removed cornice and raised parapet would be reconstructed based on historic documentation. Importantly, proposed project would continue the historic use as a hotel. With mitigation as described below, retention and rehabilitation, including restoration and reconstruction as necessary, of these key character-defining features on the primary south, west, and partial north elevations is sufficient to convey the historic and architectural significance of the subject property

[40] Material impairment occurs when a project alters or demolishes in an adverse manner "those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in … the California Register of Historical Resources" (CEQA Guidelines §15064.5(b)(2)(A)).

as an early twentieth century Beaux-Arts tourist hotel designed by master architects Morgan, Walls and Morgan. The restoration, reconstruction, and rehabilitation proposed by the Project would be an improvement of existing conditions for the most visually recognizable character-defining features at the Project Site, including the features on the primary south, west, and partial north elevations.

Despite the fact that the addition is a direct impact to a historical resource, the design minimizes its impact. It occurs at secondary elevations to the east and north, and the entire addition is defined by a podium consistent with the height of the Morrison Hotel. Above the podium of the addition is an inset glazed fifth floor level separating the podium from both the 15-level and 25-level towers. The four-level podium below the 15-level tower to the east would use a fenestration pattern and light-colored brick to complement the adjacent historic masonry south elevation. The east side of the new C-shaped courtyard would align with original east property line and thus read as an adjacent building on the courtyard elevation. The two-story podium clad in glazing and 25-level tower is in contrast to the adjacent historic masonry west and partial north elevation, but substantially separated from the Morrison Hotel by the north courtyard. The placement of the addition towers at a distance from the subject property ensure they read as separate and apart. The inset glazed fifth floor level of both towers creates a visual separation that ensures that these elements do not read as rooftop additions and unifies the composition at the podium level. Construction of the addition would not alter any character-defining features of the south and west elevations, and thus allows the Morrison Hotel to retain its own identify and importantly, its prominence at the northeast corner of Hope and Pico.

Proposed project retains or reconstructs many physical characteristics of the historical resource including hotel use, restored elevations, inset tiled entrance, and four interior floors with double loaded corridors surrounding an interior light court. Despite retaining, rehabilitating, restoring, and reconstructing certain physical characteristics and the most visually recognizable features, the Morrison Hotel would no longer be able to convey its historic significance for eligibility to be listed in the National Register, California Register, and as an HCM as an early twentieth century Beaux-Arts tourist hotel. While the above-described exterior features that would be retained, rehabilitated, restored or reconstructed are project benefits that strive for conformance with the *Secretary's Standards*, loss of historic fabric of the building, including all of the public circulation, lobby, stairs, corridors, floors, ceilings and roof structure causes material impairment under CEQA. Implementation of proposed mitigation measures reduces but does not eliminate historical resources impacts that remain significant.

IX. MITIGATION MEASURES

The proposed project is not in conformance with the *Secretary's Standards.* Implementation of mitigation measures is a project benefit but does not reduce historical resources impacts to a less than significant level and would cause material impairment. The seismic upgrades recommended in the 2017 and 2021 Englekirk studies, including removal and replacement of the roof; removal and replacement of all floor joists; removal and reconstruction of all interior walls to code; and installation of shear walls at multiple locations are not feasible mitigation measures for the proposed project because the 1st floor programming (e.g., ground-floor restaurant, interactive museum, courtyard space, etc.) would no longer be feasible due to the shear walls, existing division wall, and double steel girders and columns. It should be noted that some work associated with implementation of these mitigation measures has commenced during preparation of environmental review.

Historic American Building Survey

Prior to demolition and commencement of construction, Historic American Building Survey (HABS) Level II recordation shall be prepared. This documentation shall be prepared by a professional photographer with experience in large format photography and a qualified architectural historian or historic architect who meets the Secretary of the Interior's Professional Qualification Standards. Documentation shall include a written narrative based primarily on information contained in this report and in the 2018 HRTR. Documentation shall record the existing appearance of the building in large format photographic negatives and contact prints. Exterior views of the building, representative interior spaces, character-defining features, as well as setting and contextual views shall be documented. The original archivally-sound documentation shall be submitted to the National Park Service acceptance and transmittal to the Library of Congress for entry into the HABS collection.

Design Review

The project developer shall retain a qualified professional historic architect meeting the Secretary of the Interior's Professional Qualification Standards to participate in design collaboration with the project team through preparation of construction documents and issuance of building permits to reduce but not eliminate historical resources impacts . The historic architect monitor shall prepare a memo to be incorporated in the construction documents summarizing treatments to the historical resource and its character-defining features. This work shall be guided by the *Secretary's Standards* to ensure the proper treatment to the character-defining features of the historical resource though the proposed project may not fully conform.

Building Materials Conservation

The project developer shall retain a qualified building materials conservator to advise on treatments to character-defining features. The building materials conservator shall consult with general contractor, specialty contractors, and historic architect monitor as necessary prior to demolition and throughout the course of construction to completion. All materials treatments to existing character-defining features including rehabilitation and restoration in general, as well as reconstruction of the inset tiled entrance, shall be guided by the building materials conservator. This work shall be guided by the *Secretary's Standards* and the American Institute for Conservation Code of Ethics and Guidelines for Practice.

Construction Monitoring

Once building permits for the proposed project have been issued, the project developer shall retain a qualified historic architect to participate from preconstruction coordination to construction

monitoring during demolition, excavation, and construction phases to issuance of a permanent certificate of occupancy. The historic architect monitor shall prepare written, photographic, and illustrated documentation in a series of monthly construction monitoring reports or memos. If Morrison Hotel and its associated character-defining features are damaged or may be potentially damaged by any particular construction related activity, the historic architect monitor shall prescribe corrective measures, including halting construction in situations where such activities would imminently endanger the historical resource or its character-defining features. This work shall be guided by the *Secretary's Standards*.

X. CONCLUSION

In conclusion, the subject property is eligible for designation at the federal, state, and local levels and retains integrity, thus it is a historical resource pursuant to CEQA. Proposed project is not in conformance with the *Secretary's Standards* and, despite application of mitigation measures, would cause material impairment. Implementation of mitigation measures is a project benefit but does not reduce historical resources impacts to a less than significant level.

IX. ATTACHMENTS

Attachment A: Contemporary Images
Attachment B: Historic Images
Attachment C: 2018 HRTR
Attachment D: SHoP Architect project drawings
Attachment E: RLA Conservation, Inc. Assessment and Materials Testing Report Morrison Hotel
Attachment F: Original Drawings by Morgan, Walls and Morgan
Attachment G: Shoring Plans by Cefali & Associates
Attachment H: Englekirk Memo, 2021 Sketches and Accu-Test Report
Attachment I: Supplemental Drawings, SHoP Architects

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Attachment A:
Contemporary Images

Morrison Hotel
1246-1248 South Hope Street
Los Angeles, California



Image 2: West elevation, view southeast (Chattel, 2020)



Image 1: West elevation, view southeast (Chattel, 2020)



Image 3: West elevation, view east (Chattel, 2020)



Image 4: West elevation, view northeast (Chattel, 2020)



Image 5: South elevation, view north (Chattel, 2020)



Image 6: South elevation (left), east elevation (right) (Chattel, 2020)



Image 7: East elevation, view west (Chattel, 2020)



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Image 9: East elevation (left), north elevation (right), view southwest (Chattel, 2020)



Image 10: North elevation, view southwest (Chattel, 2020)



Image 11: Detail, north elevation, view southwest (Chattel, 2020)

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Image 12: North elevation return (left), west elevation (right), view southeast (Chattel, 2020)



Image 13: North elevation return detail (left), west elevation (right), view south (Chattel, 2020)



Image 14: West elevation, view southeast (Chattel, 2020)



Image 15: West elevation, view east (Chattel, 2020)



Image 16: West elevation, main entrance with cast stone door surround, view east (Chattel, 2020)



Image 17: West elevation, view east (Chattel, 2020)



Image 18: West elevation, view east (Chattel, 2020)



Image 19: West elevation, view northeast (Chattel, 2020)



Image 20: West elevation, view east (Chattel, 2020)



Image 21: West elevation, view southeast (Chattel, 2020)



Image 22: West elevation, view east (Chattel, 2020)



Image 23: West elevation, view east (Chattel, 2020)



Image 24: West elevation, view northeast (Chattel, 2020)



Image 25: West elevation (left), south elevation (right), view northeast (Chattel, 2020)



Image 26: South elevation, view north (Chattel, 2020)



Image 27: South elevation, view north (Chattel, 2020)



Image 28: South elevation, view northwest (Chattel, 2020)



Image 29: South elevation, view north (Chattel, 2020)



Image 30: South elevation, view northeast (Chattel, 2020)



Image 31: South elevation, view north (Chattel, 2020)



Image 32: Tiled entrance, view west (Chattel, 2020)



Image 33: Tiled entrance, view north (Chattel, 2020)



Image 34: Tiled entrance, view south (Chattel, 2020)



Image 35: Tiled entrance floor, view west (Chattel, 2020)

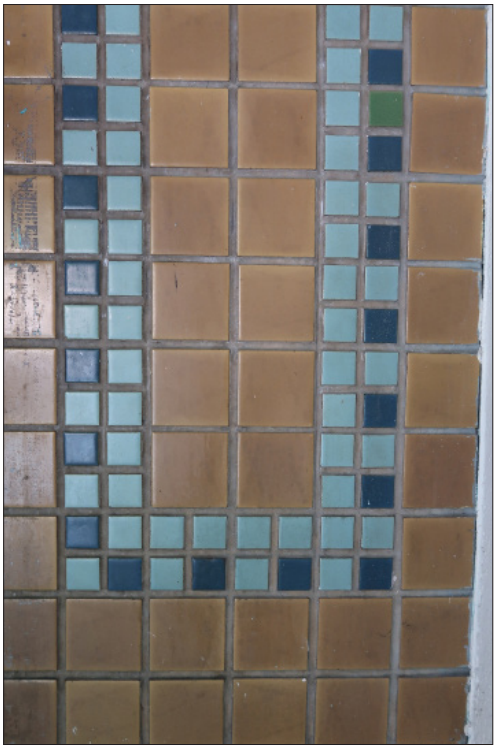


Image 36: Detail, tiled entrance (Chattel, 2020)



Image 37: Tiled entrance, view northeast (Chattel, 2020)



Image 38: Roof, view southwest (Chattel, 2020)



Image 39: Roof, view northwest (Chattel, 2020)



Image 40: Roof, view southwest (Chattel, 2020)



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Image 42: Roof, view east (Chattel, 2020)



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Image 45: Northeast corner of the building, view from roof (Chattel, 2020)



Image 46: Interior stair, typical (Chattel, 2020)



Image 47: Interior stair, typical (Chattel, 2020)



Image 48: Upper floor corridor, typical (Chattel, 2020)



Image 49: Fire seperation in corridor, typical (Chattel, 2020)



Image 50: Guestroom, typical (Chattel, 2020)



Image 51: Elevator, typical (Chattel, 2020)



Image 53: Upper floor shared bathroom, typical (Chattel, 2020)



Image 52: Upper floor shared bathroom, typical (Chattel, 2020)



Image 54: Second floor stair with lightwell (Chattel, 2020)



Image 55: Second floor stair with lightwell (Chattel, 2020)



Image 56: Skylight, typical (Chattel, 2020)

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Image 57: First floor stair, typical (Chattel, 2020)



Image 58: Basement (Chattel, 2020)



Image 59: Basement (Chattel, 2020)



Image 60: Basement (Chattel, 2020)



Image 61: Vestibule, view west to tiled entrance Basement (Chattel, 2020)



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Image 64: Detail of transom, view southwest (Chattel, 2020)



Image 65: Lobby check-in, view east (Chattel, 2020)



Image 66: Lobby check-in, view east (Chattel, 2020)



Image 67: First level, view west (Chattel, 2020)

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Image 68: First level retail space, view west (Chattel, 2020)



Image 69: Detail, first level storefront, view west (Chattel, 2020)



Image 70: First level retail space, view east (Chattel, 2020)

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Image 71: First level retail space, view west (Chattel, 2020)



Image 72: First level retail space, view east (Chattel, 2020)



Image 73: First level retail space, view south (Chattel, 2020)



Image 74: First level retail space, view northeast (Chattel, 2020)



Image 75: Corner retail space, view southwest (Chattel, 2020)



Image 76: Corner retail space, view north (Chattel, 2020)



Image 77: Corner retail space, glazed brick pier, view southwest (Chattel, 2020)

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Attachment B:
Historic Images

Morrison Hotel
1246-1248 South Hope Street
Los Angeles, California



Image 2: 1921 (Benjamin and Gladys Thomas Air Photo Archives)



Image 1: 1929 (Benjamin and Gladys Thomas Air Photo Archives)



Image 4: 1929 (Benjamin and Gladys Thomas Air Photo Archives)



Image 3: 1929 (Benjamin and Gladys Thomas Air Photo Archives)

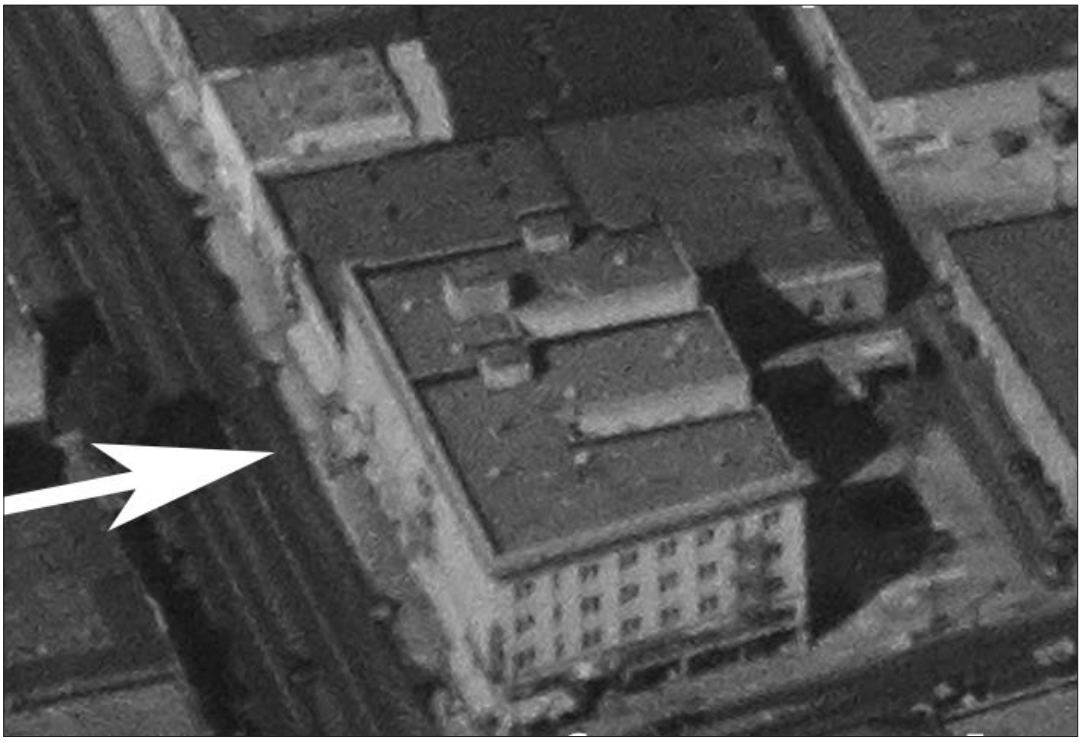


Image 5: 1931 (Benjamin and Gladys Thomas Air Photo Archives)

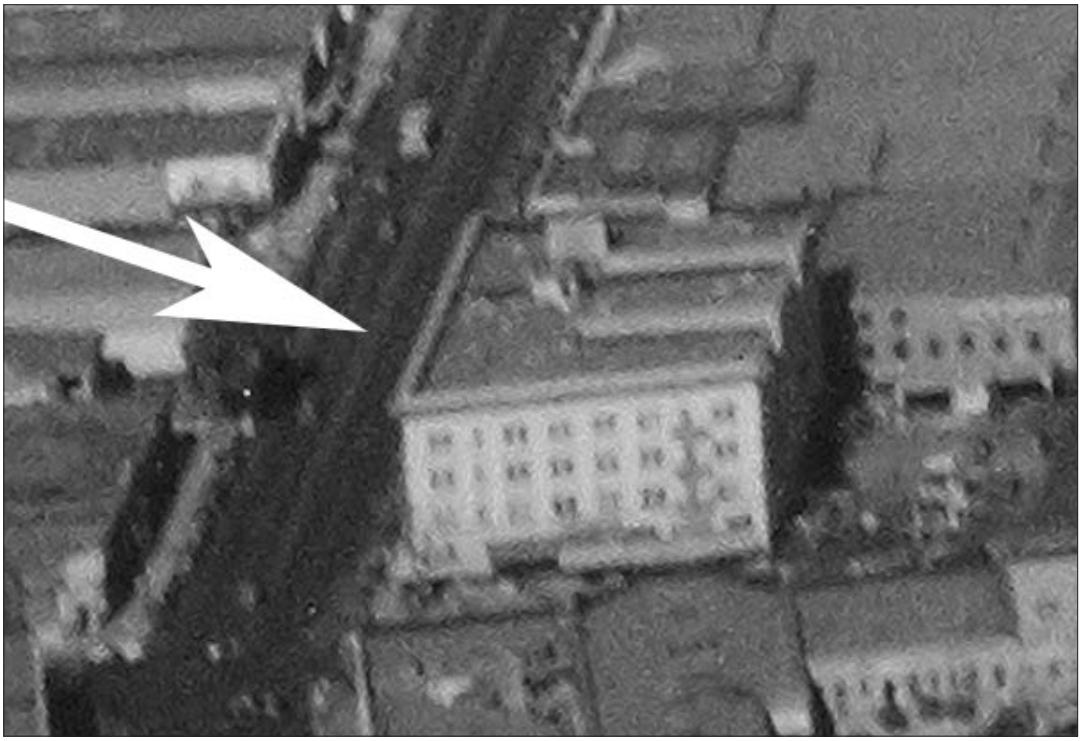


Image 6: 1933 (Benjamin and Gladys Thomas Air Photo Archives)

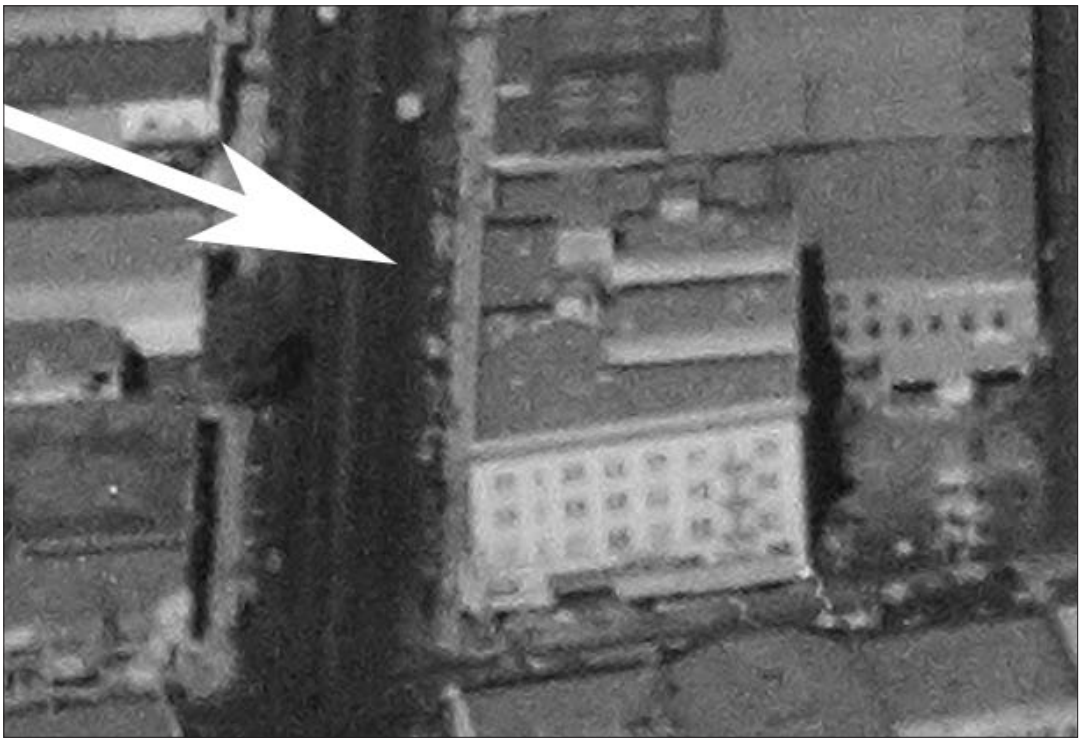


Image 7: 1931 (Benjamin and Gladys Thomas Air Photo Archives)

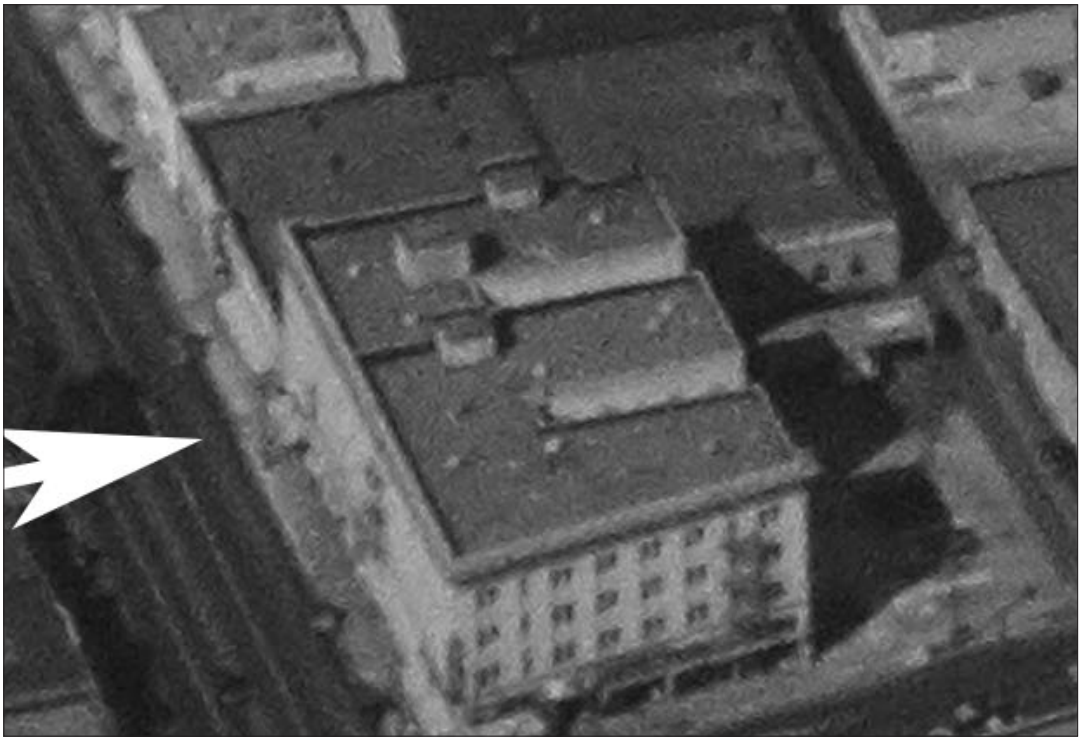


Image 8: 1933 (Benjamin and Gladys Thomas Air Photo Archives)



Image 9: 1939 (Benjamin and Gladys Thomas Air Photo Archives)

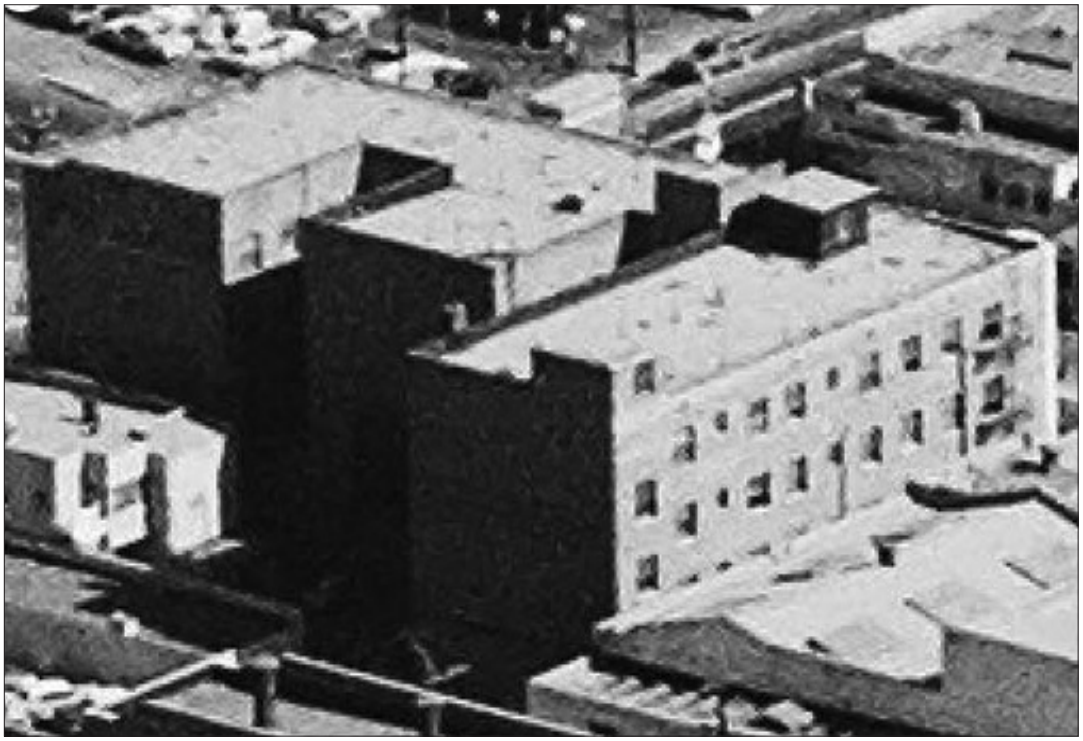


Image 10: 1945 (Benjamin and Gladys Thomas Air Photo Archives)



Image 11: 1946 (Benjamin and Gladys Thomas Air Photo Archives)



Image 12: 1954 (Benjamin and Gladys Thomas Air Photo Archives)

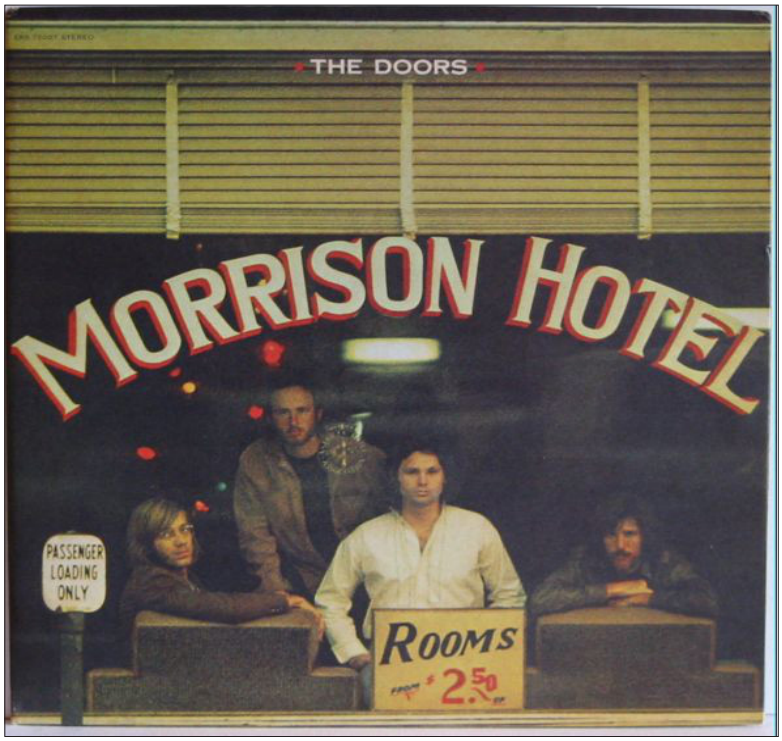


Image 13: The Doors' *Morrison Hotel* album cover, 1970 (Henry Diltz)

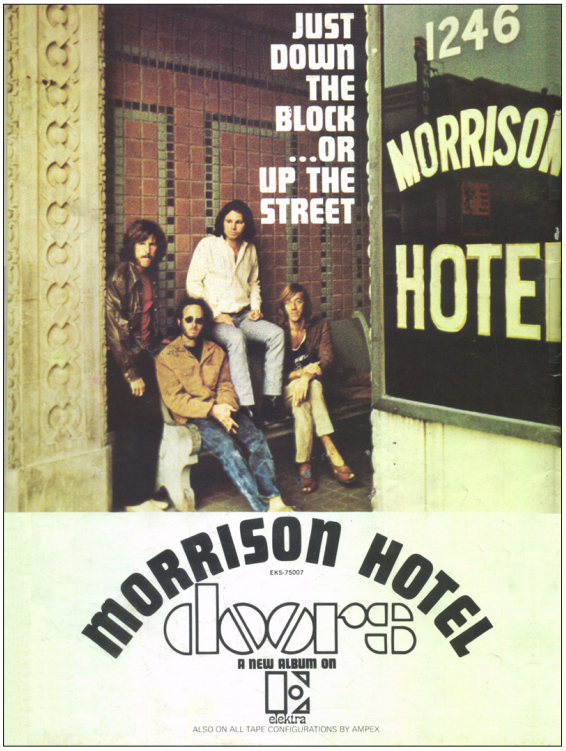


Image 14: The Doors' Morrison Hotel promotional material, 1970 (Henry Diltz)



Image 15: The Doors' *Morrison Hotel* album cover outtake, 1970 (Henry Diltz)



Image 16: Morrison Hotel, 1972 (source unknown)



Image 17: Morrison Hotel, southwest corner, 1991 (Ida Miller)



Image 18: Morrison Hotel, main entryway, 1991 (Ida Miller)



Image 19: Morrison Hotel, date unknown (C Roseman)



Image 20: Morrison Hotel, circa 2006 (C Roseman)



Image 21: Morrison Hotel, southwest corner blade sign visible, 2006 (Ida Miller)



Image 22: Morrison Hotel, 2006 (source unknown)

Attachment C:
2018 Historical Resources Technical Report
GPA Consulting

Morrison Hotel
1246-1248 South Hope Street
Los Angeles, California

The Morrison

Los Angeles, California





Historical Resource Technical Report

Prepared by:

CONSULTING

GPA

October 2018

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EXECUTIVE SUMMARY

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

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

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

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

1. INTRODUCTION

1.1 Purpose and Qualifications

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



Figure 1: Project Site

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

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

1.2 Methodology

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

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

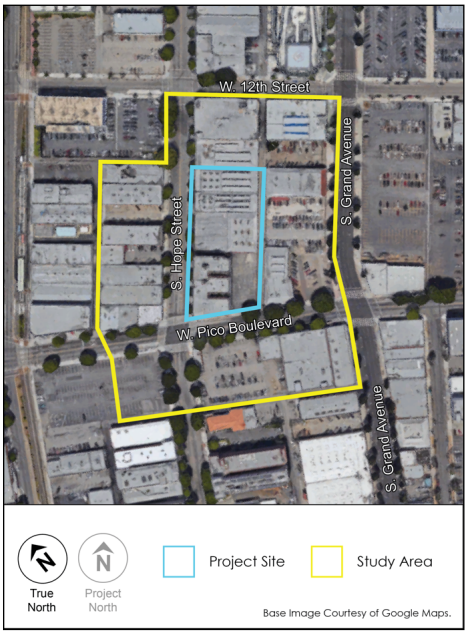


Figure 2: Project Site and Study Area

2. Requested a records search from the South Central Coastal Information Center to determine whether or not the study area contains any properties that are currently designated as landmarks under national, state, or local programs and whether or not any properties have been previously identified or evaluated as historical resources. This involved a review of the California Historical Resources Inventory System (CHRIS), which includes data on properties listed and determined eligible for listing in the National Register of Historic Places, listed and determined eligible for listing in the California Register of Historical Resources, California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resources surveys and other planning activities. This research revealed that there is one building in the study area included in the CHRIS that was determined ineligible for listing the National Register of Historic Places by consensus through the Section 106 (see **Appendix D** for these results).

3. Consulted the Los Angeles Historic Resources Inventory website, HistoricPlacesLA.org, to determine if any properties within the study area are designated Los Angeles Historic-Cultural Monuments or located within a Historic Preservation Overlay Zones. This research revealed there are no Los Angeles Historic-Cultural Monuments or Historic Preservation Overlay Zones located in the study area.

4. Consulted the findings for the Center City Community Plan Area of SurveyLA, the citywide historic resources survey of Los Angeles, to determine if any properties within the project site were identified as potential historical resources. The search results (see **Appendix D**) confirmed that one of the five parcels within the Project site was evaluated as appearing eligible for listing in the California Register of Historical Resources and for designation as a Los Angeles Historic-Cultural Monument. A description of the property (1246-48 S. Hope Street) can be found in **Section 3.3**.

5. Concluded that three of the buildings on the Project site (1220 S. Hope Street, 1224 S. Hope Street, and 1230-40 S. Hope Street) should be evaluated as potential historical resources. The properties warrant evaluation because they are occupied by buildings over 45 years of age and proposed for demolition as part of the Project. 427 W. Pico Boulevard is a vacant lot and was therefore not identified for evaluation because it has no potential to be eligible as a historical resource.

6. Researched the study area at local libraries and archives to establish the general history and context, including a review of the relevant databases, newspapers, directories, books, and newspaper articles.

7. Consulted the Context/Theme/Property Type (CTP) eligibility standards formulated for the *Los Angeles Citywide Historic Context Statement* to identify the appropriate CTPs under which to evaluate the properties identified as potential historical resources.

8. Reviewed and analyzed ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation assessment processes and programs to evaluate the significance and integrity of the potential historical resources.

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

2. REGULATORY ENVIRONMENT

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

2.1 National Register of Historic Places

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

Criteria

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

A. Associated with events that have made a significant contribution to the broad patterns of our history; or

B. Associated with the lives of persons significant in our past; or

C. Embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. Yield, or may be likely to yield, information important in prehistory or history.

Context

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

[1] Public Resources Code §5024.1 and 14 California Code of Regulations §4850 & §15064.5(a)(2).
[2] Title 36 Code of Federal Regulations Part 60.2.
[3] Title 36 Code of Federal Regulations Part 60.4.
[4] *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation* (Washington D.C.: National Park Service, Department of the Interior, 1997), 7-8.

Integrity

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

2.2 California Register of Historical Resources

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

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

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

Criteria and Integrity

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

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

[5] *National Register Bulletin #15*, 44-45.
[6] Public Resources Code §5024.1 (a).
[7] Public Resources Code §5024.1 (d).

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

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

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

SOHP Survey Methodology

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

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

[8] Public Resources Code §4852.
[9] Public Resources Code §5024.1.

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

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

2.3 Los Angeles Cultural Heritage Ordinance

The Los Angeles City Council adopted the Cultural Heritage Ordinance[10] in 1962 and amended it in 2018 (Ordinance No. 185472). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments (HCM). The Commission comprises five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture, and architecture. The three criteria for HCM designation are stated below:

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

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

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

3. ENVIRONMENTAL SETTING

3.1 History and Description of the Project Site and Study Area

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

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

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

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

3.2 History of Project Site and Study Area

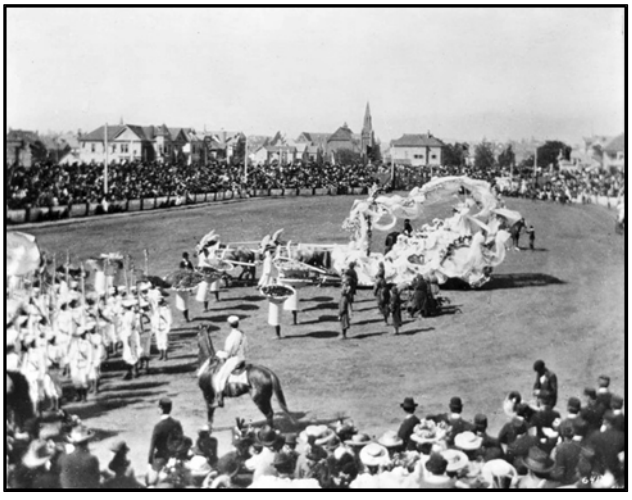


Figure 3: Procession in Fiesta Park, location of the Project Site, 1901 (California Historical Society Collection, USC)

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

Between the early 1900s and the late 1920s, the Historic Core of Downtown took shape and matured into a dense urban environment extending south from the original Pueblo. Buildings were erected for many commercial uses, including financial institutions, hotels, offices, department stores, theaters, concert halls, and restaurants.[11] Many of these buildings featured some combination of

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

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

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



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

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

Instead of expanding the Ponet Square Hotel, Ponet commissioned a separate hotel, which became the Morrison (Parcel A of the Project site), for the southwest corner of the Fiesta Park block in 1913.[15] The architects of the building were Morgan, Walls & Morgan, one of the most prominent and prolific architecture firms in Los Angeles at the time. Though originally designed without a name, the building was listed as the Morrison Hotel by 1915.[16]

[12] "A Hotel Street," *Los Angeles Times*, September 2, 1895.
[13] The history of the Central City area is primarily excerpted from: Architectural Resources Group, "Historic Resources Survey Report: Central City Community Plan Area," *SurveyLA Los Angeles Historic Resources Survey* (City of Los Angeles Office of Historic Resources, September 2016), 11-32.
[14] "Victor Ponet Building," *Los Angeles Sunday Times,* April 1, 1906, 24.
[15] City of Los Angeles Department of Building and Safety, Building Permit No. 1913LA15893, December 11, 1913.
[16] The name may have been a reference to the Morrison Hotel in Chicago, one of the premier American hotels of the 1910s. No early connection could be established between Los Angeles' Morrison Hotel and a

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



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

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

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

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

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

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

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

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

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

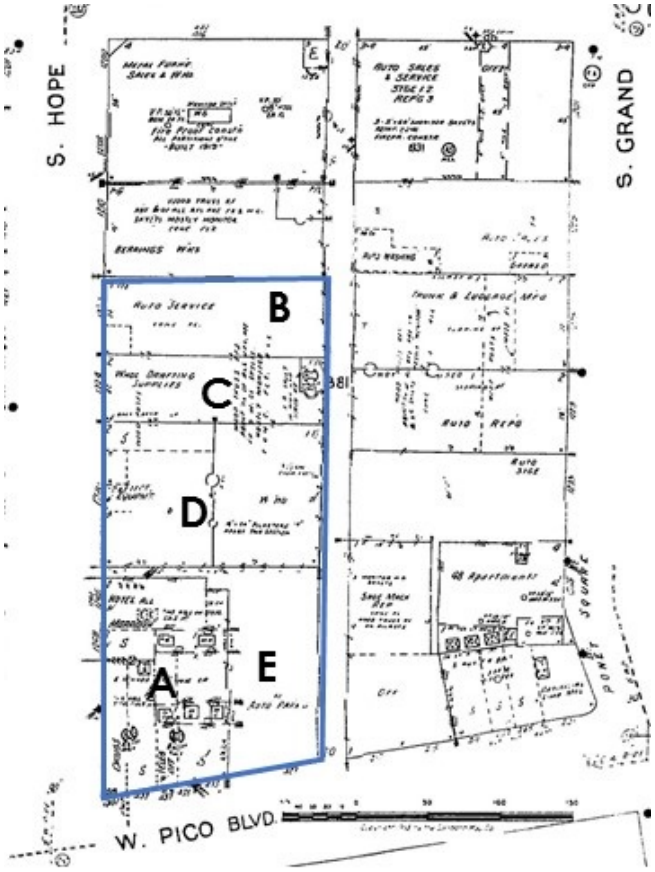


Figure 6: Sanborn Fire Insurance Map of the study area circa 1950, with the Project Site outlined in blue.

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

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

[22] Daniel Prosser, "Commercial Development, Commercial Development and the Automobile," *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, September 2015), 59.
[23] David Lamb, "Now Banned by Law: Open Stairwells Blamed for L.A.'S Worst Fire Loss," *Los Angeles Times*, September 14, 1970.

3.3 Known Historical Resources on the Project Site

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

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



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

Architectural Description

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

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



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

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

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







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

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

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

Building History

The Morrison Hotel was commissioned by Victor Ponet in 1913.[24] The architects of the building were Morgan, Walls & Morgan, one of the most prominent and prolific architecture firms in Los Angeles at the time. The builder was F.O. Engstrum, a recognized authority on apartment house construction whose company was the largest construction firm west of Chicago.

Though originally designed without a name, the building was listed as the Morrison Hotel by 1915.[25] The name may have been a reference to the Morrison Hotel in Chicago, one of the premier American hotels of the 1910s. No early connection could be established between Los Angeles' Morrison Hotel and a person named Morrison. The first proprietor of the Morrison Hotel was George A. Eastman, a local hotel manager.[26]

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





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

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

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

[24] City of Los Angeles Department of Building and Safety, Building Permit No. 1913LA15893, December 11, 1913.
[25] Original drawings call the building "A Four Story Hotel Building." The *Los Angeles Street Directory* of 1915 listed the building as the Morrison Hotel.
[26] He also managed the Addington Hotel and Hotel Woodward. Lived at 421 W. 8th Street. City Directory, Los Angeles, 1915.
[27] Census records use the terms roomer, lodger, and boarder interchangeably.
[28] "In Ponet Square Hotel," *American Globe*, 1917, 13.
[29] Sanborn Map Company, Los Angeles Volume 1, Sheet 89, 1924, accessed April 13, 2017, wwww.proquest.com.

Evaluation

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

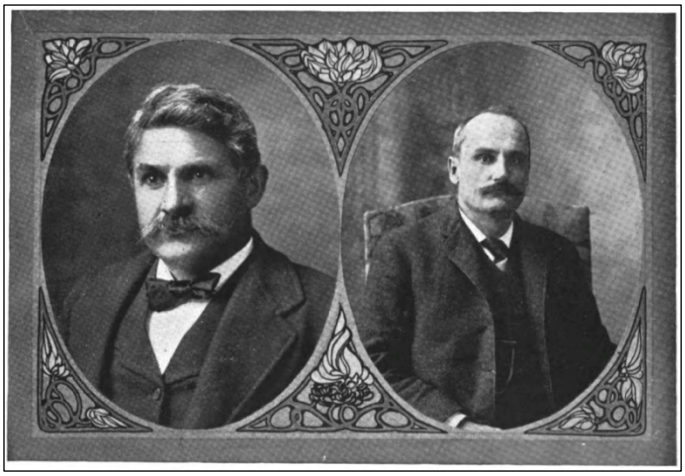


Figure 12: Octavius Morgan and John Walls of Morgan & Walls (Marceau, Our Architecture, 1904, 271)

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

Morgan Sr. was born in Canterbury, England in 1850. He was educated at the Sydney Cooper Art School in Canterbury before working in the architectural office of F. A. Gilhams. Like many men at that time, Morgan Sr. was lured to America by the Gold Rush in the Rocky Mountains. Around 1870, Morgan Sr. moved to the United States and found work at an architectural firm in Denver. He also worked as a miner for a time before migrating to California. After his arrival in Los Angeles, he was hired at the office of architect Ezra Kysor.[33] A native of New York, Kysor founded an architectural practice in Los Angeles in 1868. Kysor and Morgan Sr. formed a partnership in 1876 and quickly found success designing the city's most prominent buildings, including St. Vibiana's Cathedral. Their partnership would continue until 1888, when Kysor retired and Morgan Sr. formed a partnership with another New York native, John. A.

[30] The most popular shape was a U or L, but T and barbell shapes were also common. The E shape of the Morrison Hotel is an adaptation of the U shape possible because of its larger lot.
[31] LSA Associates, Inc., "Intensive Survey Westlake Recovery Community Redevelopment Area," *Community Redevelopment Agency Survey* (CRA, June 2009), 38.
[32] Among the notable buildings designed by Morgan, Walls & Morgan are: Barclay Hotel/Van Nuys Hotel (1897), Farmers and Merchants Bank (1904), Kerkhoff Building (1907), Pantages Theater (1911), Van Nuys Building (1911), Arcade Theatre (1910), Garland Building (1913), Los Angeles Stock Exchange (1919), and Globe Theater (1921).
[33] Charles Fletcher Lummis, and Charles Amadon Moody, eds., "Makers of Los Angeles: Octavius Morgan," *Out West: A Magazine of the Old Pacific and the New* 30 (1909): 385.

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

From 1876 to 1937, the firm was responsible for many of the city's major landmarks and its contribution to the architectural character of Los Angeles cannot be understated.[36] Morgan & Walls, and later Morgan, Walls & Morgan, produced designs for hotels, theaters, commercial, and industrial buildings.[37] A biography in the *Press Reference Library* from the 1910s boasted that Octavius Morgan was responsible for "fully one-third of the architecture work in the city." The article goes on to state that the value of the firm's work had risen from $600,000 when Morgan began his career to the total of $12,000,000 per annum.[38] While many of the firm's buildings are extant, the majority have been demolished and remaining buildings are often buildings of monumental stature designed as grand architectural statements. The Morrison Hotel is a rare extant example of a typical building designed by the firm during the 1910s that contributed to the firm's reputation as the most prolific architects of early twentieth century Los Angeles.

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

Table 2: Hotels
Context: Commercial Development
Theme: Hotels, 1870-1980
Sub-Theme: Apartment Hotels, 1900-1930
Eligibility Standards
• Was constructed between 1900-1930
• Was historically designed for and used as an apartment hotel
• Located in dense residential districts, commonly near other hotels and apartment buildings
• Contains architectural and site layout features that reflect commercial design in general and apartment hotel design in particular
• Contains link to social and economic life associated with a well-off, semi-transient population
Character-Defining/Associative Features
• Retains most of the essential character defining features form the period of significance
• Provided temporary or semi-permanent lodging in units permitting limited dining/food preparation
• Sited in a generally dense district of commercial, residential, and/or other lodging forms

[34] Paul Gleye, *The Architecture of Los Angeles* (Los Angeles: Rosebud Books, 1981), 175, 215.
[35] Gleye, 215.
[36] Teresa Grimes, "National Register of Historic Places Nomination: Spring Street Financial District (Boundary Increase)," 2000.
[37] David Gebhard and Robert Winter, *An Architectural Guidebook to Los Angeles* (Salt Lake City: Gibbs Smith, 2003), 521.
[38] Ibid.
[39] "Historic Context," SurveyLA Los Angeles Historic Resources Survey, accessed September 22, 2018, https://preservation.lacity.org/historic-context.

• Associated with activities of generally well-off semi-transient individuals [40]
• Of a style or mixture of styles typical of the 1900-1930 period o Typically also significant under themes within the Architecture and Engineering context
• May be designed by a noted architect
• May also be significant under themes within the Entertainment Industry context
Integrity Considerations
• Should retain integrity of design, materials, workmanship, feeling, location, and association
• Should retain overall massing; original massing should not be obscured by additions or demolished sections
• Architectural integrity should include maintenance of original materials as much as possible; Some original materials may have been removed or altered
• Setting may have changed
• Original use may have changed

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

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

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

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

3.4 Potential Historical Resources on the Project Site Evaluated as Ineligible

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

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

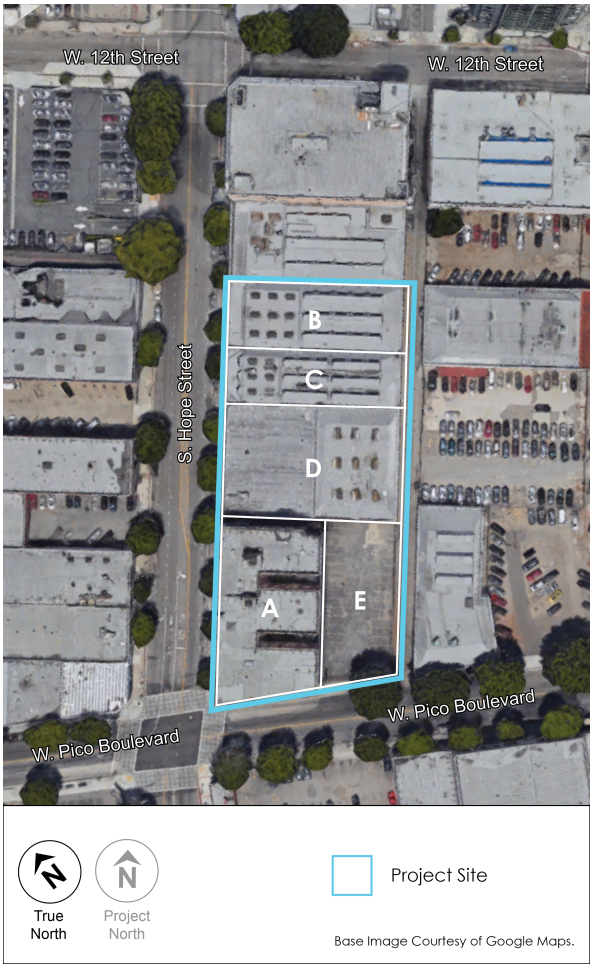


Figure 13: Project Site (also shown earlier in report as Figure 1)

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

Table 3: Potential Historical Resources on the Project Site

Map Key	Address	APN	Use in 2018	Year Built
B	1220 S. Hope Street	5139-022-003	Office/Warehouse	1918
C	1224 S. Hope Street	513-9022-004	Office/Warehouse	1918 circa
D	1230-40 S. Hope Street	5139-022-020	Office/Warehouse	1918

Parcel B: 1220 S. Hope Street



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



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

Architectural Description

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

Building History

According to the building permit record, the building was constructed as a one-story paint shop in 1918 for the Ponet estate and designed by the architecture firm of Dodd & Richards.[44] Warren Auto Works was a brief early tenant of the building. The Wagner Electric Corporation became the primary tenant in the early 1920s.[45] In 1928, Wagner Electric reconfigured the interior by removing the office and toilet room partitions.[46] The building was used as a retail store in 1937 when Montgomery Properties, the heirs of the Ponet estate, replaced the front hinged doors with a bulkhead door, and added transom panels and plate glass windows to the primary elevation.[47] Montgomery Properties completed further alterations of the primary elevation and interior in 1944, remodeling the storefronts, and installing new offices, partitions, and toilet rooms.[48] The parapet wall along the rear elevation was altered in 1951.[49] By the late 1950s, the building was used as a warehouse and office. Leonard Harold & Co Inc., a restaurant and commercial tool wholesaler, installed new office partitions and a showroom area in 1959.[50]

[44] Building Permit, 1918LA03219, Application for the Erection of Building, June 20th, 1918.
[45] Los Angeles Street Address Directory, 1920-1922, 1932, 1934, 1936, 1938, 1939, 1960, 1973.
[46] Building Permit, 1928LA30268, Application to Alter-Repair-Demolish, October 29th, 1928.
[47] Building Permit, 1937LA37950, Application to Alter-Repair-Demolish, November 18th, 1937.
[48] Building Permit, 1944LA22128, Application to Alter-Repair-Demolish, December 27th, 1944.
[49] Building Permit, 1951LA21559, Application to Alter-Repair-Demolish, November 18th, 1937.
[50] Building Permit, 1959LA28357, Application to Alter-Repair-Demolish, April 2nd, 1959.

Leonard Harold & Co also replaced the plumbing, created new partitions for the toilet room, and installed an asphalt tile floor in 1959.[51] The building continued to be used as a warehouse and office through the 1980s.

Evaluation

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

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

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

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

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

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

Parcel C: 1224 S. Hope Street



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



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

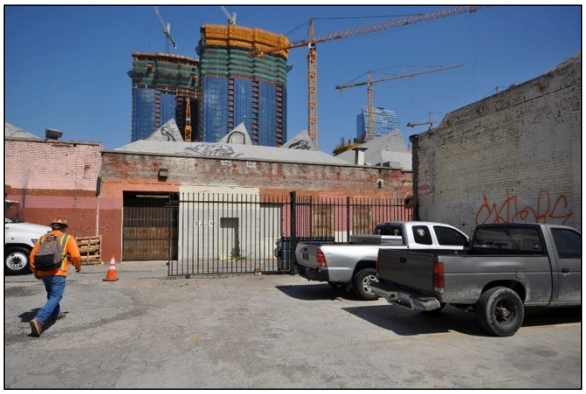


Figure 18: 1224 S. Hope Street, rear elevation, 2017 (GPA)

Architectural Description

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

Building History

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

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

Evaluation

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

[52] Building Permit, 1919LA07203, Application to Alter-Repair-Demolish, August 29, 1919.
[53] Los Angeles Street Address Directory, 1920-1923, 1925-1930, 1932, 1934, 1936, 1939, 1942, 1956, 1960.
[54] Building Permit, 1928LA21220, Application to Alter-Repair-Demolish, July 30, 1928.
[55] Building Permit, 1928LA21961, Application to Alter-Repair-Demolish, August 6, 1928.
[56] Building Permit, 1928LA23224, Application to Alter-Repair-Demolish, August 20, 1928.
[57] Building Permit, 1939LA17887, Application to Alter-Repair-Demolish, May 8, 1939; Building Permit, 1939LA22934, Application to Alter-Repair-Demolish, June 9, 1939.
[58] Building Permit, 1951LA04653, Application to Alter-Repair-Demolish, March 2, 1951.
[59] Building Permit, 1951LA20324, Application to Alter-Repair-Demolish, December 5, 1951.
[60] *Los Angeles Street Address Directory*, various years.

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

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

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

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

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

[61] Sylvie Pénichon, *Twentieth-Century Color Photographs: Identification and Care* (Los Angeles: Getty Publications, 2013), 319.
[62] "Awards Databases," Academy of Motion Picture Arts and Sciences, accessed June 5, 2017, http://awardsdatabase.oscars.org/.
[63] Pénichon, 319.

Parcel D: 1230-40 S. Hope Street



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



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



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



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

Architectural Description

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

Building History

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

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

services company previously located on Grand Avenue.[65] The company remained in operation at this location for approximately 15 years.[66] The building was substantially altered by the contractor, H. G. Grimwood in 1921. An interior mezzanine floor was added to the automobile service area with one side engaged with the building's brick wall, and the other attached to the building's wood frame structure.[67] New metal windows were added for the mezzanine.[68] Wagner Electric Corp. is listed in the City Directories as the tenant from 1939 to 1949, during which another mezzanine was added to the wholesale store room at the front of the building.[69] The parapet along the rear elevation was altered in 1951.[70] Three bays on the primary elevation were infilled in 1961.[71] In 1968, the rear elevation was sandblasted and repainted.[72] Approximately 25 percent of the building was destroyed by a fire in 1968.[73] Montgomery Properties, heirs of the original owner, owned the building through the 1960s. The building was purchased by the Pine Tree Company in the 1980s and used as a printing shop. Further alterations to the parapet as well as seismic retrofitting took place during the late 1980s.[74]

Evaluation

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

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

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

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

[65] Building Permit, 1918LA01493, Application for the Erection of Building, March 23,1918.
[66] Los Angeles Street Address Directory, 1918, 1920-1922, 1936, 1939-1942.
[67] Building Permit, 1921LA36211, Application to Alter-Repair-Demolish, December 17, 1921.
[68] Building Permit, 1921LA18646, Application to Alter-Repair-Demolish, August 9, 1921.
[69] Building Permit, 1949LA10355, Application to Alter-Repair-Demolish, January 10, 1949.
[70] Building Permit, 1951LA21560, Application to Alter-Repair-Demolish, October 31, 1951.
[71] Building Permit, 1961LA91185, Application to Alter-Repair-Demolish, June 20, 1961.
[72] Building Permit, 1968LA68488, Application to Alter-Repair-Demolish, June 10, 1968.
[73] Building Permit, 1975LA73263, Application to Alter-Repair-Demolish, August 10, 1975.
[74] Building Permit, 1985LA23493, Application to Alter-Repair-Demolish, October 31,1985; Building Permit, 1989HO00485, Application for Inspection, July 5, 1989.

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

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

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

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

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

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

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

3.5 Known Historical Resources in the Study Area

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

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

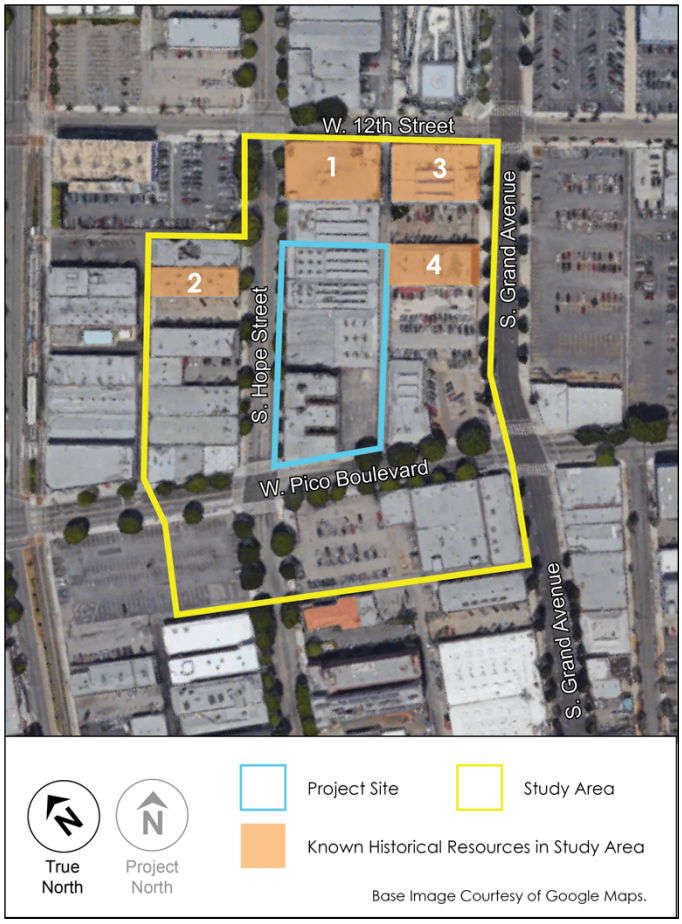


Figure 23: Known Historical Resources in the Study Area.

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

Table 4: Known Historical Resources within the Study Area

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

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

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



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

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

> Excellent and rare example of a 1920s automobile showroom in Downtown Los Angeles, exhibiting essential characteristics of the property type; few examples from this period retain integrity. The building was used as a showroom by a succession of car dealers including those affiliated with the Chevrolet, Reo Motor Cars, and Hudson brands. It remained in continuous operation as a showroom between 1920 and 1950.
>
> Excellent example of a vernacular industrial style building designed by master architects Dodd & Richards. While the building was used for commercial purposes, it exhibits characteristics typically associated with the industrial loft type. Industrial design was an important component of the firm's body of work.
>
> Due to alterations, including modification of ground story façades, the building does not retain sufficient integrity for listing in the National Register.[77]

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

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



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

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

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

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



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

[78] Ibid.

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

> Excellent and rare example of a 1930s automobile showroom in Downtown Los Angeles, exhibiting essential characteristics of the property type; few examples from this period retain integrity. The building was constructed as a showroom for Winslow B. Felix's Chevrolet dealership, which was later rebranded as Felix Chevrolet. The dealership was in continuous operation at this location between 1931 and 1946.
>
> Excellent example of International style commercial architecture in Downtown Los Angeles, with Art Deco design features; work of noted Los Angeles architect William Richards.
>
> Due to alterations, including modification of the ground story, the building does not retain sufficient integrity for listing in the National Register.[79]

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



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

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

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

[79] Ibid.

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

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

[80] Ibid.

4. PROJECT IMPACTS

4.1 Determining the Significance of Impacts on Historical Resources

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

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

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

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

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

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

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

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

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

4.2 Secretary of the Interior's Standards

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

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

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

The Standards for Rehabilitation are as follows:

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

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

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

4.3 Project Description

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

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

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

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

4.4 Analysis of Project Impacts

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

Phase I

Rehabilitation: Existing Morrison Hotel

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

New Construction: Hotel Expansion

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

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

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

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

> Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

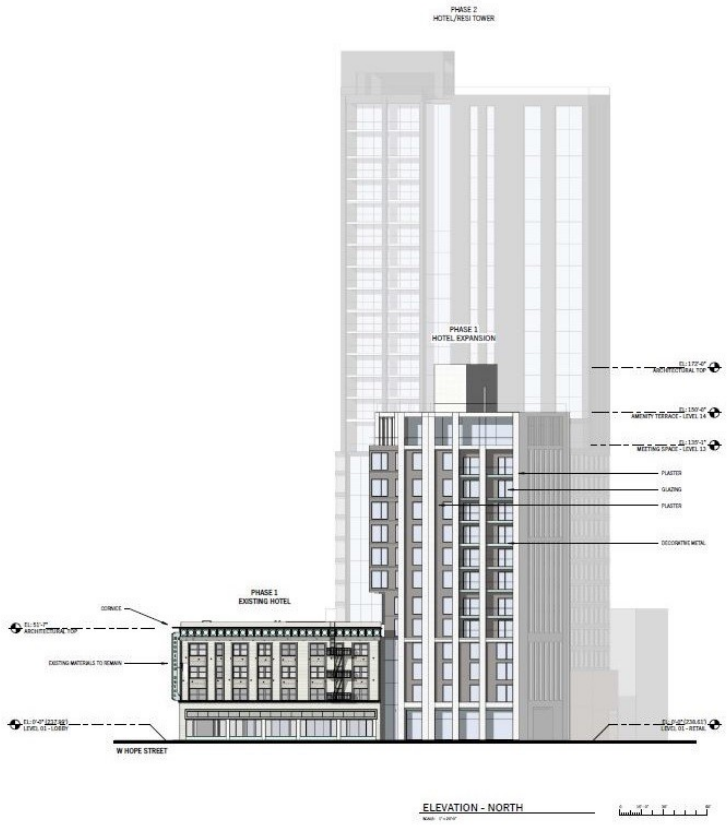


Figure 28: Rendering showing the south elevations and the connection between the Existing Morrison Hotel and Hotel Expansion excerpted from the entitlement submittal in Appendix E.

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

Phase II

Demolition

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

New Construction

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

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

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

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

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

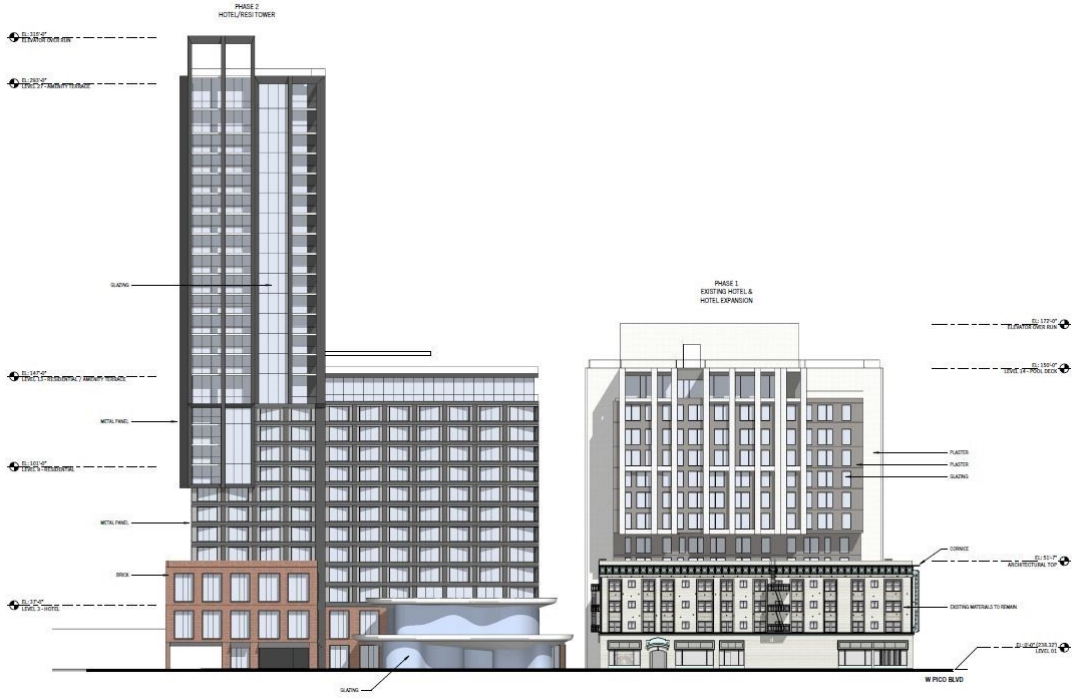


Figure 29: Rendering showing the west elevations of the Existing Morrison Hotel and Hotel and Residential Tower excerpted from the entitlement submittal in Appendix E.

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

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

4.5 Mitigation Measures

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

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

5. CONCLUSION

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

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APPENDIX A – Résumés



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

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

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

Educational Background:

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

Professional Experience:

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

Qualifications:

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

Professional Activities:

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

Selected Projects:

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



ALLISON M. LYONS is an Associate Architectural Historian at GPA. She has been involved in the field of historic preservation since 2007. Allison's experience with GPA has included the preparation of CEQA and Section 106 reports for numerous projects throughout the state, Historic American Buildings Survey/Historic American Engineering Record reports for properties including the Wilshire I. Magnin Department Store and La Loma Bridge, and National Register of Historic Places nominations for a variety of property types, including the Great Wall of Los Angeles. Allison has also contributed to a number of large-scale historic resources surveys and context statements including the West Hollywood Commercial Historic Resources Survey and Context Statement, Postwar Development and Architecture in Fremont Historic Context Statement, and several architectural and cultural themes for the Los Angeles Citywide Historic Context Statement. She has also conducted architectural surveys for several buildings including the Farmers & Merchants Bank Building and Hollywood Roosevelt Hotel.

Educational Background:

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

Professional Experience:

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

Qualifications:

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

Professional Activities:

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

Selected Projects:

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

Selected Projects:

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



AMANDA DUANE is an Associate Architectural Historian at GPA. She has been professionally involved in the field of historic preservation since 2011. Amanda's experience with GPA has included the preparation of CEQA and Section 106 reports for numerous projects throughout the state; design guidelines for historic districts in the City of Long Beach; several architectural and cultural themes for the Los Angeles Citywide Historic Context Statement; Historic American Buildings Survey/Historic American Engineering Record reports for numerous properties including Orange Coast College; National Register of Historic Places and Los Angeles Historic-Cultural Monument nominations for a variety of property types; and Part I Federal Rehabilitation Tax Credit applications for several buildings in downtown Los Angeles. Amanda has also contributed to several large-scale historic resources surveys including the East San Fernando Valley Transit Corridor, High-Speed Rail from Los Angeles to Burbank, I-710 from Los Angeles to Long Beach, Whittier Non-Residential Historic Resources Survey, and SurveyLA. Amanda is proficient in a number of software programs including Adobe Illustrator, Adobe Photoshop, and Microsoft Office. She uses these skills to create maps, illustrations, and graphics layouts for various projects.

Educational Background:

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

Professional Experience:

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

Qualifications:

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

Professional Activities:

- California Preservation Foundation Conference Programs Committee, 2017

Selected Projects:

- Long Beach Historic District Design Guidelines, Ongoing
- Immanuel Baptist Church, Long Beach, Landmark Application, 2017
- African American History, Los Angeles Citywide Historic Context Statement, 2017
- Jewish History, Los Angeles Citywide Historic Context Statement, 2016
- Exotic Revival Architecture, Los Angeles Citywide Historic Context Statement, 2015
- Long Beach Mills Act Program, Inspection Reports, 2015
- LGBT History, Los Angeles Citywide Historic Context Statement, 2014
- Mira Loma Detention Center Women's Facility, Los Angeles County, CEQA Historical Resource Report, 2014-2016
- 6th Street Bicycle Lane, Long Beach, Section 106 Historical Resource Evaluation Report, 2014
- Daisy Avenue Bicycle Lane, Long Beach, Section 106 Historical Resource Evaluation Report, 2014
- Whittier Non-Residential Historic Resource Survey and Context Statement, 2012-2014
- Laguna Beach Mills Act Program, Application Reports, 2013-2015
- LA Biomed, Torrance, CEQA Historical
- Silver Lake/Echo Park/Elysian Valley Historic Resource Survey, SurveyLA, 2013-2014
- Resource Report, 2013-2014
- Bel Air/Beverly Crest Historic Resource Survey, SurveyLA, 2013
- High Desert Corridor, Los Angeles County, Historical Resource Evaluation Report, Section 106 Review, 2013
- 415 W. Ocean Boulevard, HABS-Like Documentation, Long Beach, 2013
- Claremont Graduate University Master Plan, CEQA Historical Resource Report, 2013
- Grand Avenue Bluff Historic Resource Survey and Context Statement, Riverside, 2011



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

Educational Background:

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

Professional Experience:

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

Qualifications:

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

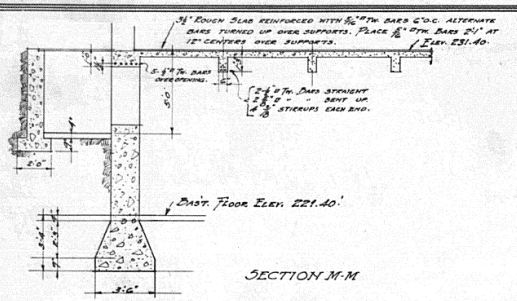
Professional Activities:

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

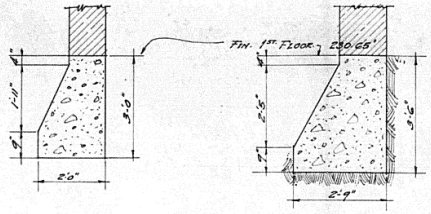
Selected Projects:

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

APPENDIX B – Original Drawings

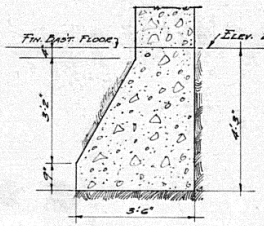


SECTION M-M

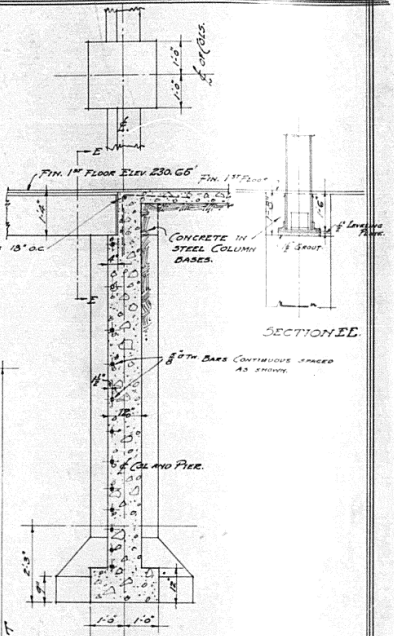


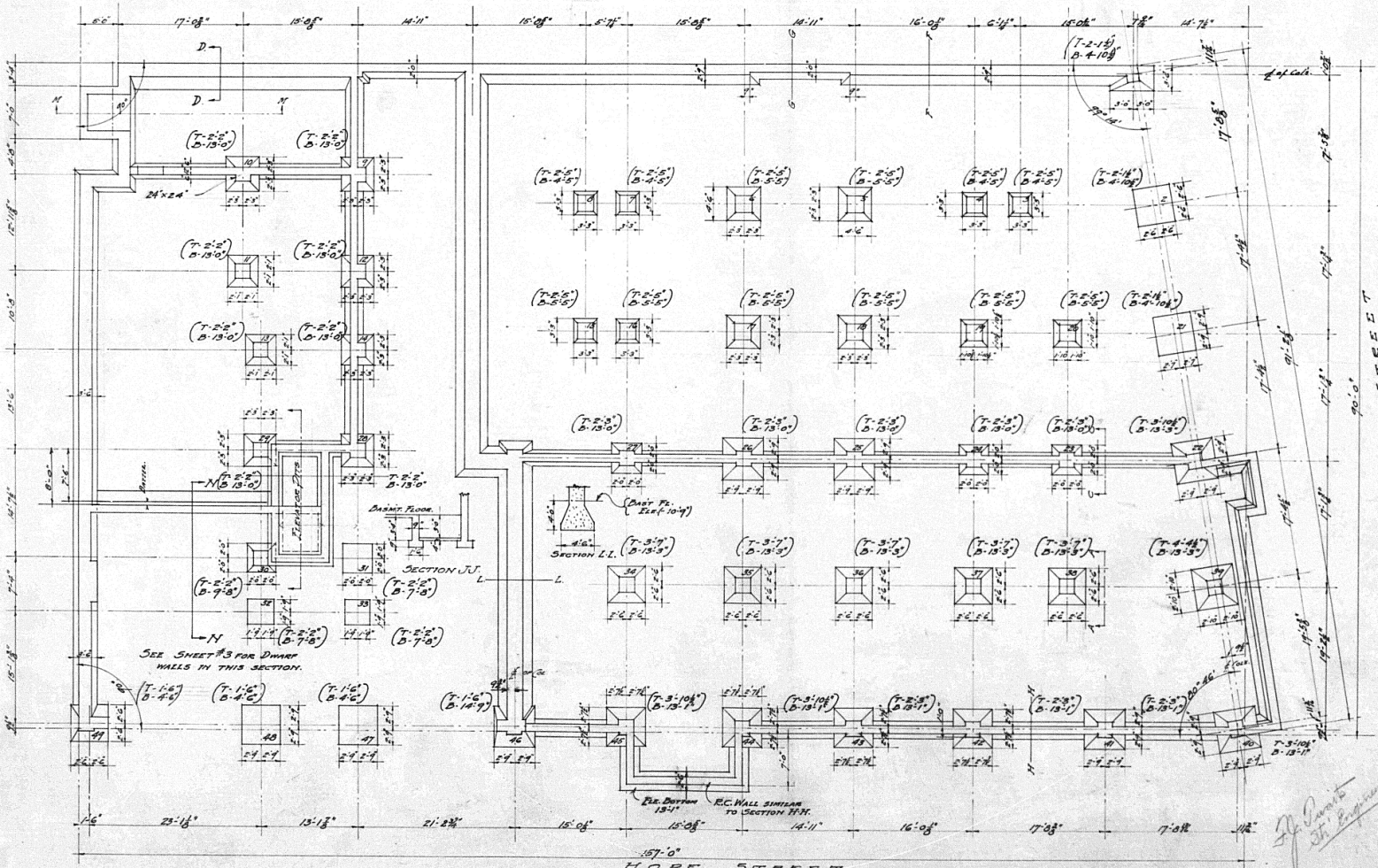
SECTION G-G

SECTION F-F



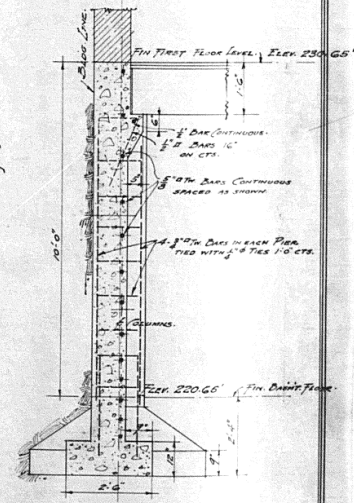
SECTION D-D





HOPE STREET.

• FOUNDATION PLAN •



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

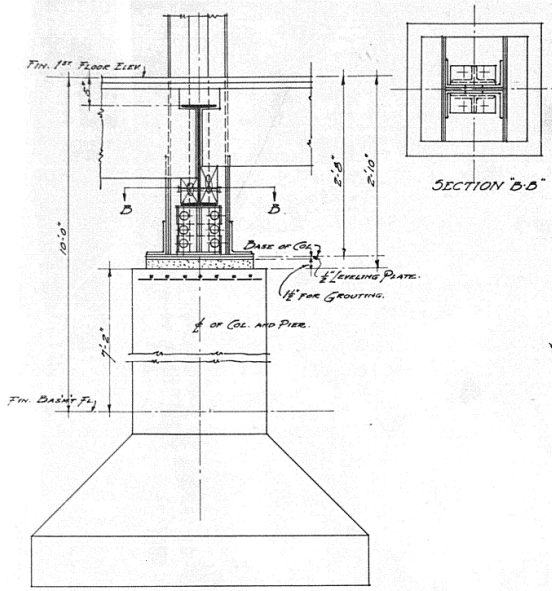
J. J. Parrish Jr. Engineer

"A FOUR STORY HOTEL BLDG."
FOR
"MR. VICTOR PONET"
TO BE ERECTED ON THE CORNER OF HOPE STREET & PICO LOS ANGELES

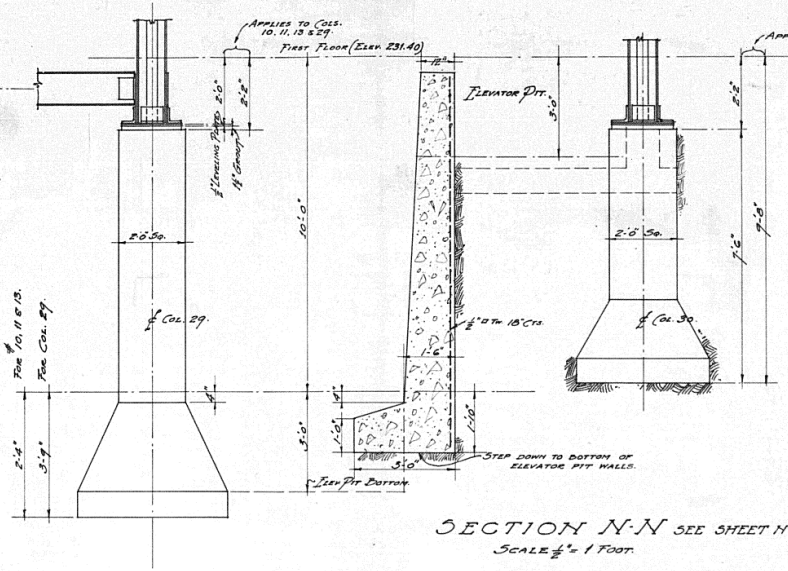
DRAWN BY TWAITE
TRACED BY BAKER
OCT 27 '26

MORGAN, WALLS AND MORGAN
ARCHITECTS

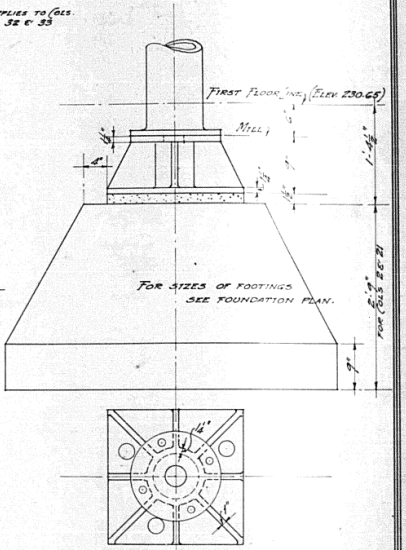
No 1



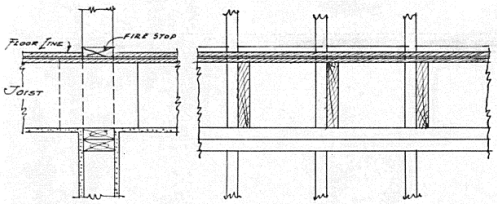
SECTION "B-B"



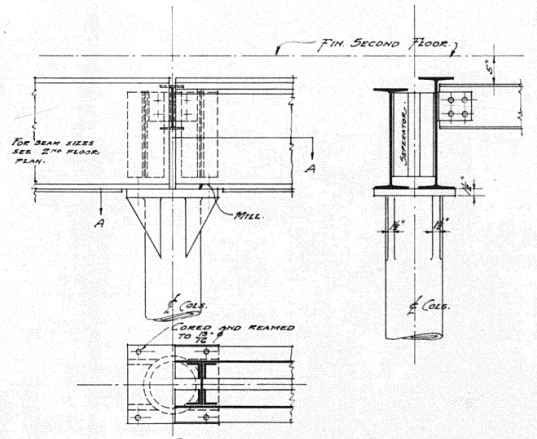
SECTION N-N SEE SHEET No 1.
SCALE ½" = 1 FOOT.



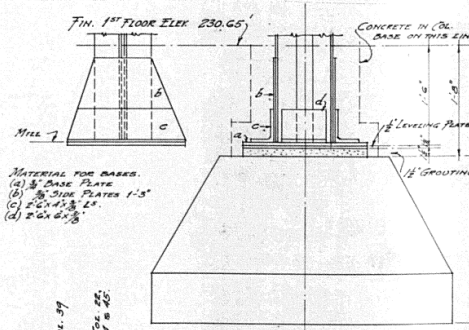
TYPICAL PIER DETAIL FOR COLS. 34 TO 39 INCLS.
SECTION 'A-A' SEE SHEET No 1.



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

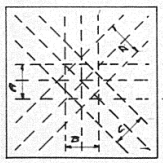


TYPICAL DETAIL OF CONNECTION OF SPANDREL BEAMS TO C.I. COLUMNS.

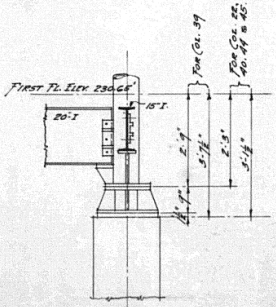


Material for bases.
(a) ½" Base Plate
(b) ⅝" Side Plates 1'-3"
(c) 2-6"x4"x⅝" L's.
(d) 2-6"x6"x⅝"

TYPICAL DETAIL OF STEEL BASES.

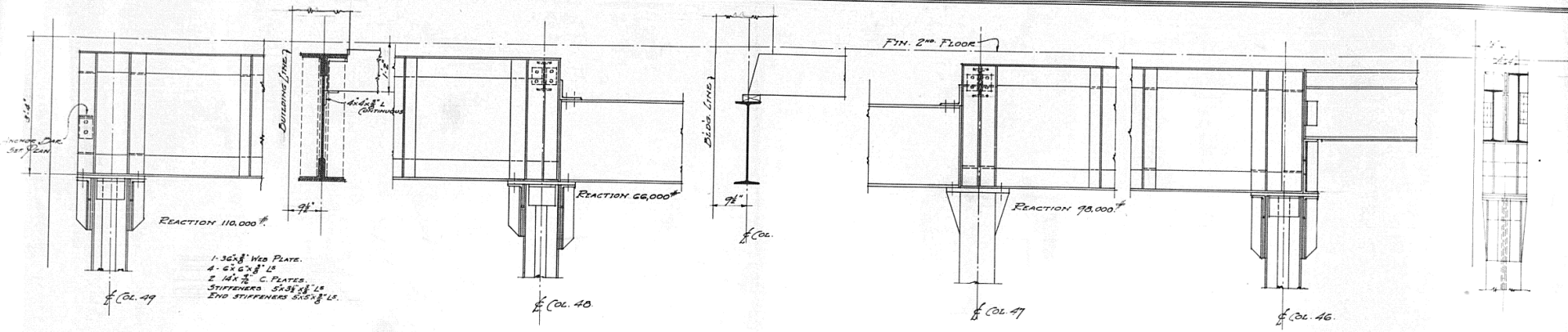


Footings #22 to 27 incl.
34 - 39 "
40 - 44 "
9 " 14 "
To be reinforced with 12 ⅝" Sq. Tw. bars as shown.



Elev. Detail at Col. 39
Cols. 22-40 44 & 45 Similar.

A FOUR STORY HOTEL BLD'G
FOR
MR. VICTOR PONET
TO BE ELECTED ON THE CORNER OF HOUSE ST. & 9TH LOS ANGELES
Made By
Traced By
Oct 24th 1913
MORGAN WALLS AND MORGAN
ARCHITECTS
No 2.



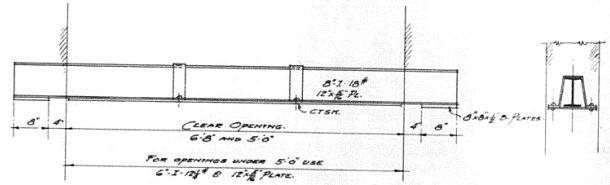
COLUMNS,-

All Cast Iron Columns are { 10" Diam. 1" Metal.

Except Cols. 21, 40 and 41 which are { 10" Diam. 1¼" Metal.

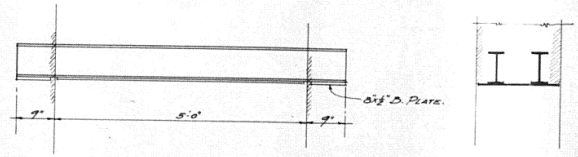
All Steel Cols. are built up of { 4 L's 5"x3½"x⅝" 1 10"x⅝" Web.

Except Cols. Nos 25, 26, 46, 48 & 49 { 4- L's 5"x3½"x⅝" 10"x⅝" Web.



For Lintels over 4th story window Plates are 16"x⅜"

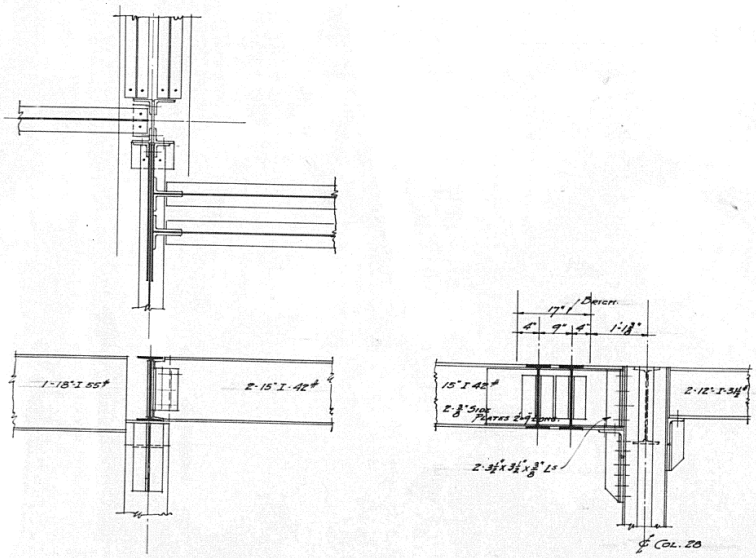
Lintel Beams for Pico and Hope St. Elevation at 3rd, 4th and Roof.



2-8"I-18#
1-20"x⅜" Plate } 1 Req.

2-8"I-18#
1-16"x⅜" Plate } 2 Req.

Lintels over doors thru Division Walls.

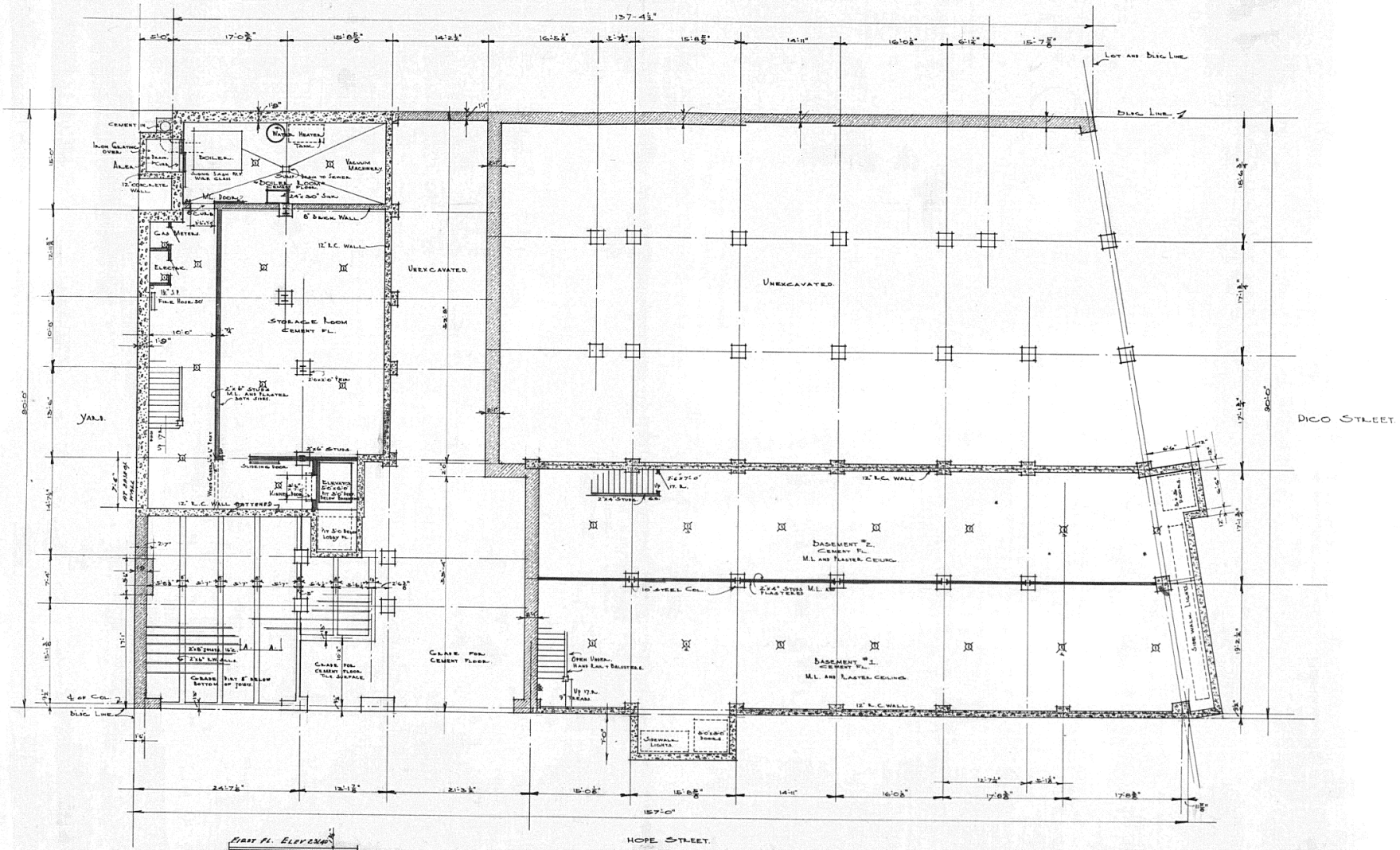


Detail of Col. 28.

A Four Story Hotel Bld'g.
for
Mr. Victor Ponet
To be erected on the corner of Hope & Pico Sts.
Los Angeles.

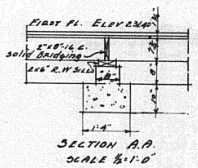
Made By / Traced By: Morgan Walls and Morgan Architects

No 2A



"Basement Plan"
Scale = ⅛" to 1'0"

Note. All ceiling Joist, Wood Beams and Stud Partitions to be Metal Lathes and Plastered.

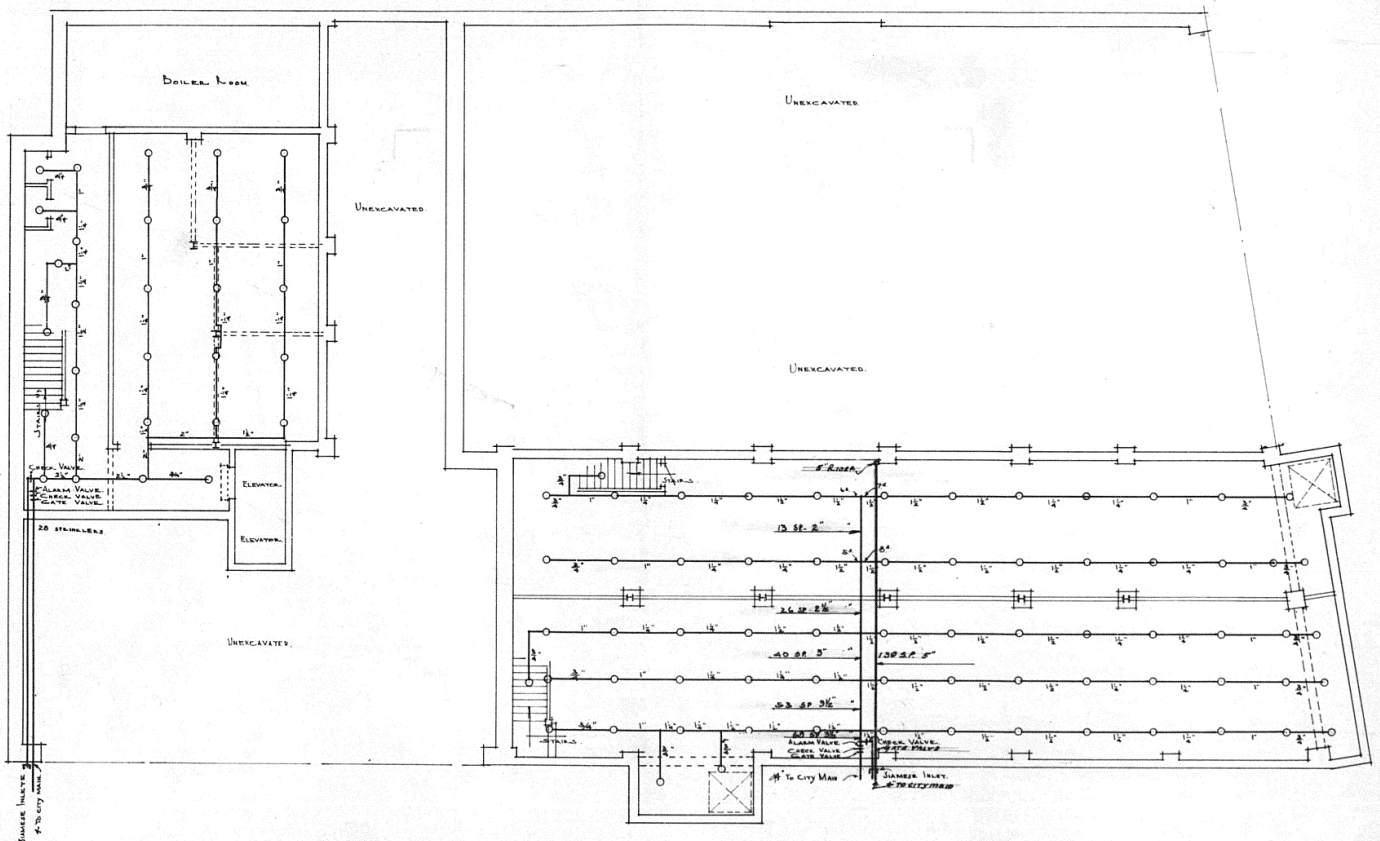


Section A.A.
Scale ½"=1'0"

"A Four Story Hotel Bldg"
for
"Mr. Victor Jonet"
to be Erected on the corner of Hope Street & Dico
Los Angeles

Morgan, Walls and Morgan,
"Architects"

No. 3



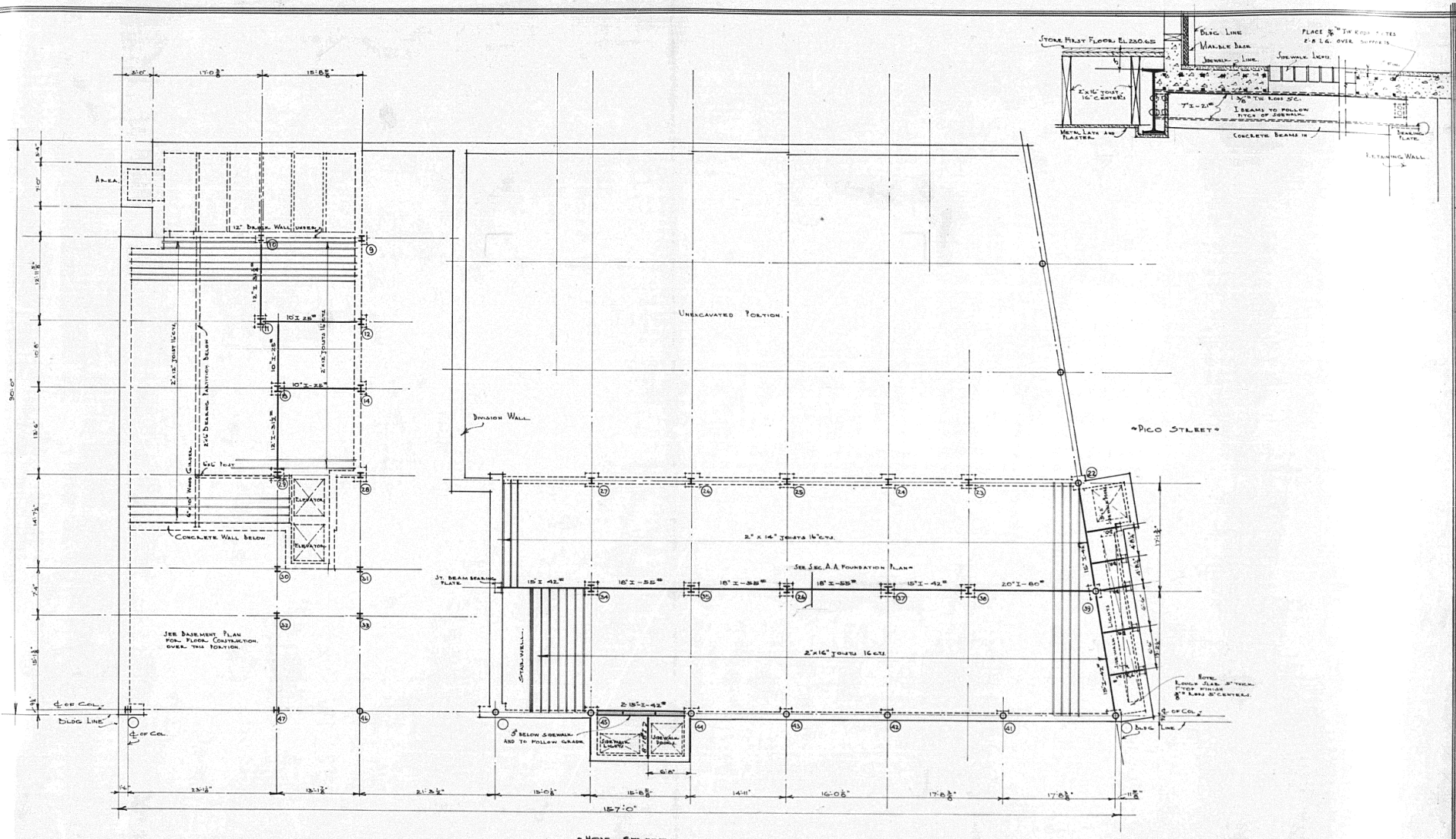
"Hope Street"

"Basement Sprinkler Plan"
Scale - ⅛" to 1'0"

"A Four Story Hotel Bldg."
For
"Mr. Victor Ponet"
To be erected on the corner of Hope Street & Nico
Los Angeles

Morgan, Walls and Morgan
"Architects"

No. 4

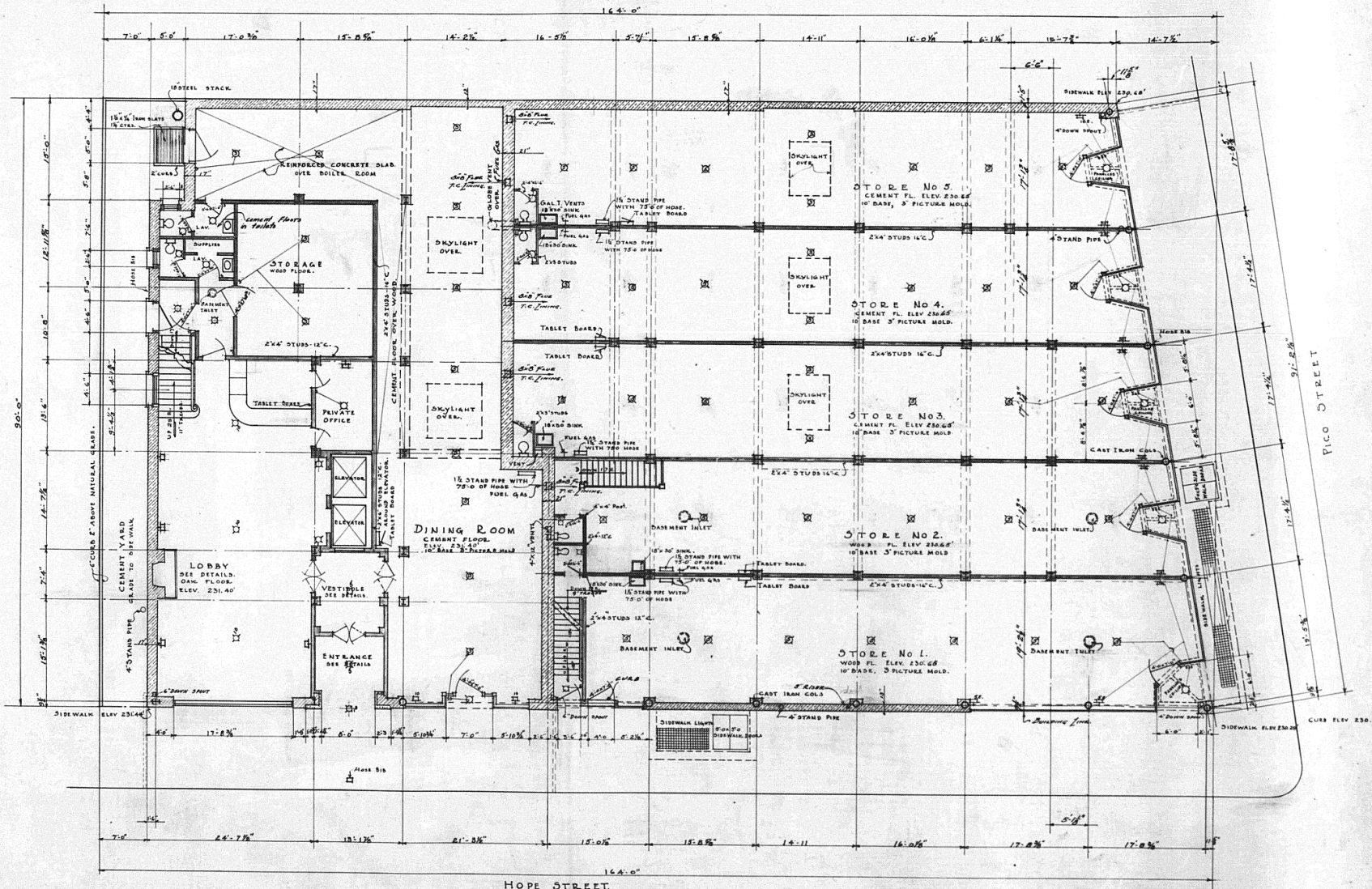


"A Four Story Hotel Bldg."
for
"Mr. Victor Donet"
to be erected on the corner of Hope Street & Pico
Los Angeles.

Plans by [illegible] Date Oct. 1923

Morgan, Walls and Morgan
"Architects"

No. 5



-FIRST FLOOR PLAN

SCALE 1/8"= 1'-0"

-A FOUR STORY HOTEL BLD'G.-

FOR

"MR. VICTOR PONET"

TO BE ERECTED ON THE CORNER OF HOPE ST. AND PICO

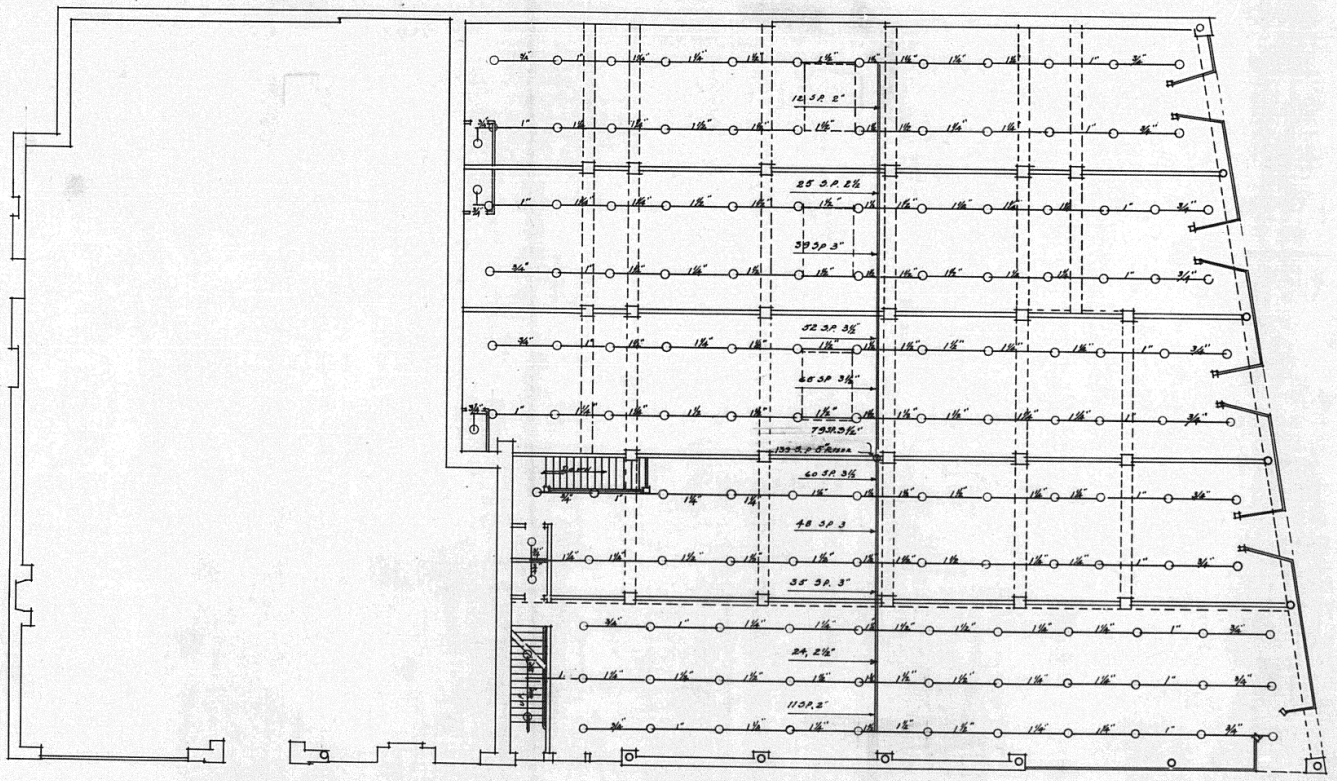
LOS ANGELES

DRAWN BY C.A.WALL. TRACED BY H.A.WALL. OCT 1913.

MORGAN, WALLS AND MORGAN

"ARCHITECTS"

No 6.



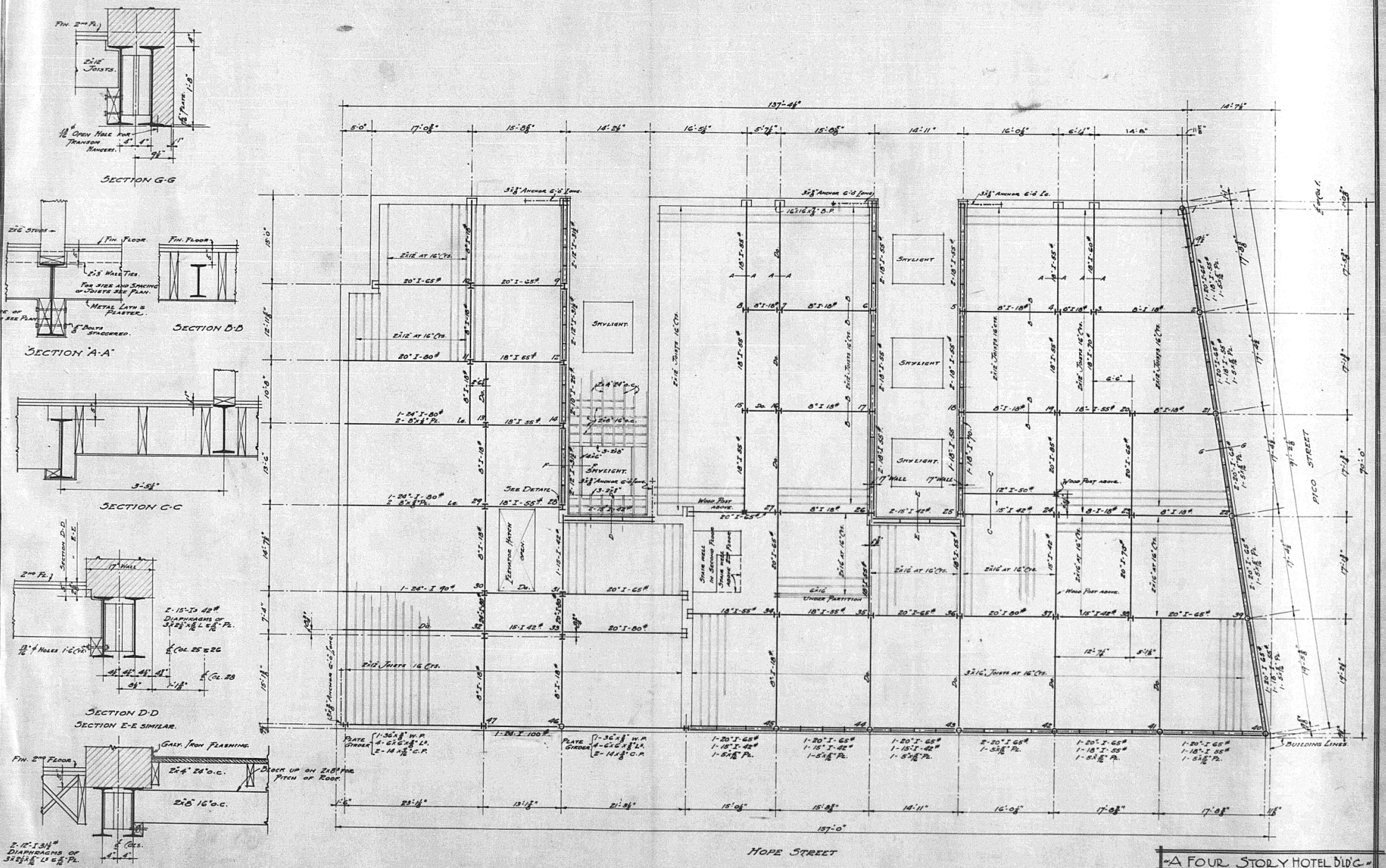
HOPE STREET

FIRST FLOOR SPRINKLER PLAN
TOTAL SPRINKLERS 139.

-A FOUR STORY HOTEL BLD'G-
FOR
-MR. VICTOR PONET-
TO BE ERECTED ON THE CORNER OF HOPE ST. AND PICO.
LOS ANGELES

MORGAN WALLS AND MORGAN
-ARCHITECTS-

No 64



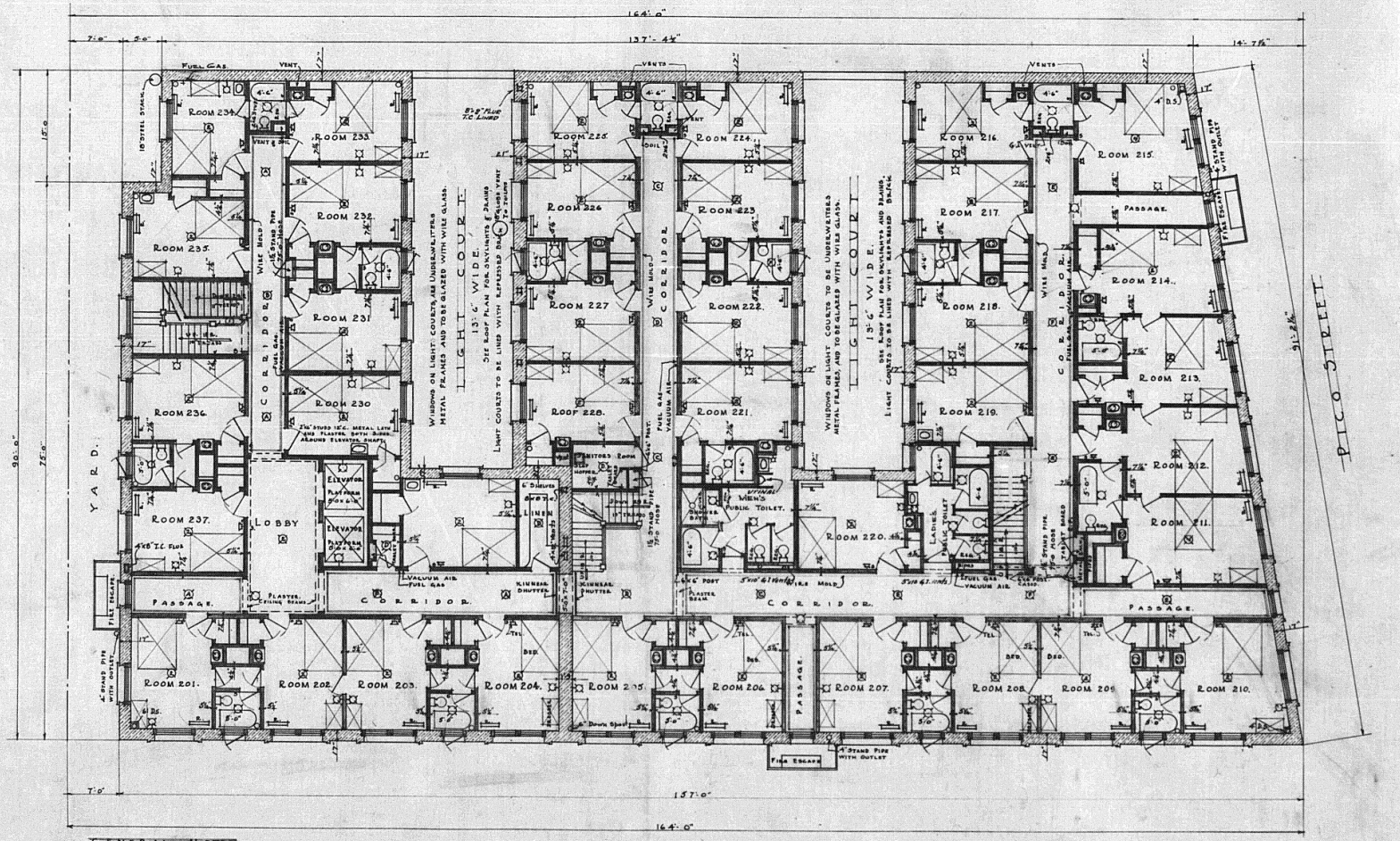
NOTE; TOPS OF BEAMS & GIRDERS ARE 5" BELOW FINISHED FLOOR LINE UNLESS OTHERWISE SHOWN OR NOTED THUS( ).

"A FOUR STORY HOTEL BLD'G"
FOR
"MR. VICTOR PONET"
TO BE ERECTED ON THE CORNER OF HOPE STREET & PICO STREET
LOS ANGELES

DRAWN BY P.D.T. TRACED BY L.C.W. CHECKED BY

MORGAN, WALLS AND MORGAN
ARCHITECTS

No 7.



GENERAL NOTES

CORRIDOR DOORS 2'-6" X 6'-8" X 1⅜" WITH TRANSOMS OVER.
PUBLIC TOILET DOORS 2'-4" X 6'-8" X 1⅜" " " "
CLOSET DOORS 2'-4" X 6'-8" X 1⅜" " " "
BATH ROOM DOORS 2'-4" X 6'-10" X 1⅜" ALSO IN PASSAGE WAYS TO BATH ROOMS.
COMMUNICATING DOORS 2'-6" X 6'-10" X 1⅜"

OVER ALL LAVATORIES PLACE A 14"X18" MIRROR IN A 2" WOOD FRAME, ALSO A 6" SHELF.

ALL BATH ROOMS AND PUBLIC TOILETS TO HAVE CEMENT FLOORS WITH A 4" SANITARY BASE, A PLASTER WAINSCOT MARKED OF IN 3"X6" TILES 5'-0 HIGH WITH A 4" WAINSCOT CAP.

TABLET BOARDS AND HOSE CLOSETS TO HAVE METAL BACKS AND SASH DOORS.

THE LOWER SASH OF WINDOWS IN LIGHT COURTS TO HAVE POLISHED WIRE PLATE.

PASSAGE TO FIRE ESCAPES, SOFFITS OF ALL STAIRWAYS, AND ELEVATOR SHAFT INSIDE AND OUTSIDE, TO BE METAL LATH AND PLASTERED.

IN CORRIDORS THERE WILL BE A MOLDED 8" BASE, A 4" CHAIR RAIL, AND A WIRE MOLD AT CEILING.

ALL ROOMS TO HAVE A 10" MOLDED BASE AND A PICTURE MOLD.

CLOSETS TO HAVE A 12" SHELF WITH HOOK STRIP UNDER AND A 6" BASE.

ALL INSIDE TOILETS AND BATH ROOM VENT DUCTS TO BE 8"X10" GAL. IRON WITH HEAT 10"X10" W.I. REGISTERS.

BATH ROOM FLOORS TO BE RAISED AND CEILINGS FURRED WHERE DIRECTED TO ACCOMADATE PIPES.

ALL VENT AND PIPE SHAFTS TO BLOCKED OF AT FLOORS AND TO BE PLASTERED ON METAL LATH ON EXTERIOR.

HOPE STREET
SECOND FLOOR PLAN
SCALE ⅛" TO ONE FOOT

IMPORTANT NOTE

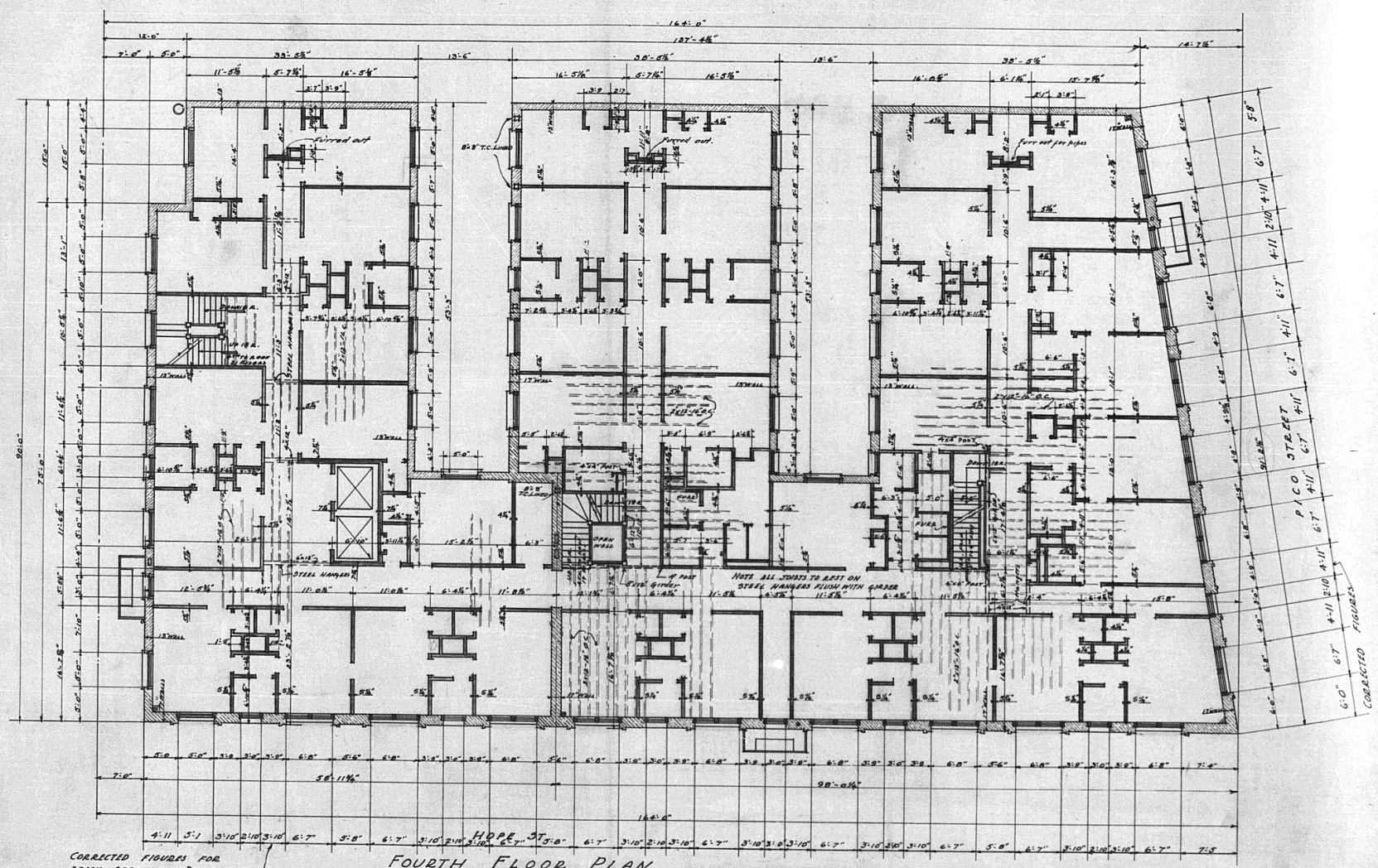
PLUMBING FIXTURES, ELECTRIC OUTLETS, VACUUM AIR, STAND PIPES, GAS OUTLETS, RADIATORS, DOORS AND WINDOWS, FIRE ESCAPES, VENTS, TABLET BOARDS, TELEPHONES, AND ALL GENERAL NOTES ON THIS PLAN ARE TO BE TYPICAL FOR THE THIRD AND FOURTH FLOORS. USE FOURTH FLOOR PLAN FOR THE LOCATION OF WINDOWS AND PARTITIONS SHOWN ON THIS PLAN.

"A FOUR STORY HOTEL BLDG."
FOR
"MR. VICTOR PONET"
TO BE ERECTED ON THE CORNER OF HOPE STREET & PICO
LOS ANGELES

Drawn By
Traced By
Checked By
10-7-'08

MORGAN WALLS AND MORGAN
"ARCHITECTS"

No. 8



CORRECTED FIGURES FOR BRICK OPENINGS DEC. 19 1913.

FOURTH FLOOR PLAN

THIRD FLOOR PLAN IS SIMILAR

SCALE 1/8" = 1'-0"

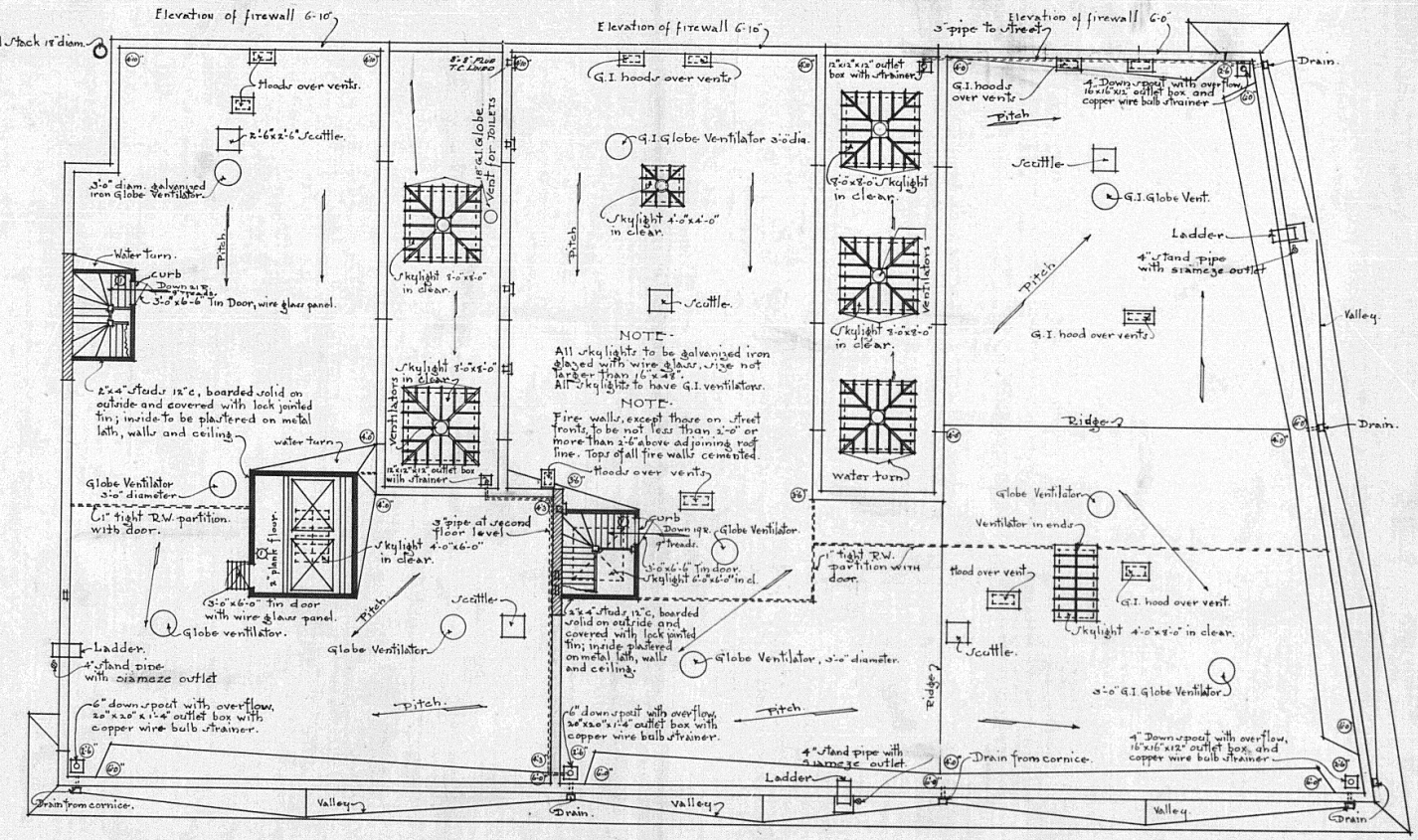
USE THIS PLAN FOR LOCATION OF PARTITIONS AND WINDOWS ONLY.
USE SECOND FLOOR PLAN FOR LOCATION OF ALL PLUMBING FIXTURES, ELECTRIC OUTLETS, TELEPHONES, STANDPIPES, FIRE ESCAPES ETC.
TYPICAL NOTES ON SECOND FLOOR PLAN WILL APPLY ON THIRD AND FOURTH FLOORS.
BATH ROOM WINDOWS TO BE 3'-10" FROM FLOOR AND 3'-8" HIGH.

A FOUR STORY HOTEL BLDG.
FOR
MR. VICTOR PONET
TO BE ERECTED ON THE CORNER OF HOPE ST. AND PICO.
LOS ANGELES

MADE BY CARROLL TRACED BY CHECKED BY

MORGAN WALLS AND MORGAN
ARCHITECTS

No 9



ROOF PLAN.

Scale 1/8 inch to one foot.

NOTE - Dimensions marked ○ thus, taken from fourth floor ceiling to finished roof line.

-A FOUR STORY HOTEL BLD'G-

FOR

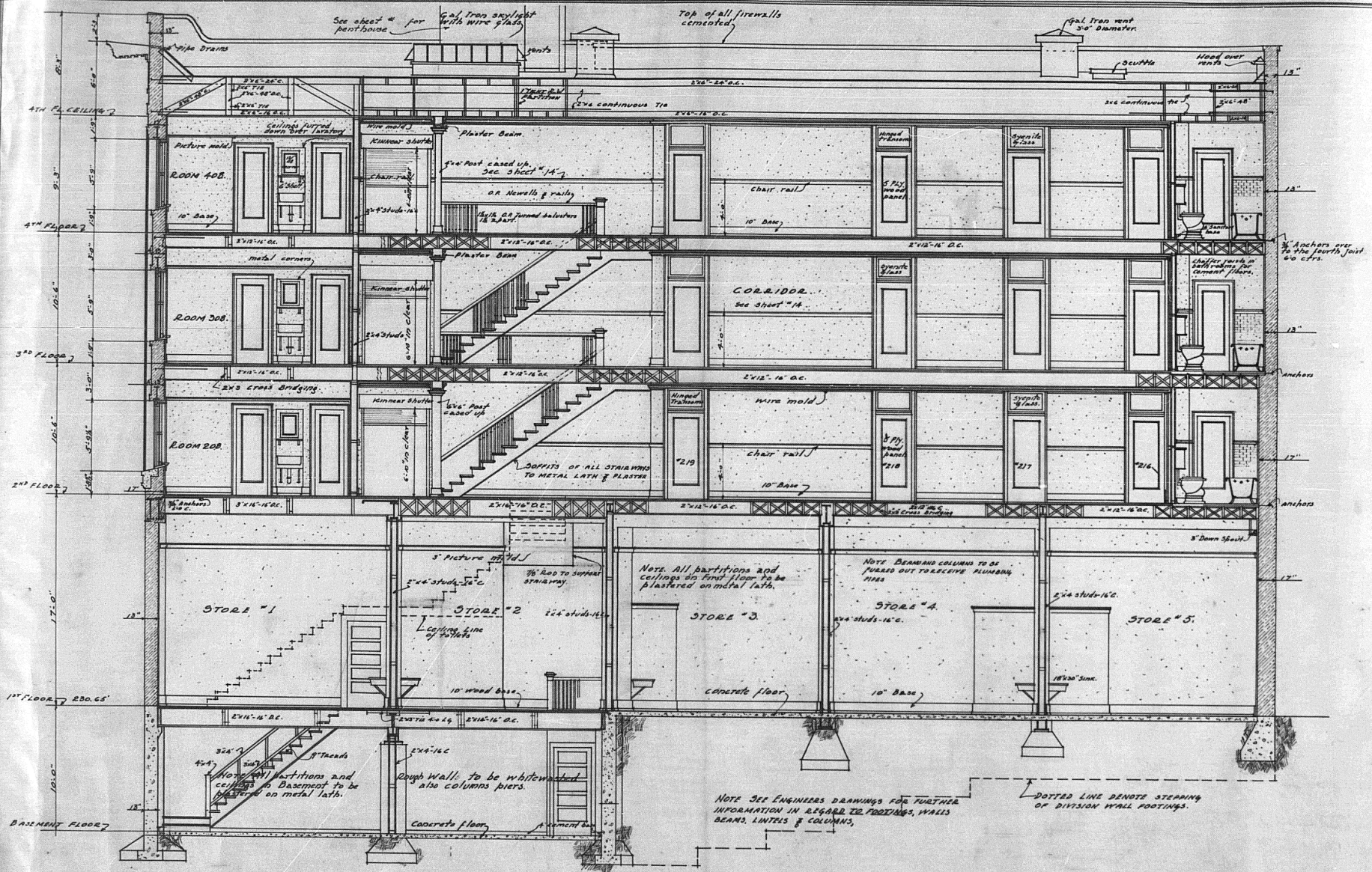
-MR VICTOR PONET-

TO BE ERECTED ON THE CORNER OF HOPE ST AND PICO LOS ANGELES

Drawn by C.A. Wm. Traced by Scale 1/8 Date

MORGAN, WALLS AND MORGAN -ARCHITECTS-

No 10



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

-A FOUR STORY HOTEL BLDG-
FOR
-MR. VICTOR PONET-
TO BE ERECTED ON THE CORNER OF HOPE ST. AND PICO.
LOS ANGELES

MORGAN WALLS AND MORGAN
-ARCHITECTS-

No. 11

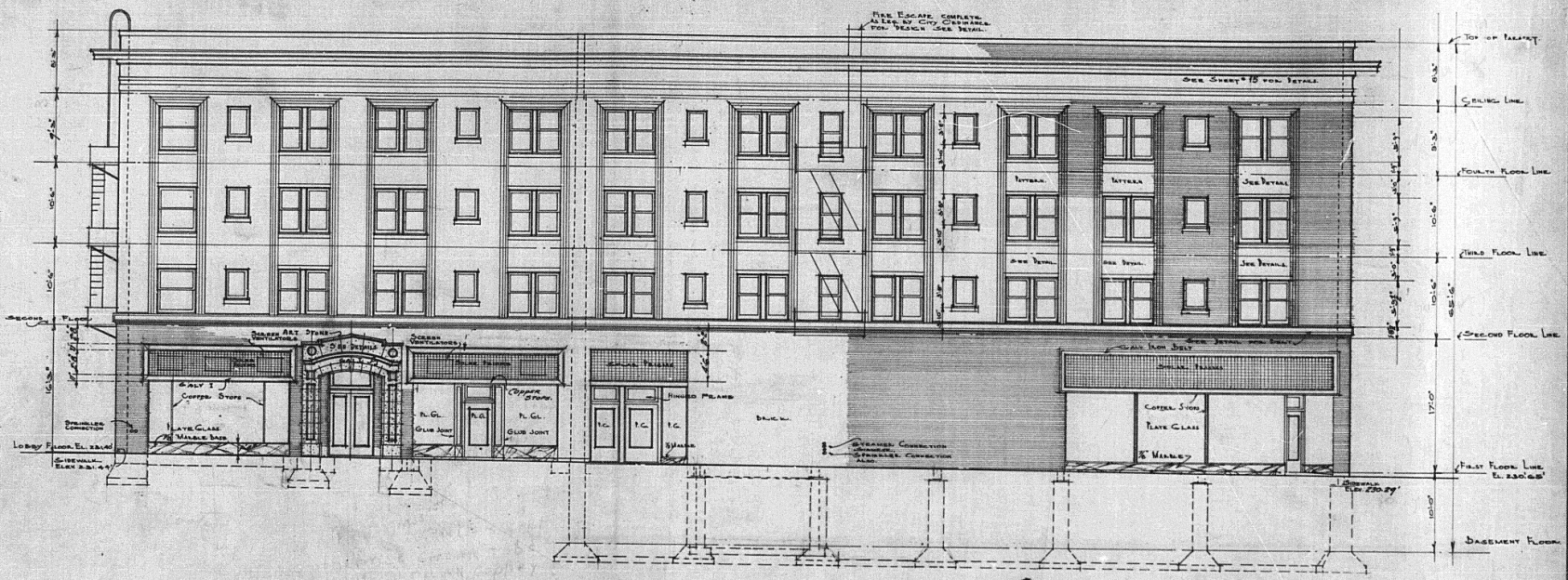


~Pico Street Elevation~
Scale = 1/4" to 1'-0"
Note ~ Contractor to take all Exterior Detail from Sheet No. 15.

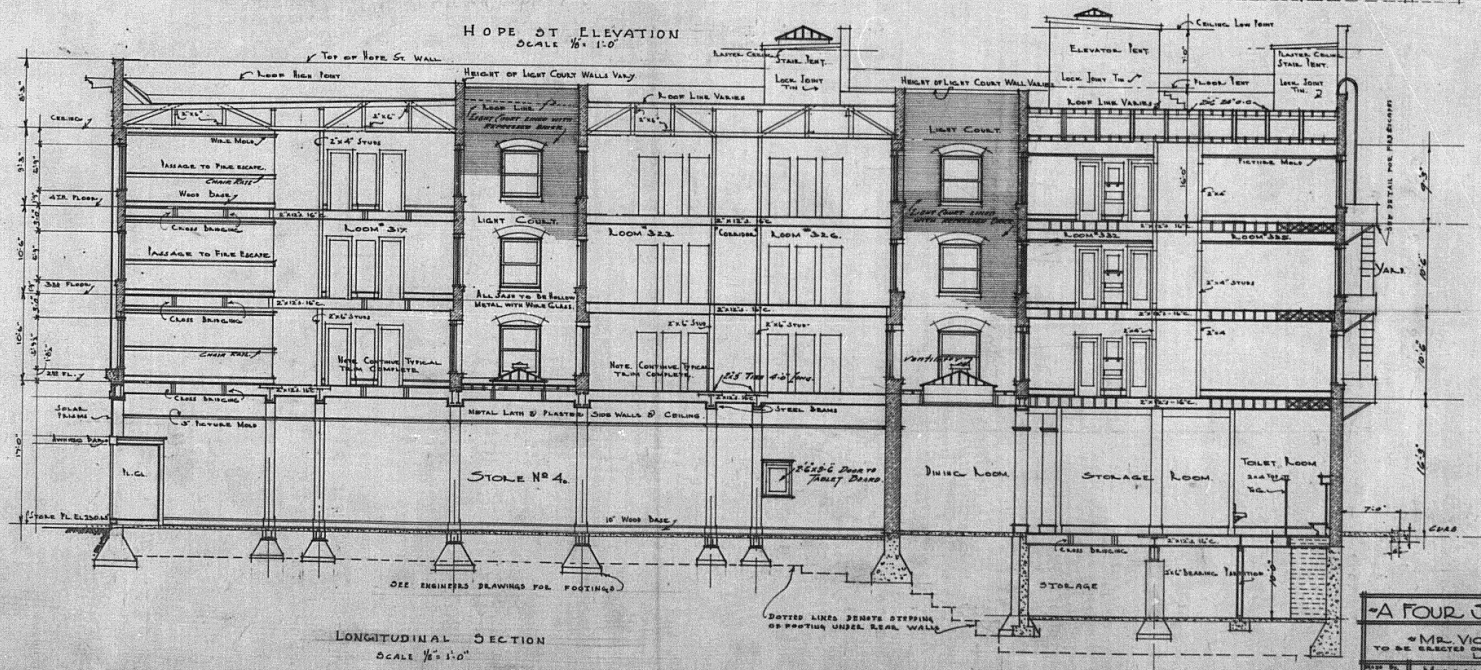
~A Four Story Hotel Bldg.~
for
~Mr. Victor Donet~
to be erected on the corner of Hope St. and Pico
Los Angeles.

Morgan, Walls and Morgan
~Architects~

No. 12



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



Pico Street

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

A Four Story Hotel Bldg.

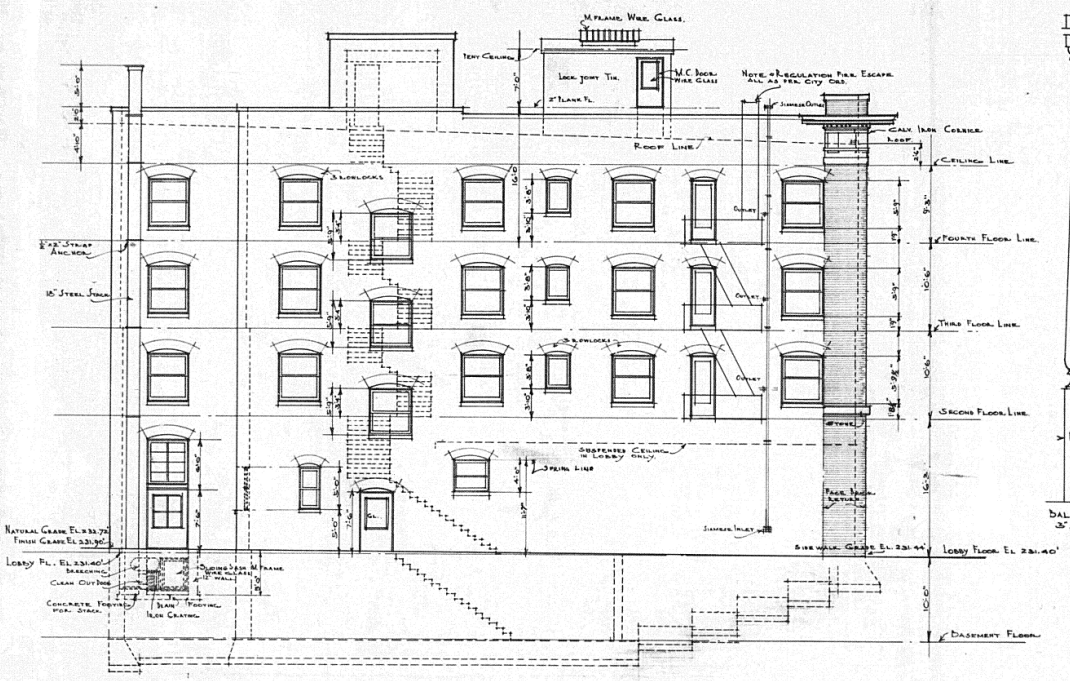
for

Mr. Victor Jonet

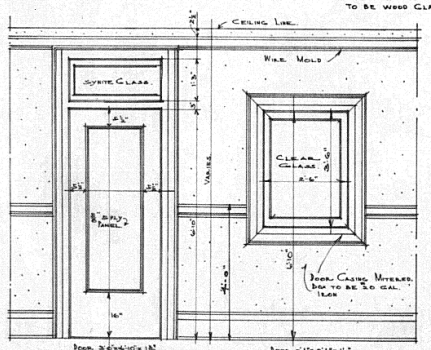
to be erected on the corner of Hope Street & Pico, Los Angeles

Morgan, Walls and Morgan, Architects

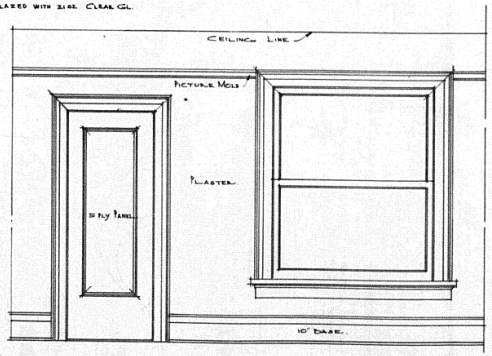
No 15



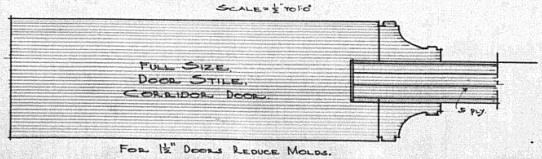
"YARD ELEVATION"
SCALE = 1/8 TO 1'0"
NOTE. ALL WINDOW FRAMES IN THIS ELEVATION TO BE WOOD CLADED WITH 21 OZ. CLEAR GL.



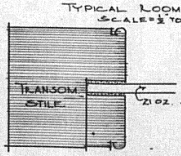
TYPICAL CORRIDOR DOOR.
FIRE HOSE CLOSETS.
SCALE = 1/2 TO 1'0"

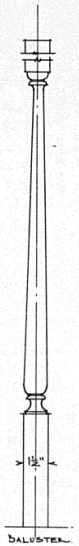


TYPICAL ROOM TRIM.
SCALE = 1/2 TO 1'0"

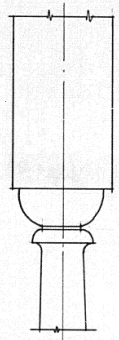


FOR 1 1/2" DOORS REDUCE MOLDS.

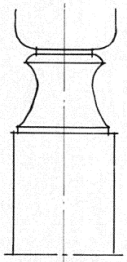




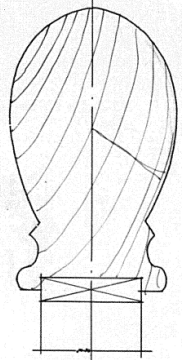
BALUSTER
3" SCALE.



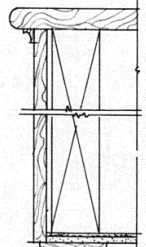
TOP MOLD.
FULL SIZE.



BOTTOM MOLD.
FULL SIZE.

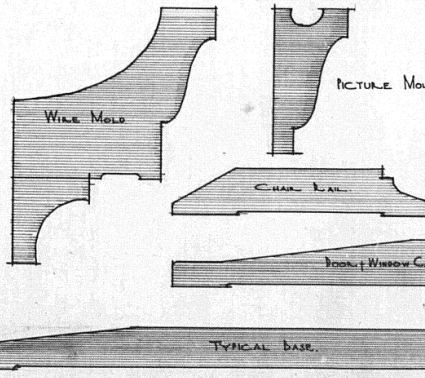


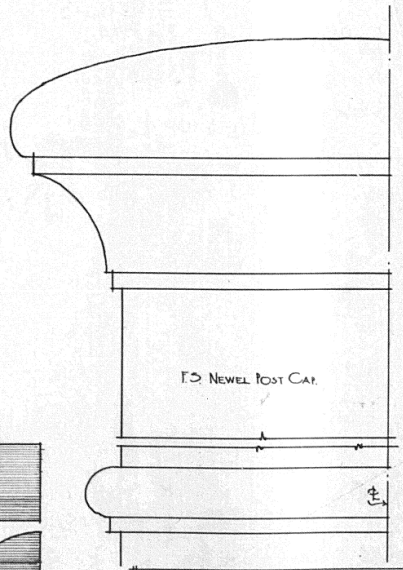
HAND RAIL. F.S.



SECTION THRU STRING.
3" SCALE.

"ELEVATION OF TYPICAL STAIR RUN"
SCALE = 1 1/2 TO 1'0"



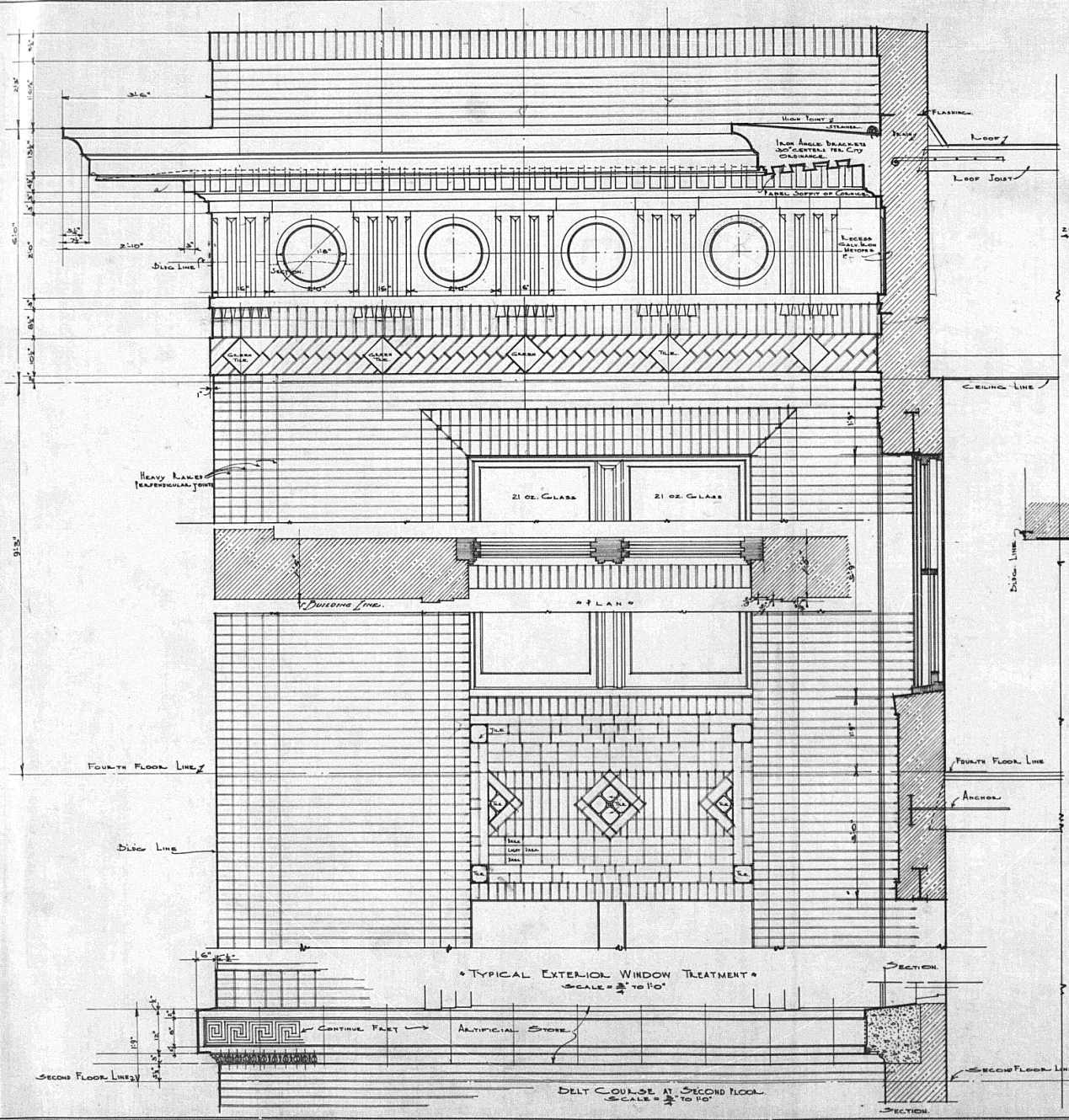


"A FOUR STORY HOTEL BLD'G."
FOR
"MR. VICTOR PONET"
TO BE ERECTED ON THE CORNER OF ROSE STREET & 11TH.
LOS ANGELES.

MADE BY: W.H.B.
TRACED BY: W.H.B.
OCT. 17. 10

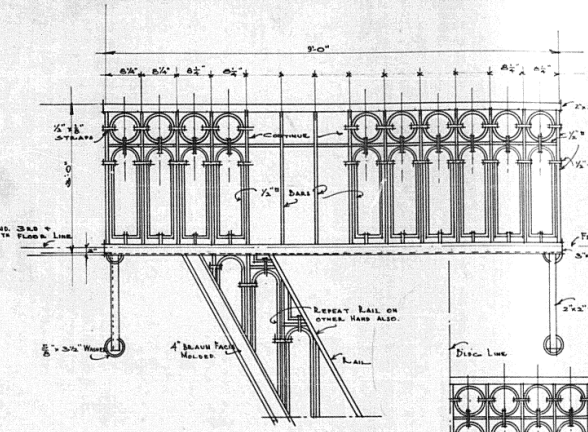
MORGAN, WALLS AND MORGAN
"ARCHITECTS"

No 14



Typical Exterior Window Treatment

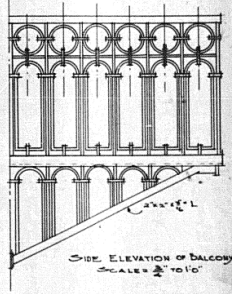
Scale = 3/4" to 1'0"



Front Elevation of Balcony.

Scale = 3/4" to 1'0"

Note. Fire Escape to be built in accordance with the City Ordinance.

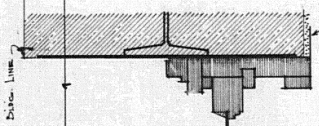


Side Elevation of Balcony

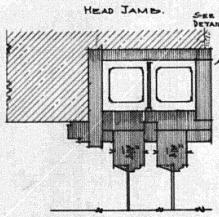
Scale = 3/4" to 1'0"

Typical Fire Escape Details

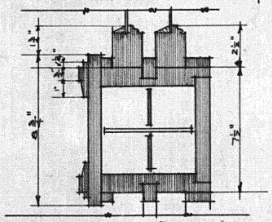
Typical for 1100 & Hope Sts.



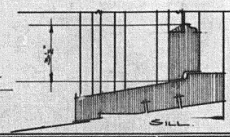
Head Jamb.



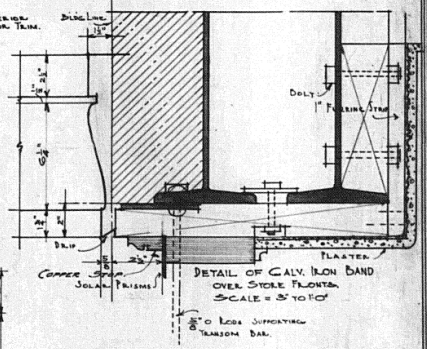
Side Jamb



Mullion Jamb.



Sill.



Detail of Galv. Iron Band over Stone Fronts.

Scale = 3" to 1'0"

3/8" ø Rods Supporting Transom Bar.

Typical Window Frame Details for 1100 Hope Street Elevations.

Scale = 3" to 1'0"

A Four Story Hotel Bldg.

for

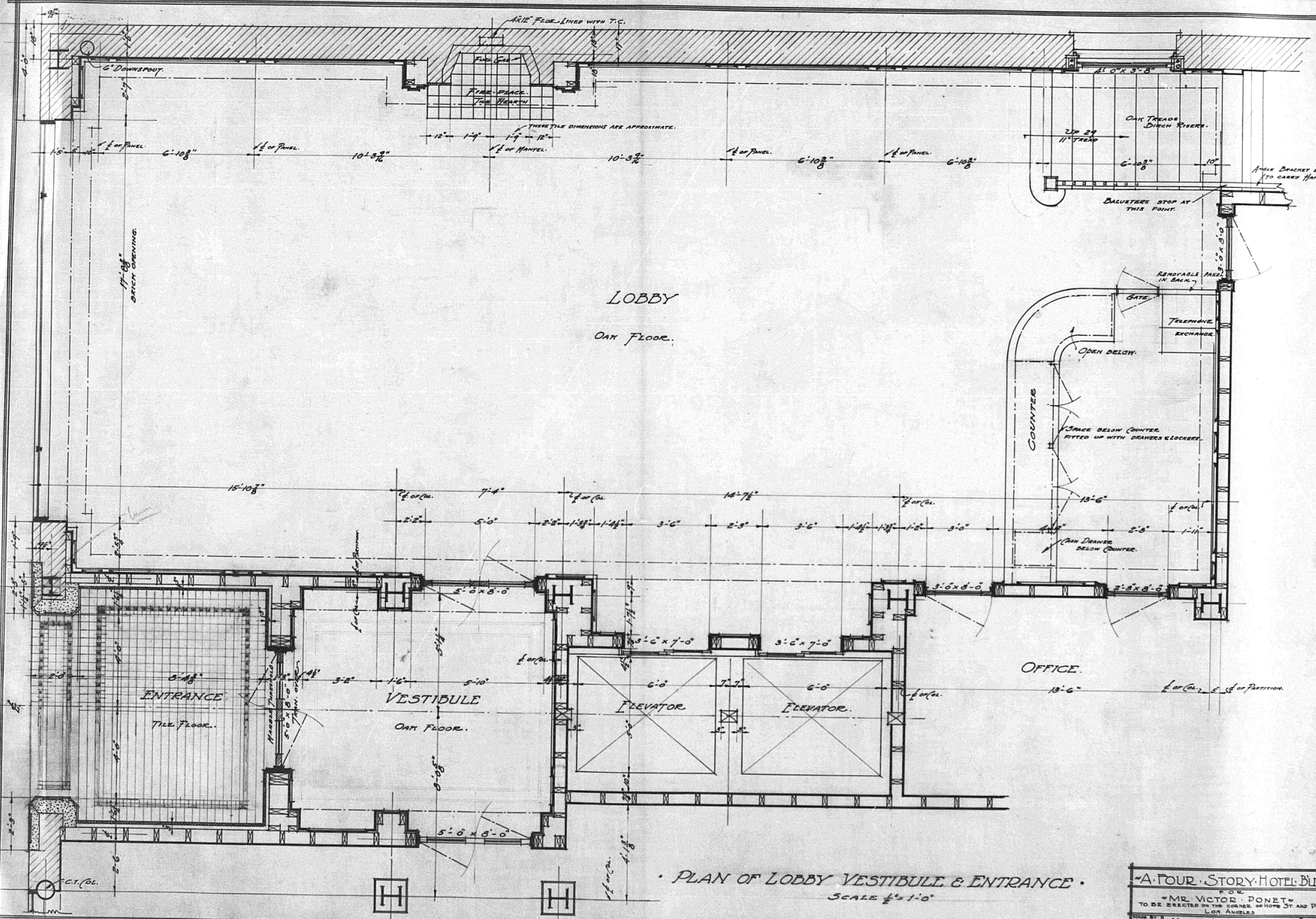
Mr. Victor Ponet

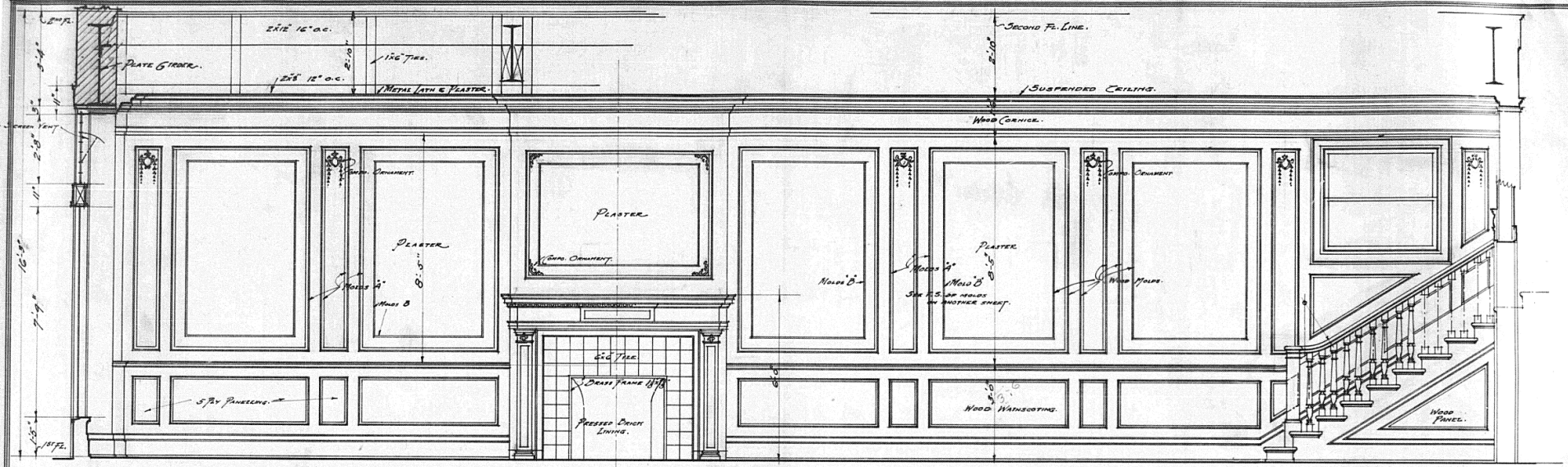
to be erected on the corner of Hope Street & 11th

Los Angeles

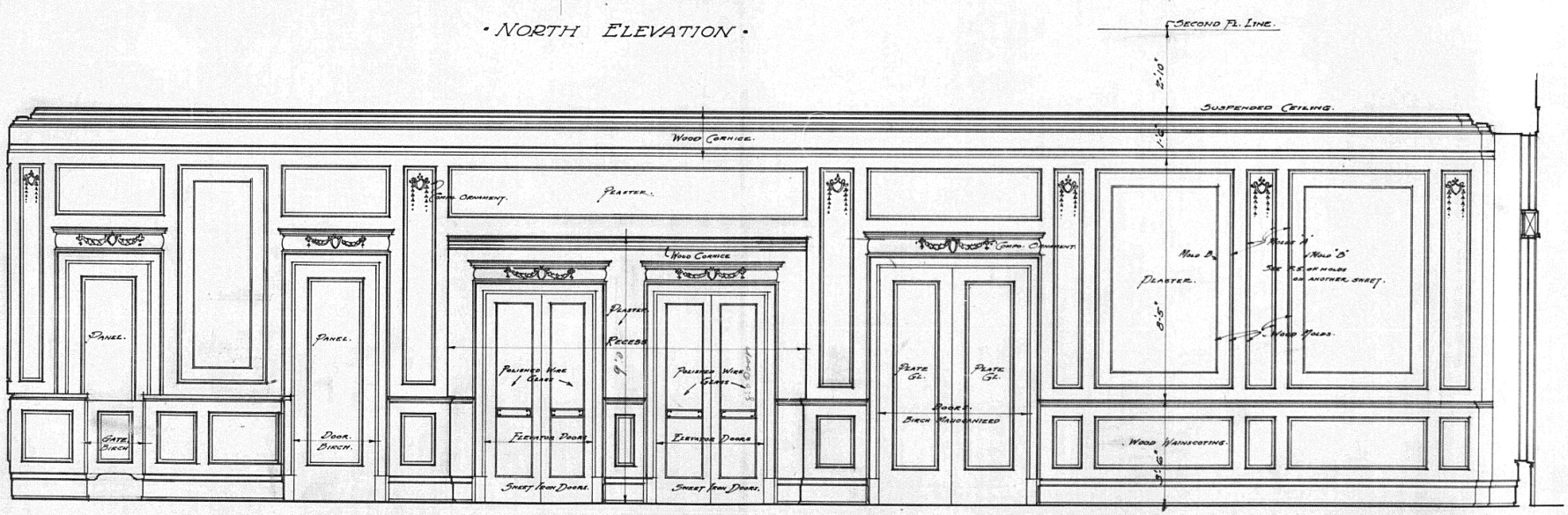
Morgan, Walls and Morgan, Architects

No. 15


4"x12" Flue Lined with T.C.
Flue Cap
Fire-place. Tile Hearth
These Tile dimensions are approximate.
6" Downspout.
Oak Treads Birch Risers.
Up 29
11" Tread
Balusters stop at this point.
Angle Bracket ex to carry Hand
Removable Panel in Back
Gate.
Telephone Exchange.
Open below.
Counter
Space below Counter fitted up with drawers & lockers.
Coin Drawer below Counter.
LOBBY
Oak Floor.
OFFICE.
ENTRANCE
Tile Floor.
VESTIBULE
Oak Floor.
Elevator.
Elevator.
Marble Threshold
Marble Base
Marble Wainscot
Marble Partition
Iron Partition
Iron Grille
Iron Door
Iron Transom
Iron Gate
Wood Partition
Wood Base
Wood Wainscot
Wood Door
Wood Transom
Wood Grille
Wood Gate
Wood Counter
Wood Rail
Wood Panel
Wood Mantel
Wood Shelf
Wood Drawer
Wood Locker
Wood Stairs
Wood Treads
Wood Risers
Wood Newel
Wood Balusters
Wood Handrail
Wood Stringer
Wood Floor
Wood Ceiling
Wood Beam
Wood Joist
Wood Sill
Wood Plate
Wood Header
Wood Trimmer
Wood Studding
Wood Furring
Wood Lath
Wood Plaster
Wood Stucco
Wood Siding
Wood Shingles
Wood Roofing
Wood Flashing
Wood Gutter
Wood Downspout
Wood Conductor
Wood Vent
Wood Chimney
Wood Flue
Wood Fireplace
Wood Hearth



• NORTH ELEVATION •



• SOUTH ELEVATION •

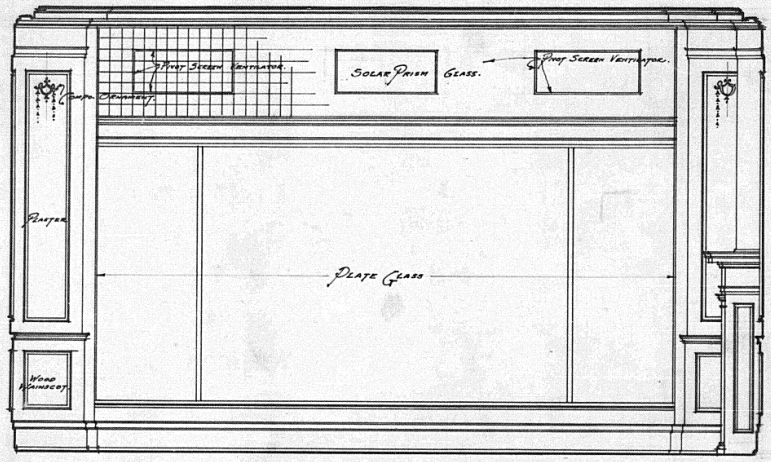
• SCALE DETAILS OF LOBBY •

SCALE ½" = 1 FOOT.

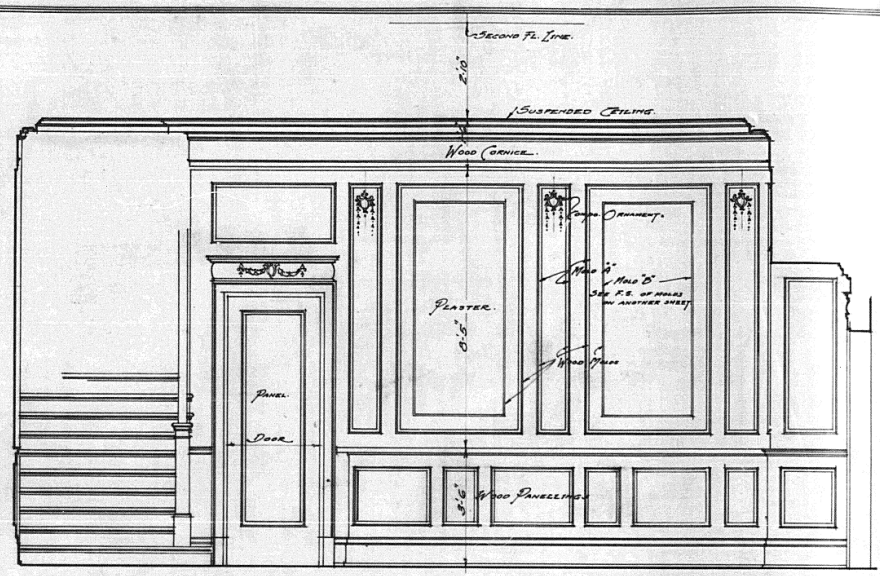
• A FOUR STORY HOTEL BLD'G •
FOR
MR. VICTOR PONET
TO BE ERECTED ON THE CORNER OF HOPE STREET & PICO
LOS ANGELES

MORGAN, WALLS AND MORGAN
ARCHITECTS

No. 17



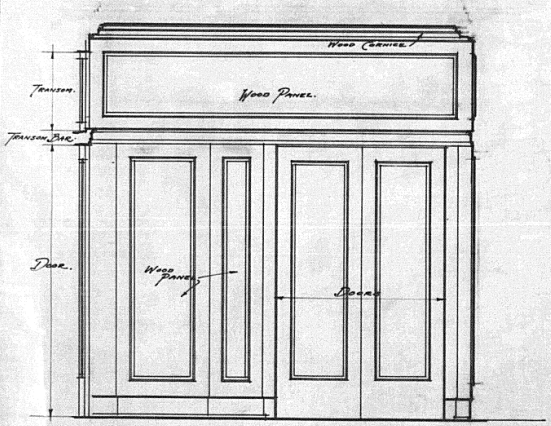
WEST ELEVATION



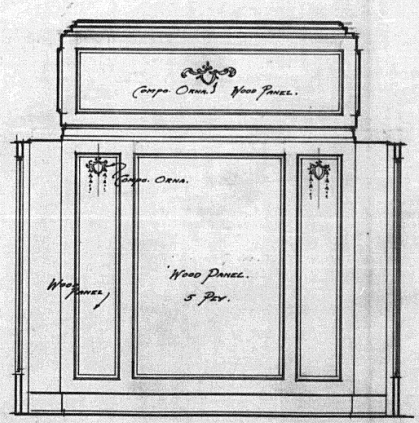
· EAST ELEVATION ·

· SCALE DETAILS OF LOBBY ·

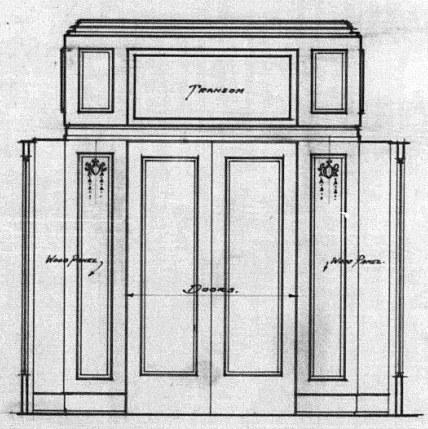
SCALE ½"=1'-0"



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

· SCALE DETAILS OF VESTIBULE ·

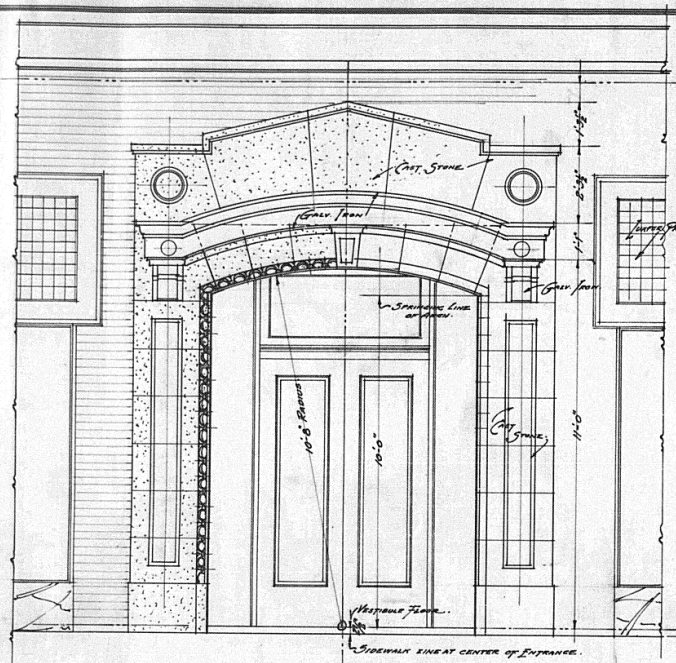
SCALE ½"=1'-0"

"A FOUR STORY HOTEL BLD'G."
FOR
"Mr. VICTOR PONET"
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LOS ANGELES

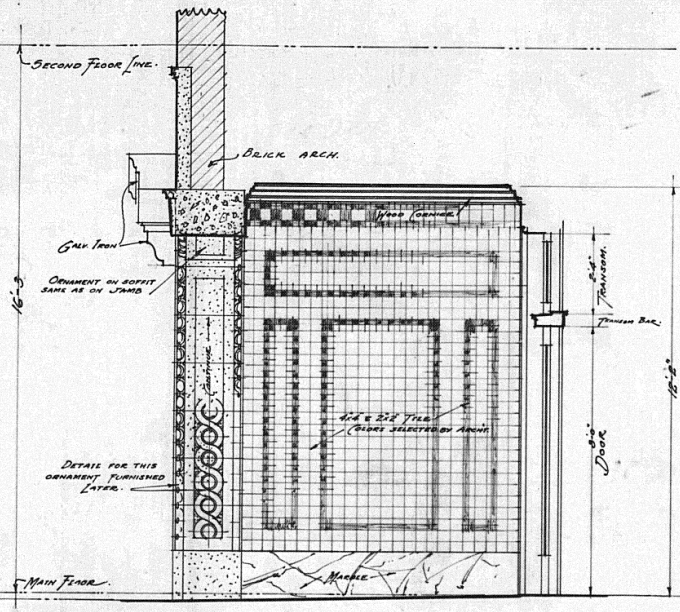
Plans By Sheet No.
Tracing By
Checked By

MORGAN, WALLS AND MORGAN
ARCHITECTS

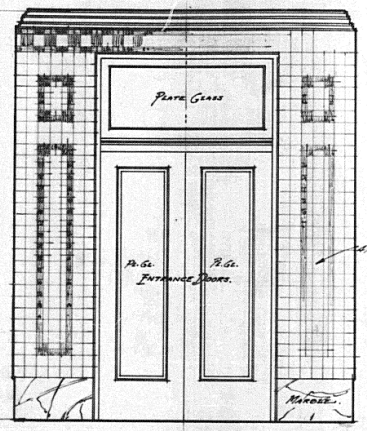
No. 18



ELEVATION OF ENTRANCE

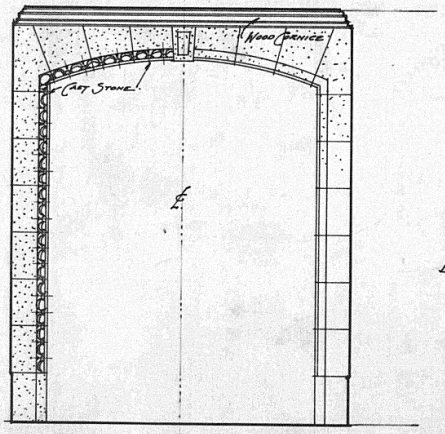


SECTION THRU ENTRANCE ON CENTER LINE.

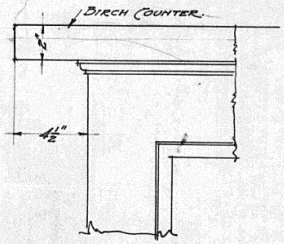


ELEVATION OF ENTRANCE DOOR.

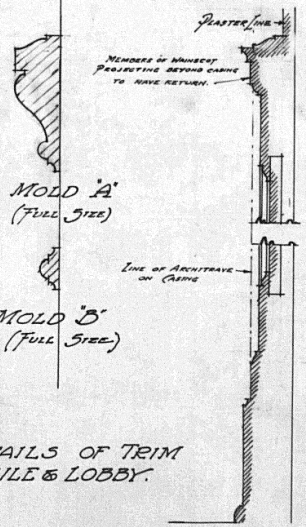
SCALE ½ INCH = 1 FOOT.



ELEVATION OF ENTRANCE LOOKING TOWARD STREET.



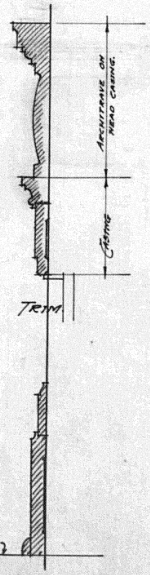
DETAIL OF PROJECTION ON COUNTER.
SCALE 3"=1'-0"



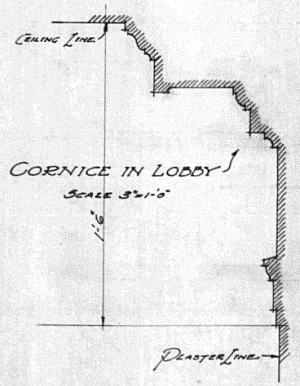
MOLD 'A'
(FULL SIZE)

MOLD 'B'
(FULL SIZE)

SCALE DETAILS OF TRIM IN VESTIBULE & LOBBY.



WAINSCOTING BASE.
SCALE 3"=1'-0"



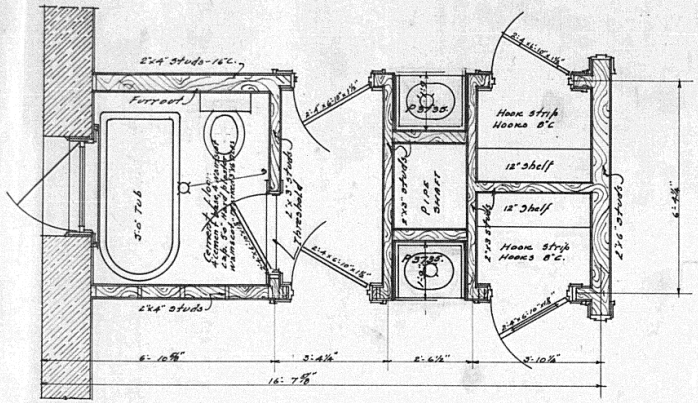
CORNICE IN LOBBY
SCALE 3"=1'-0"

"A FOUR STORY HOTEL BLDG."
FOR
"MRS. VICTOR DONET"
TO BE ERECTED ON THE CORNER OF ROSE STREET & PICO ST. LOS ANGELES

Made By [illegible] Traced By [illegible] Checked By [illegible] Oct 22 12

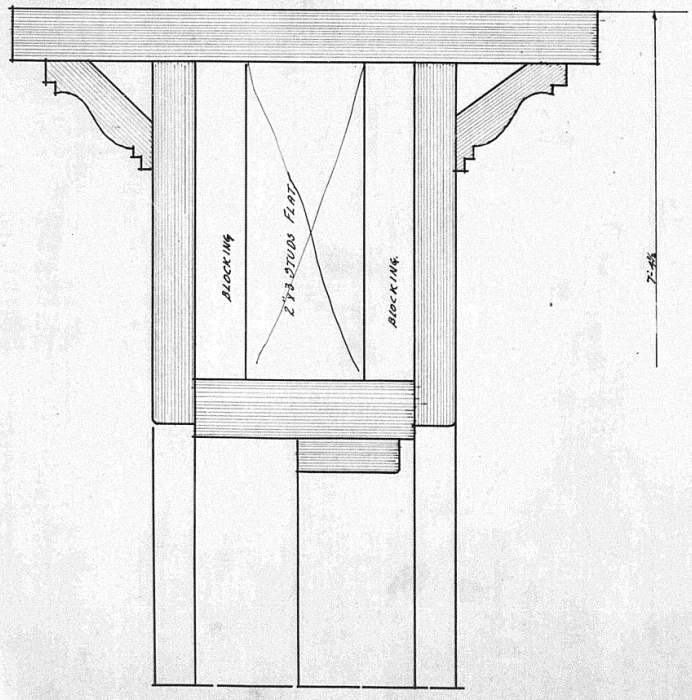
MORGAN, WALLS AND MORGAN
"ARCHITECTS"

No 19

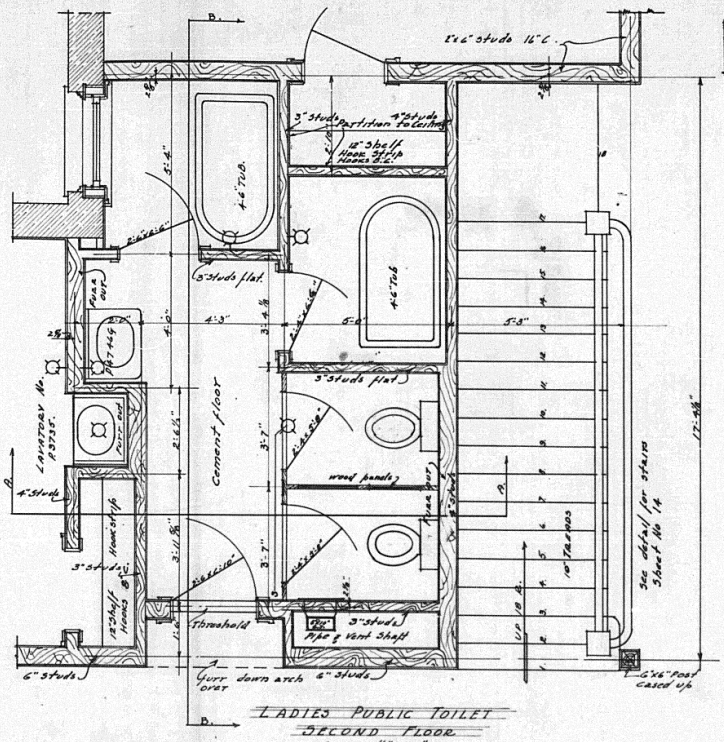


PLAN 2ND FLOOR.
TYPICAL BATH ROOM
SCALE ½"=1'-0"

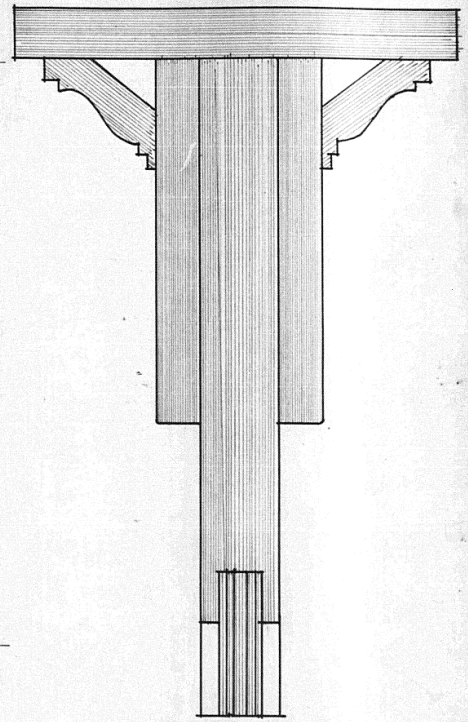
THIS PLAN IS TYPICAL for 3RD & 4TH FL. EXCEPT 2"x4" STUDS ON CORRIDOR PARTITION.



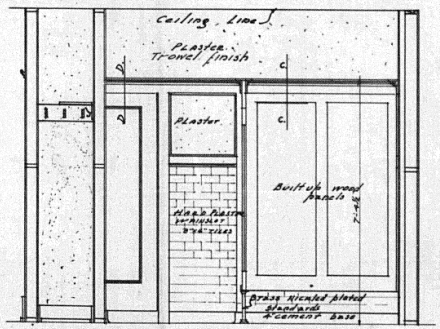
SECTION D.D
FULL SIZE



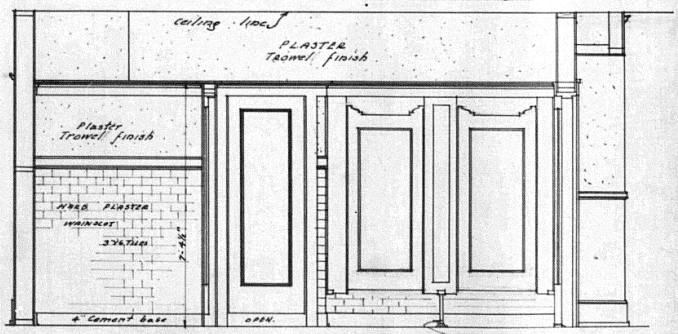
LADIES PUBLIC TOILET
SECOND FLOOR
SCALE ½"=1'-0"



SECTION C.C.



SECTION A.A.
SCALE ½"=1'-0"



Brass Nickle Plated Standards

SECTION D.D.
SCALE ½"=1'-0"

TYPICAL TOILET FINISH
SCALE ½"=1'-0"

A FOUR STORY HOTEL BLDG.
FOR MR. VICTOR PONET
TO BE ERECTED ON THE CORNER OF HOPE STREET & PICO. LOS ANGELES

Made by C.A.W. Traced by C.A.W. Oct. 13

MORGAN WALLS AND MORGAN ARCHITECTS

No 20

APPENDIX C – Permit History

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

APPENDIX D – CHRIS Records Search Results

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

APPENDIX E – Entitlement Submittal



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A3.13	N/S SECTIONS

theMORRISON

ENTITLEMENT SUBMITTAL

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

REV DATE ISSUE

PROJECT #: 15200
DATE: 7/6/2018

COVER SHEET

G0.00
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PROJECT INFORMATION

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323.466.1400

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LANDSCAPE:
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213.293.3474

CIVIL:
KPFF
700 S Flower Street, Suite 2100, Los Angeles, CA 90017
Contact: Chris Jones
chris.jones@kpff.com
213.418.0201

SITE ADDRESS:
1220-1246 S Hope Street, Los Angeles, CA 90015
427-435 W Pico Blvd, Los Angeles, CA 90015

PROJECT NAME:
the Morrison Hotel and Residences

LEGAL DESCRIPTION :
Lot: 3, 4, 5, 6, & 7
Tract: 17683

APN	AREA*
513-9022-006	14,120 SF
513-9022-021	9,461 SF
513-9022-020	15,592 SF
513-9022-003	9,355 SF
513-9022-004	7,797 SF

* PER ZIMAS

TOTAL SITE AREA (GROSS): **56,325 SF**

PROJECT DESCRIPTION
HOTEL ADAPTIVE REUSE EXISTING FOUR STORY BUILDING
WITH ONE SUBTERRANEAN LEVEL

FOURTEEN STORY HOTEL EXPANSION
WITH ONE SUBTERRANEAN LEVEL

TWENTY SEVEN STORY HOTEL AND RESIDENTIAL TOWER
WITH THREE SUBTERRANEAN LEVELS

ZONING: [Q]R5-4D-O
GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL
PARKING DISTRICTS: CENTRAL CITY PARKING DISTRICT
DOWNTOWN PARKING DISTRICT

DENSITY ALLOWABLE: Unlimited per ZI 2385

BUILDING HEIGHT ALLOWABLE: Unlimited

YARD REQUIREMENTS: None per ZI 2385

EXISTING HOTEL - EXISTING BUILDING HEIGHT
STORIES: 4 STORIES ABOVE GRADE, 1 STORY BELOW GRADE
BUILDING HEIGHT - T.O.R.: 51'-7"

HOTEL EXPANSION - PROPOSED BUILDING HEIGHT
STORIES: 14 STORIES ABOVE GRADE, 1 STORY BELOW GRADE
BUILDING HEIGHT - T.O.R.: 172'

HOTEL/RESI TOWER - PROPOSED BUILDING HEIGHT
STORIES: 27 STORIES ABOVE GRADE, 3 STORIES BELOW GRADE
BUILDING HEIGHT - T.O.R.: 315'

FLOOR AREA ANALYSIS

F.A.R. ALLOWED **7.5:1**
With Redevelopment Plan Exemption

F.A.R. PROPOSED **7.5:1**

FLOOR AREA ALLOWED:
6.0:1 **337,950 SF**
1.5:1 **84,488 SF**
With Central City Redevelopment Plan Exemption
7.5:1 ***422,438 SF***

PROPOSED FLOOR AREA (ZONING)

EXISTING HOTEL FLOOR AREA	46,626 SF
HOTEL EXPANSION FLOOR AREA	102,706 SF
HOTEL/RESI TOWER FLOOR AREA	273,106 SF
TOTAL	**422,438 SF**

BUILDING FLOOR AREA BREAKDOWN (ZONING)

EXISTING HOTEL	HOTEL	36,966 SF
	RESTAURANT	6,600 SF
	BAR/LOUNGE	3,060 SF
	TOTAL	**46,626 SF**
HOTEL EXPANSION	HOTEL	100,881 SF
	RETAIL	1,825 SF
	TOTAL	**102,706 SF**
HOTEL/RESI TOWER	HOTEL	104,707 SF
	RESIDENTIAL	160,933 SF
	RESTAURANT/RETAIL	7,466 SF
	TOTAL	**273,106 SF**

HOTEL GUEST ROOM MIX

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

DWELLING UNIT MIX

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

RESIDENTIAL OPEN SPACE

HOTEL/RESI TOWER

REQUIRED OPEN SPACE

1 BEDROOM	100 sf/unit	6,000 SF
2 BEDROOM	125 sf/unit	9,000 SF
3 BEDROOM	175 sf/unit	525 SF
TOTAL		**15,525 SF**

PROVIDED OPEN SPACE

COMMON OPEN SPACE (RECREATION ROOM*)	11,775 SF
PRIVATE OPEN SPACE (BALCONIES)	3,750 SF
TOTAL	**15,525 SF**

HOTEL/RESI TOWER

LANDSCAPE PLANTING AREA REQUIRED	0 SF
LANDSCAPE PLANTING AREA PROVIDED	**TBD**
TREES REQUIRED (1 for every 4 units)	**34 TREES**
50% TO BE CANOPY TREES	
TREES PROVIDED	**REQUIRED**
50% TO BE CANOPY TREES	

* Recreation rooms do not require planting area.

FLOOR AREA - BY FLOOR

PHASE 1

EXISTING HOTEL - FLOOR AREA (ZONING)	
4th LEVEL	10,440 SF
3rd LEVEL	10,440 SF
2nd LEVEL	10,437 SF
GROUND LEVEL	11,745 SF
CONVERTED BASEMENT LEVEL	3,564 SF
TOTAL FLOOR AREA	**46,626 SF**

HOTEL EXPANSION - FLOOR AREA (ZONING)	
ROOF LEVEL	1,875 SF
13th LEVEL	6,627 SF
12th LEVEL	8,727 SF
11th LEVEL	8,727 SF
10th LEVEL	8,727 SF
9th LEVEL	8,727 SF
8th LEVEL	8,727 SF
7th LEVEL	8,727 SF
6th LEVEL	7,293 SF
5th LEVEL	7,293 SF
4th LEVEL	7,293 SF
3rd LEVEL	7,293 SF
2nd LEVEL	7,293 SF
GROUND LEVEL	4,812 SF
BASEMENT LEVEL	565 SF
TOTAL FLOOR AREA	**102,706 SF**

PHASE 1 TOTAL ***149,332 SF***

PHASE 2

HOTEL/RESI TOWER - FLOOR AREA (ZONING)	
ROOF LEVEL	3,709 SF
26th LEVEL	7,205 SF
25th LEVEL	7,205 SF
24th LEVEL	7,205 SF
23rd LEVEL	7,205 SF
22nd LEVEL	7,205 SF
21st LEVEL	7,205 SF
20th LEVEL	7,205 SF
19th LEVEL	7,205 SF
18th LEVEL	7,205 SF
17th LEVEL	7,205 SF
16th LEVEL	7,205 SF
15th LEVEL	7,205 SF
14th LEVEL	7,205 SF
13th LEVEL	10,020 SF
12th LEVEL	13,114 SF
11th LEVEL	13,114 SF
10th LEVEL	13,114 SF
9th LEVEL	12,887 SF
8th LEVEL	12,930 SF
7th LEVEL	12,930 SF
6th LEVEL	12,930 SF
5th LEVEL	12,930 SF
4th LEVEL	12,930 SF
3rd LEVEL	12,930 SF
2nd LEVEL	21,396 SF
GROUND LEVEL	13,778 SF
BASEMENT LEVEL 1 - ELEVATOR LOBBY	243 SF
BASEMENT LEVEL 2 - ELEVATOR LOBBY	243 SF
BASEMENT LEVEL 3 - ELEVATOR LOBBY	243 SF
TOTAL FLOOR AREA	**273,106 SF**

PHASE 2 TOTAL ***273,106 SF***

TOTAL PROPOSED FLOOR AREA **422,438 SF**

Table 1 – Code-Required Auto Parking

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

Table 2 – Total Parking with Reductions

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

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

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

Table 4 – Bicycle Parking Replacement

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

AUTOMOBILE PARKING SPACE BREAKDOWN

(12.21 A(5)(c.))
STANDARD SPACE REQUIREMENTS

DWELLING UNIT REQUIREMENT W/ DEDUCTIONS
(ALL REQUIRED SPACES TO BE STANDARD)

DWELLING SPACE REQUIREMENT TOTAL	105 SPACES
DWELLING STANDARD REQUIRED	105 SPACES

NON-DWELLING REQUIREMENT W/ DEDUCTIONS
(40% MAXIMUM PERMITTED TO BE COMPACT)

NON-DWELLING SPACE REQUIREMENT TOTAL	110 SPACES
NON-DWELLING STANDARD REQUIRED	66 SPACES
NON-DWELLING COMPACT PERMITTED	44 SPACES

REQUIRED	
STANDARD SPACES REQUIRED TOTAL	171 SPACES
COMPACT SPACES PERMITTED	44 SPACES
TOTAL	**215 SPACES**
PROVIDED	
STANDARD SPACES PROVIDED	178 SPACES
COMPACT SPACES PROVIDED	37 SPACES
TOTAL	***215 SPACES***

AUTOMOBILE ACCESSIBLE PARKING SPACES	
RESIDENCES ACCESSIBLE SPACES (2% OF SPACES)	**2 SPACES**
NON RES & HOTEL ACCESSIBLE SPACES	**3 SPACES**
(51 TO 75 SPACES = 3)	
TOTAL ACCESSIBLE SPACES	**5 SPACES**
VAN ACCESSIBLE SPACES (INCLUDED IN TOTAL)	**2 SPACES**

*ACCESSIBLE STALL COUNTS CALCULATED AFTER REDUCTIONS.

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REV DATE ISSUE

PROJECT #: 15200
DATE: 7/6/2018

PROJECT DATA

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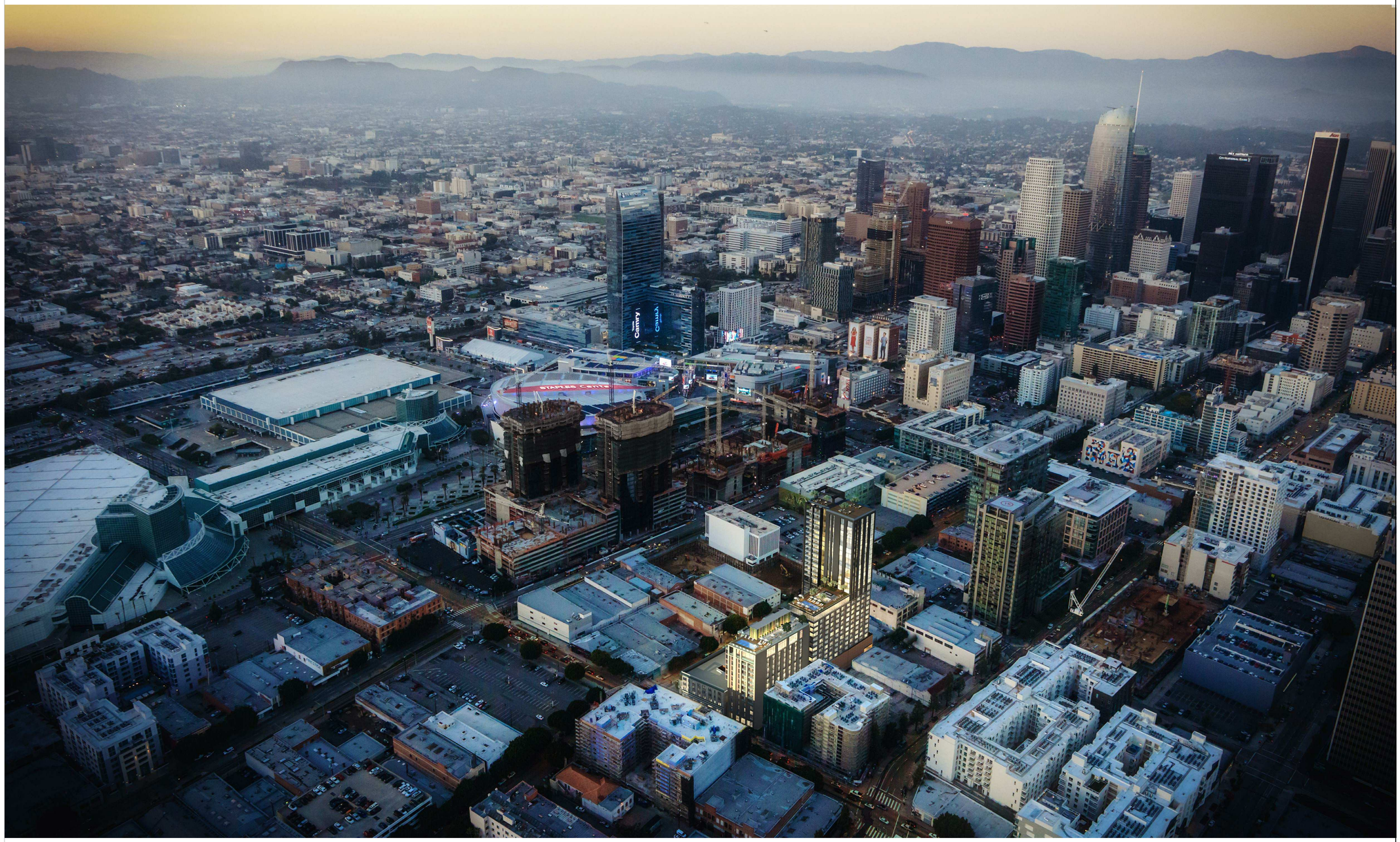
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PROJECT #: 15200
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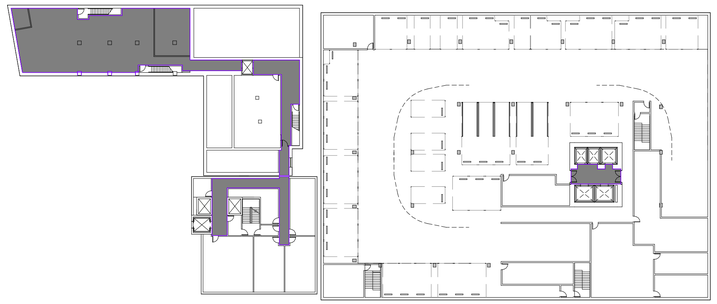
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G0.21
ENTITLEMENT SUBMITTAL



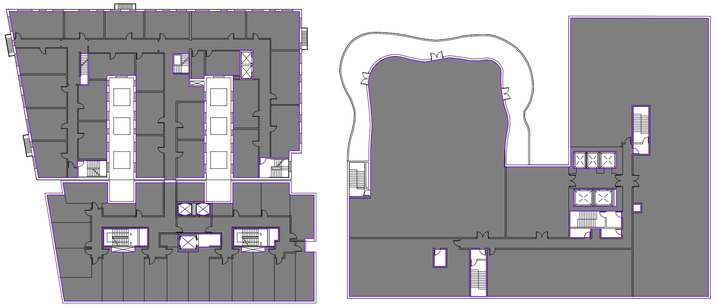
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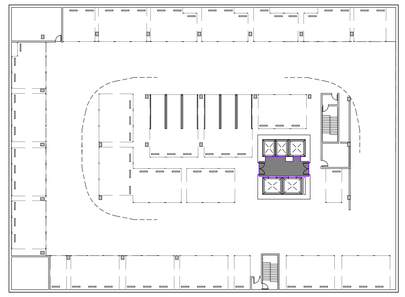
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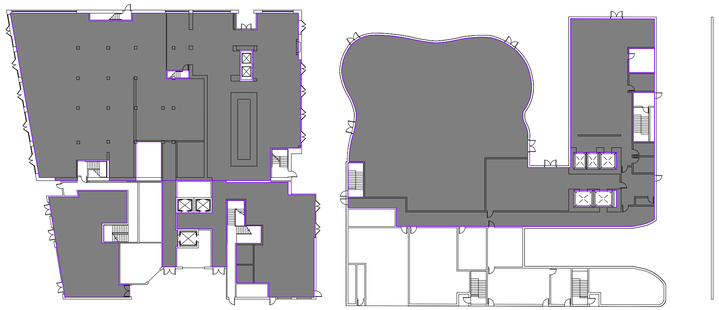
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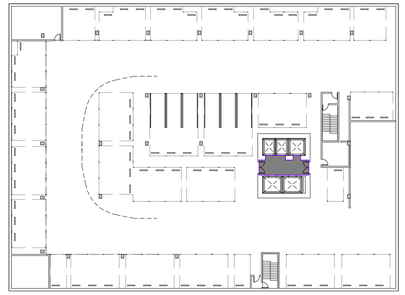
LEVEL B2

SCALE: 1" = 40'-0"



LEVEL 01

SCALE: 1" = 40'-0"



LEVEL B3

SCALE: 1" = 40'-0"

FLOOR AREA - BY FLOOR

PHASE 1

EXISTING HOTEL - FLOOR AREA (ZONING)	
4th LEVEL	10,440 SF
3rd LEVEL	10,440 SF
2nd LEVEL	10,437 SF
GROUND LEVEL	11,745 SF
CONVERTED BASEMENT LEVEL	3,564 SF
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10th LEVEL	8,727 SF
9th LEVEL	8,727 SF
8th LEVEL	8,727 SF
7th LEVEL	8,727 SF
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BASEMENT LEVEL	565 SF
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PHASE 1 TOTAL ***149,332 SF***

PHASE 2

HOTEL/RESI TOWER - FLOOR AREA (ZONING)	
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26th LEVEL	7,205 SF
25th LEVEL	7,205 SF
24th LEVEL	7,205 SF
23rd LEVEL	7,205 SF
22nd LEVEL	7,205 SF
21st LEVEL	7,205 SF
20th LEVEL	7,205 SF
19th LEVEL	7,205 SF
18th LEVEL	7,205 SF
17th LEVEL	7,205 SF
16th LEVEL	7,205 SF
15th LEVEL	7,205 SF
14th LEVEL	7,205 SF
13th LEVEL	10,020 SF
12th LEVEL	13,114 SF
11th LEVEL	13,114 SF
10th LEVEL	13,114 SF
9th LEVEL	12,887 SF
8th LEVEL	12,930 SF
7th LEVEL	12,930 SF
6th LEVEL	12,930 SF
5th LEVEL	12,930 SF
4th LEVEL	12,930 SF
3rd LEVEL	12,930 SF
2nd LEVEL	21,396 SF
GROUND LEVEL	13,778 SF
BASEMENT LEVEL 1 - ELEVATOR LOBBY	243 SF
BASEMENT LEVEL 2 - ELEVATOR LOBBY	243 SF
BASEMENT LEVEL 3 - ELEVATOR LOBBY	243 SF
TOTAL FLOOR AREA	**273,106 SF**

PHASE 2 TOTAL ***273,106 SF***

TOTAL PROPOSED FLOOR AREA	**422,438 SF**

PROPOSED ZONING FLOOR AREA: 422,438 SF

PERMITTED ZONING FLOOR AREA: 422,438 SF

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

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theMORRISON

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PROJECT #: 15200
DATE: 7/6/2018

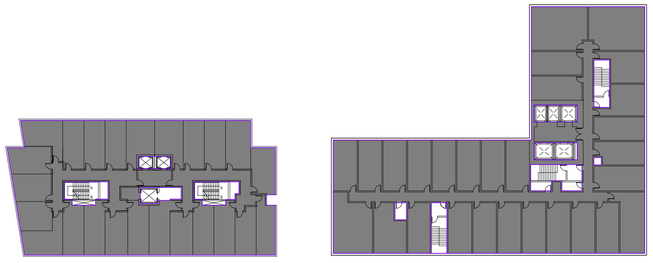
FLOOR AREA DIAGRAMS

G1.01
ENTITLEMENT SUBMITTAL



LEVELS 10 & 11

SCALE: 1" = 40'-0"



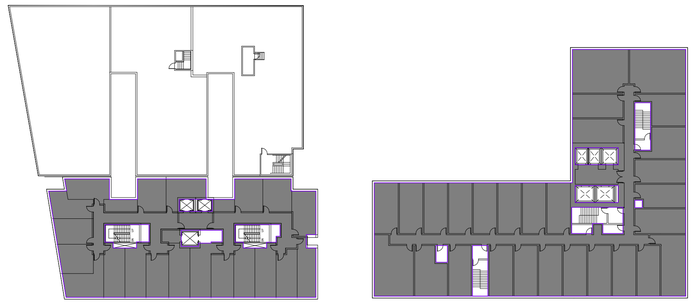
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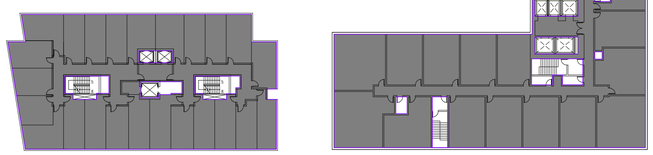
LEVEL 9

SCALE: 1" = 40'-0"



LEVELS 5 & 6

SCALE: 1" = 40'-0"



LEVEL 8

SCALE: 1" = 40'-0"



LEVEL 4

SCALE: 1" = 40'-0"

FLOOR AREA - BY FLOOR

PHASE 1

EXISTING HOTEL - FLOOR AREA (ZONING)	
4th LEVEL	10,440 SF
3rd LEVEL	10,440 SF
2nd LEVEL	10,437 SF
GROUND LEVEL	11,745 SF
CONVERTED BASEMENT LEVEL	3,564 SF
TOTAL FLOOR AREA	**46,626 SF**

HOTEL EXPANSION - FLOOR AREA (ZONING)	
ROOF LEVEL	1,875 SF
13th LEVEL	6,627 SF
12th LEVEL	8,727 SF
11th LEVEL	8,727 SF
10th LEVEL	8,727 SF
9th LEVEL	8,727 SF
8th LEVEL	8,727 SF
7th LEVEL	8,727 SF
6th LEVEL	7,293 SF
5th LEVEL	7,293 SF
4th LEVEL	7,293 SF
3rd LEVEL	7,293 SF
2nd LEVEL	7,293 SF
GROUND LEVEL	4,812 SF
BASEMENT LEVEL	565 SF
TOTAL FLOOR AREA	**102,706 SF**

PHASE 1 TOTAL ***149,332 SF***

PHASE 2

HOTEL/RESI TOWER - FLOOR AREA (ZONING)	
ROOF LEVEL	3,709 SF
26th LEVEL	7,205 SF
25th LEVEL	7,205 SF
24th LEVEL	7,205 SF
23rd LEVEL	7,205 SF
22nd LEVEL	7,205 SF
21st LEVEL	7,205 SF
20th LEVEL	7,205 SF
19th LEVEL	7,205 SF
18th LEVEL	7,205 SF
17th LEVEL	7,205 SF
16th LEVEL	7,205 SF
15th LEVEL	7,205 SF
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TOTAL FLOOR AREA	**273,106 SF**

PHASE 2 TOTAL ***273,106 SF***

TOTAL PROPOSED FLOOR AREA	**422,438 SF**

PROPOSED ZONING FLOOR AREA: 422,438 SF

PERMITTED ZONING FLOOR AREA: 422,438 SF

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

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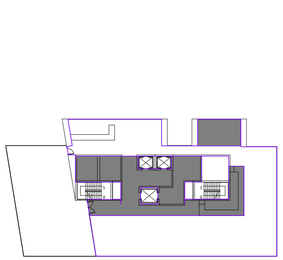
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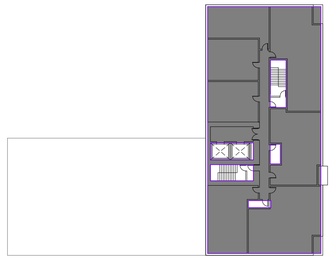
REV DATE ISSUE

PROJECT #: 15200
DATE: 7/6/2018

FLOOR AREA DIAGRAMS

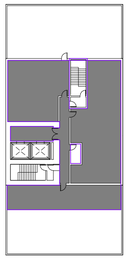
G1.02
ENTITLEMENT SUBMITTAL





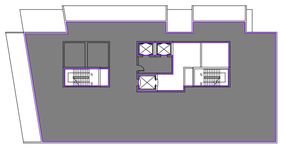
LEVELS 14-25

SCALE: 1" = 40'-0"



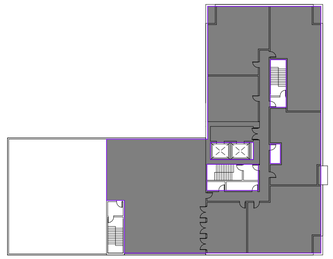
LEVEL 27

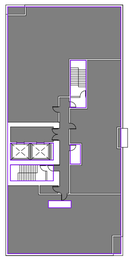
SCALE: 1" = 40'-0"



LEVEL 13

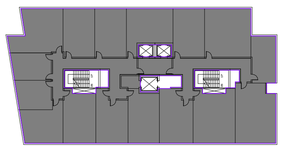
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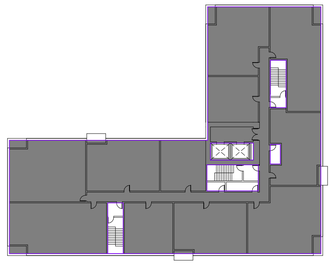
LEVEL 26

SCALE: 1" = 40'-0"



LEVEL 12

SCALE: 1" = 40'-0"



FLOOR AREA - BY FLOOR

PHASE 1

EXISTING HOTEL - FLOOR AREA (ZONING)	
4th LEVEL	10,440 SF
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2nd LEVEL	10,437 SF
GROUND LEVEL	11,745 SF
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BASEMENT LEVEL	565 SF
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PHASE 1 TOTAL ***149,332 SF***

PHASE 2

HOTEL/RESI TOWER - FLOOR AREA (ZONING)	
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24th LEVEL	7,205 SF
23rd LEVEL	7,205 SF
22nd LEVEL	7,205 SF
21st LEVEL	7,205 SF
20th LEVEL	7,205 SF
19th LEVEL	7,205 SF
18th LEVEL	7,205 SF
17th LEVEL	7,205 SF
16th LEVEL	7,205 SF
15th LEVEL	7,205 SF
14th LEVEL	7,205 SF
13th LEVEL	10,020 SF
12th LEVEL	13,114 SF
11th LEVEL	13,114 SF
10th LEVEL	13,114 SF
9th LEVEL	12,887 SF
8th LEVEL	12,930 SF
7th LEVEL	12,930 SF
6th LEVEL	12,930 SF
5th LEVEL	12,930 SF
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PHASE 2 TOTAL ***273,106 SF***

TOTAL PROPOSED FLOOR AREA	422,438 SF

PROPOSED ZONING FLOOR AREA: 422,438 SF

PERMITTED ZONING FLOOR AREA: 422,438 SF

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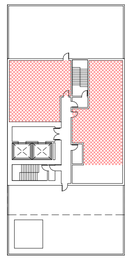
1220-1246 SOUTH HOPE STREET &
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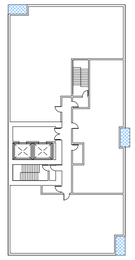
FLOOR AREA DIAGRAMS

G1.03
ENTITLEMENT SUBMITTAL



LEVEL 27

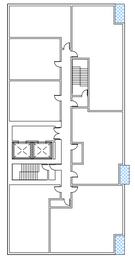
SCALE: 1" = 40'-0"



3 BALCONIES @ 50SF = 150 SF

LEVEL 26

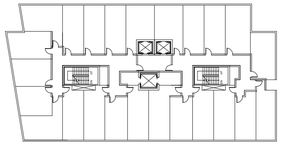
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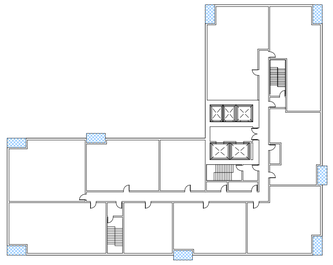


3 BALCONIES @ 50SF = 150 SF

LEVELS 14-25

SCALE: 1" = 40'-0"

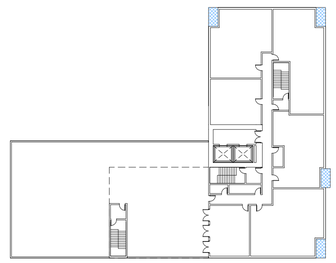




8 BALCONIES @ 50SF = 400 SF

LEVEL 09

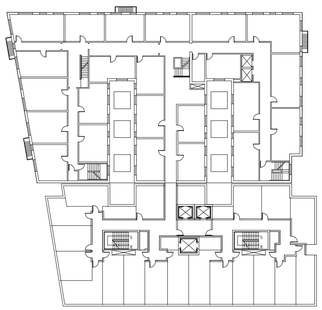
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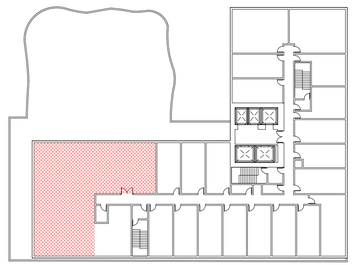


4 BALCONIES @ 50SF = 200 SF

LEVEL 13

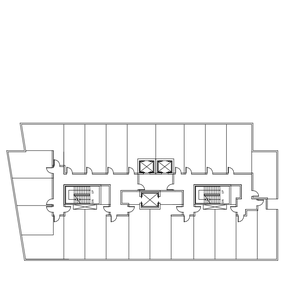
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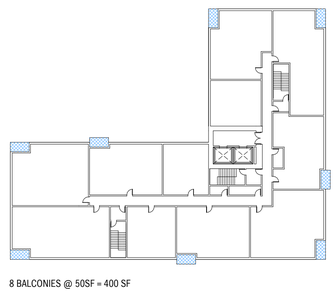




LEVEL 03

SCALE: 1" = 40'-0"

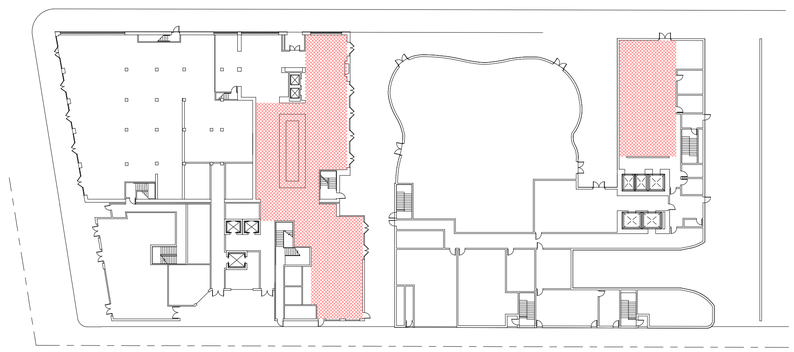




8 BALCONIES @ 50SF = 400 SF

LEVELS 10-12

SCALE: 1" = 40'-0"



LEVEL 01

SCALE: 1" = 40'-0"

OPEN SPACE LEGEND

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

OPEN AREA	
Level	Area
COMMON OPEN SPACE (RECREATION ROOM)	
LEVEL 27	2,165 SF
LEVEL 03	2,781 SF
LEVEL 01	6,829 SF
	11,775 SF
PRIVATE OPEN SPACE	
LEVEL 26	150 SF
LEVEL 25	150 SF
LEVEL 24	150 SF
LEVEL 23	150 SF
LEVEL 22	150 SF
LEVEL 21	150 SF
LEVEL 20	150 SF
LEVEL 19	150 SF
LEVEL 18	150 SF
LEVEL 17	150 SF
LEVEL 16	150 SF
LEVEL 15	150 SF
LEVEL 14	150 SF
LEVEL 13	200 SF
LEVEL 12	400 SF
LEVEL 11	400 SF
LEVEL 10	400 SF
LEVEL 09	400 SF
	3,750 SF
Proposed open space:	15,525 SF

REQUIRED OPEN SPACE = 15,525 SF

RESIDENTIAL OPEN SPACE

HOTEL/RESI TOWER		
REQUIRED OPEN SPACE		
1 BEDROOM	100 sf/unit	6,000 SF
2 BEDROOM	125 sf/unit	9,000 SF
3 BEDROOM	175 sf/unit	525 SF
TOTAL		**15,525 SF**
PROVIDED OPEN SPACE		
COMMON OPEN SPACE (RECREATION ROOM*)		11,775 SF
PRIVATE OPEN SPACE (BALCONIES)		3,750 SF
TOTAL		**15,525 SF**

HOTEL/RESI TOWER	
LANDSCAPE PLANTING AREA REQUIRED	0 SF
LANDSCAPE PLANTING AREA PROVIDED	**TBD**
TREES REQUIRED (1 for every 4 units)	**34 TREES**
50% TO BE CANOPY TREES	
TREES PROVIDED	**REQUIRED**
50% TO BE CANOPY TREES	

* Recreation rooms do not require planting area.

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OPEN SPACE DIAGRAMS

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TREE LEGEND

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

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

KEYNOTE LEGEND

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



3/32" = 1'-0"

0 16' 32' 48' NORTH

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

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LOS ANGELES, CA 90015

REV DATE ISSUE

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

GROUND LEVEL PLAN

L101
ENTITLEMENT SUBMITTAL

TREE LEGEND

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

KEYNOTE LEGEND

1. PROPERTY LINE
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12. OUTDOOR FURNITURE, TYP.
13. DECORATIVE BRICK PAVING
14. INTEGRAL COLOR CONC. PAVER, TYP.
15. WOOD DECK PAVER
16. BOLLARD, TYP.
17. IPE WOOD BENCH, TYP.
18. SWIMMING POOL/SPA
19. UMBRELLA, TYP.
20. FIRE PIT, TYP.
21. BBQ



0 16' 32' 48'
SCALE: 1/16"=1'-0"
NORTH

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LEVEL 2
PODIUM PLAN

L102

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TREE LEGEND

	*Existing Tree*	-	9
	*Olea europaea 'Fruitless'* Fruitless Olive Tree	L	16
	*Podocarpus macrophllus* Yew Podocarpus	M	4
	Podocarpus henkelii Long Leaf Yellow Wood	M	7
	Washingtonia filifera California Fan Palm	L	9

KEYNOTE LEGEND

1. PROPERTY LINE
2. PLANTING AREA,TYP.
3. PLANTER WALL
4. PLANTING POT, TYP.
5. EXISTING TREE, TYP.
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LEVEL 3
PLAN

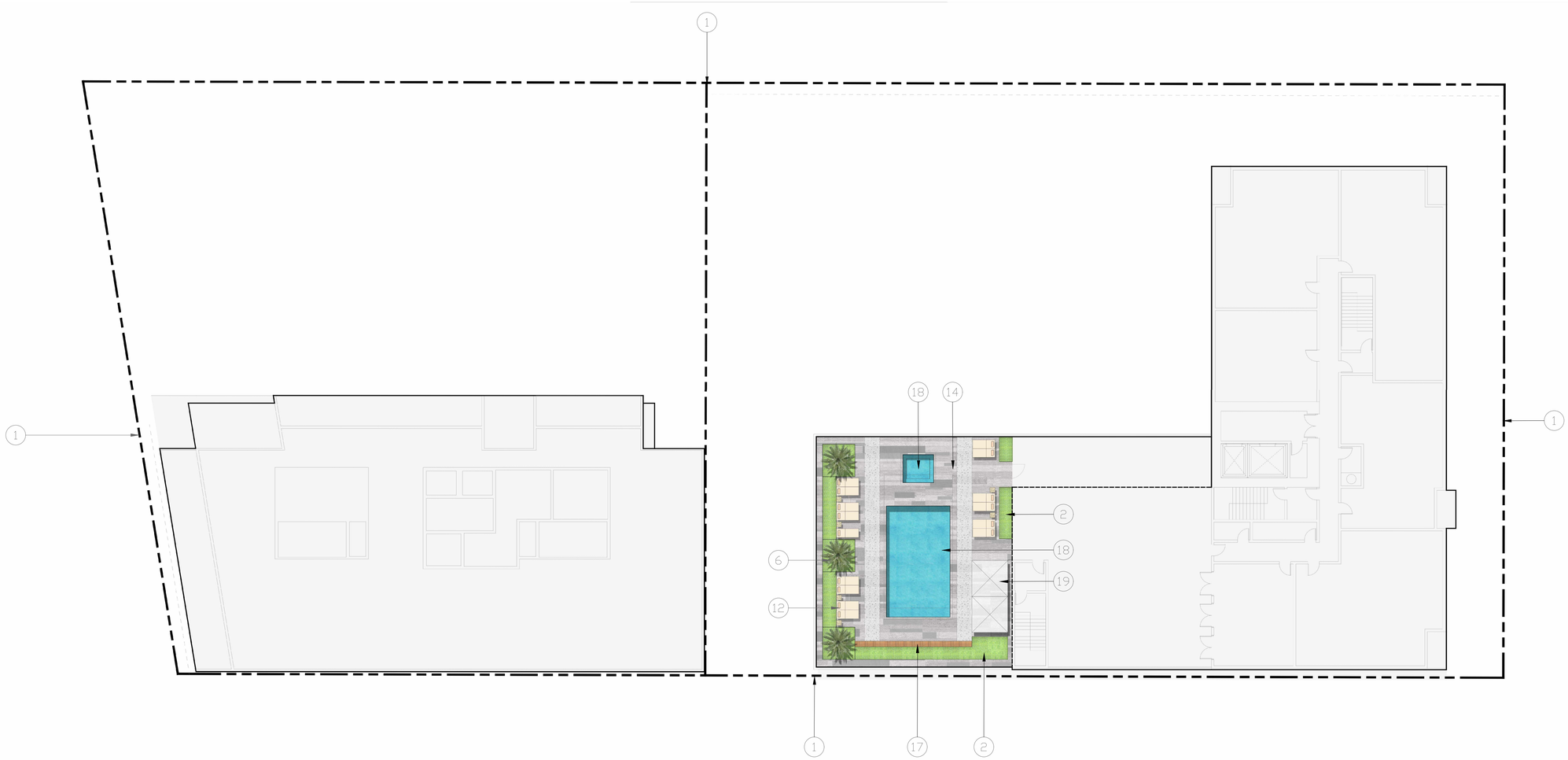
L103
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TREE LEGEND

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Olea europaea 'Fruitless' Fruitless Olive Tree	L	16
Podocarpus macrophllus Yew Podocarpus	M	4
Podocarpus henkelii Long Leaf Yellow Wood	M	7
Washingtonia filifera California Fan Palm	L	9

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LEVEL 13
PLAN

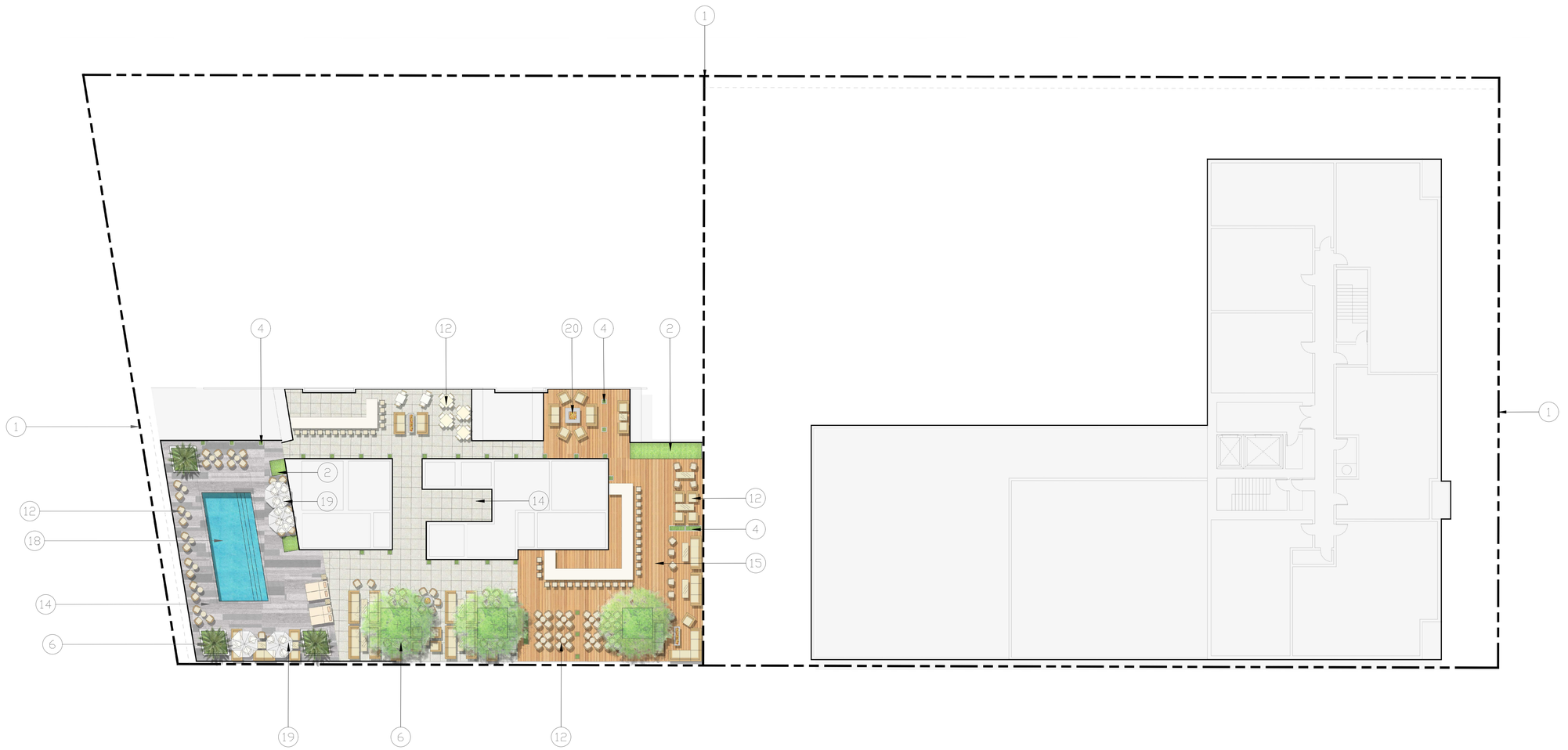
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TREE LEGEND

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LEVEL 14
PLAN

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TREE LEGEND

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

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LEVEL 27
PLAN

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Dietes iridioides
African Iris



Dianella tasmanica 'Silver Streak'
Silver Streak Flax Lily



Agapanthus africanus
Lily of the Nile



Tulbaghia violacea 'Tricolor'
Tri-Color Society Garlic



Philodendron



Anigozanthos flavidus
Kangaroo Paw 'Bush Gems'



Muhlenbergia capillaris 'Lenca'
Pink Muhly Grass



Rosmarinus officinalis 'Tuscan Blue'
Tuscan Blue Rosemary



Grevillea noellii
Noell Grevillea



Juncus patens
California Gray Rush



Nassella tenuissima
Mexican feathergrass



Myrtus communis compacta
Dwarf Myrtle



Rosmarius officinalis 'Tuscan Blue'
Tuscan Blue Rosemary



No Mow Fescue



Lavandula angustifolia 'Hidcote Blue'
Hidcote Blue English Lavender



Rosmarinus officinalis 'Upright'
Upright Rosemary



Carex divulsa
Berkeley Sedge



Rhaphiolepis indica 'Ballerina'
Ballerina Indian Hawthorn



Euonymus japonicus 'Microphyllus Variegatus'
Variegated Boxleaf Euonymus



Agave attenuata
Fox Tail Agave



Kalanchoe thyrsiflora 'Desert Rose'
Desert Rose Paddle Plant



Fescuta glauca
Blue Fescue



Callistemon citrinus 'Little John'
Dwarf Bottlebrush



Phoenix dactylifera
Date palm



Olea europaea 'fruitless'
Fruitless Olive Tree



Podocarpus macrophyllus
Yew Podocarpus



Podocarpus henkelii
Long Leafed Yellowwood



Voodoo Aeonium
Giant Red Aeonium



Carex morrowii 'Aurea-variegata'
Variegated Japanese Sedge



Senecio



Carrisa macrocarpa 'Tuttle'
Dwarf Natal Plum

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PLANTING PALETTE

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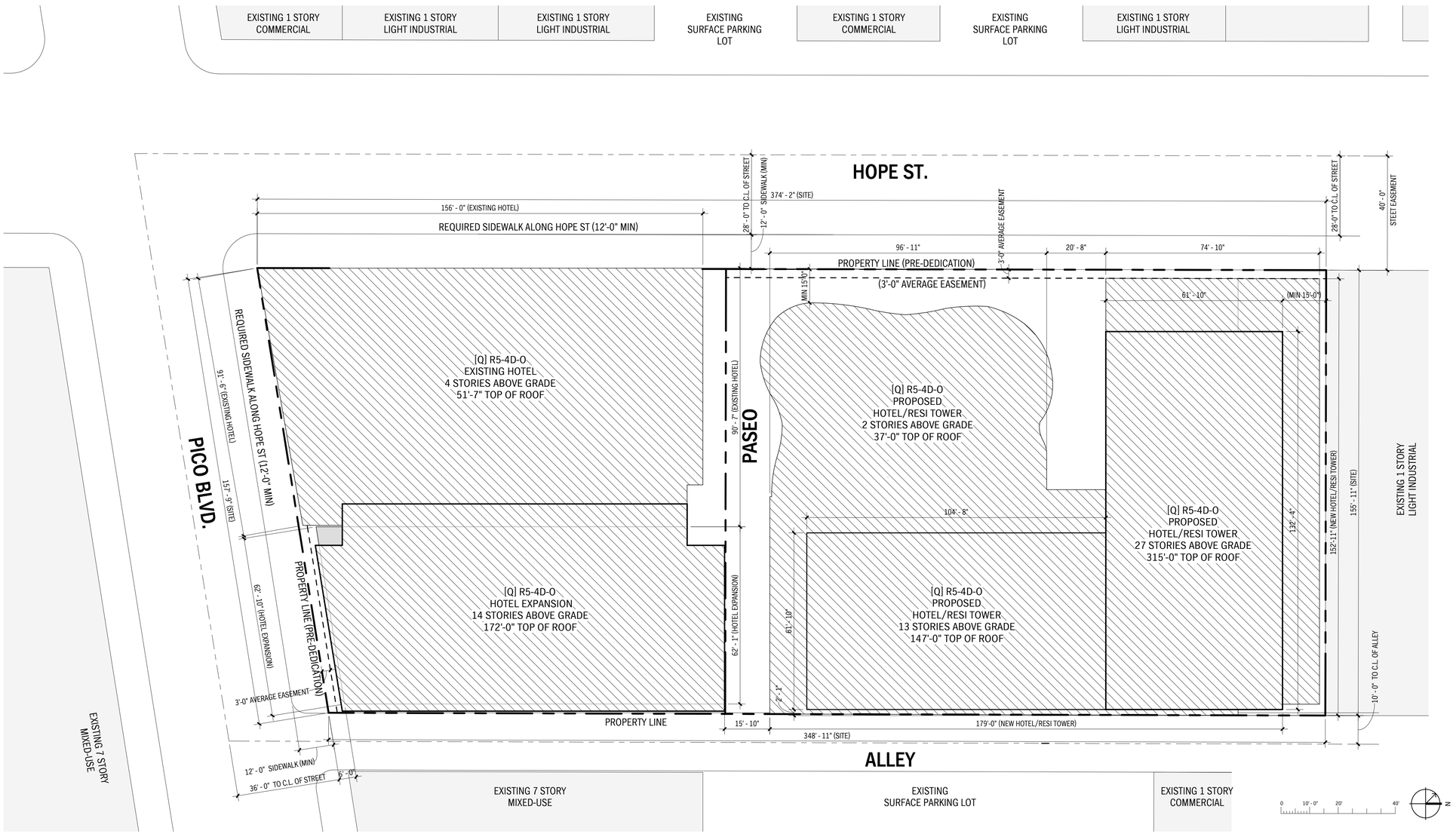
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INSPIRATION IMAGES

L108

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NOTES:

1. **SEE G.05 FOR PROJECT DATA**

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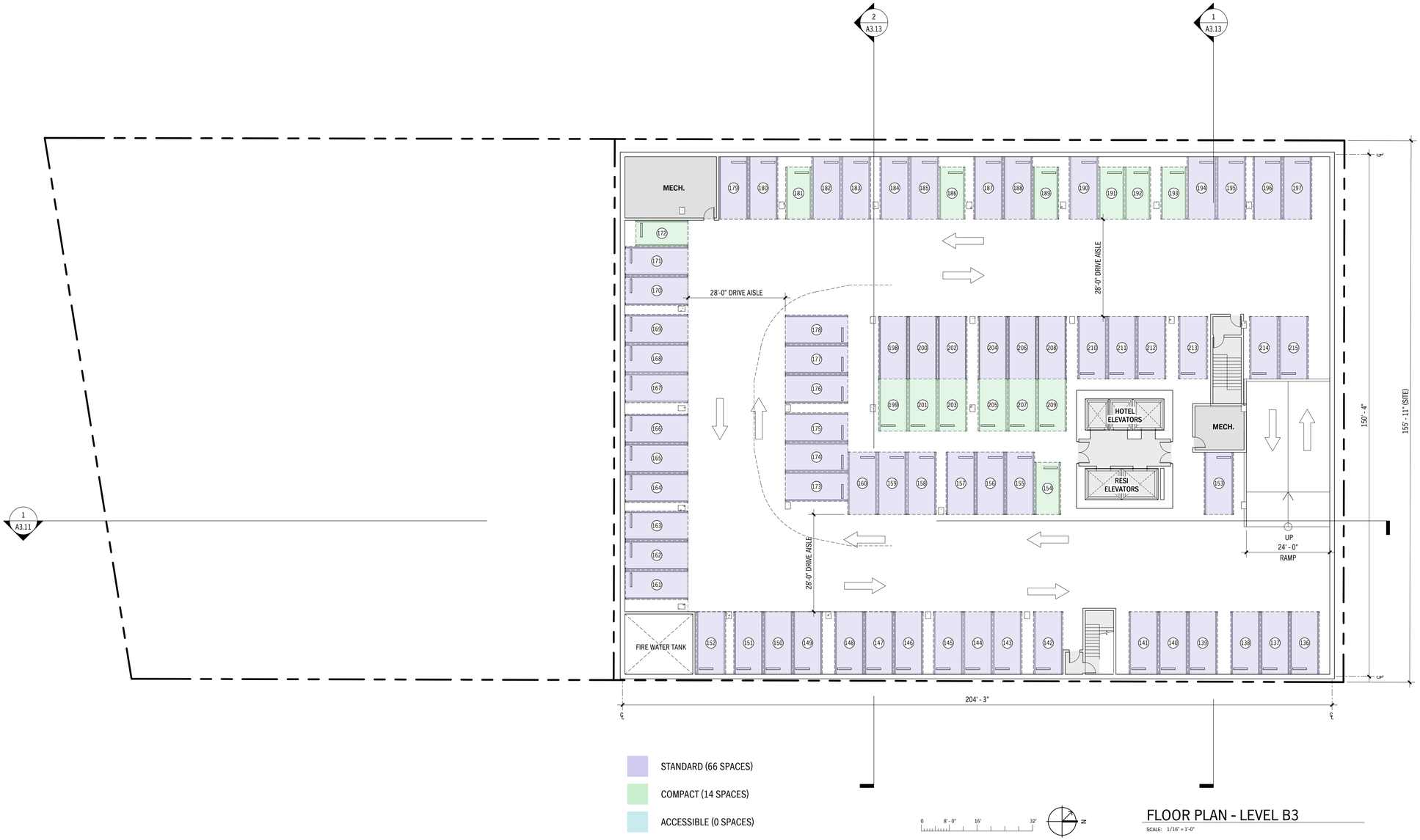
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PLOT PLAN

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FLOOR PLAN - LEVEL B3

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

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FLOOR PLAN - LEVEL B3

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FLOOR PLAN - LEVEL B2

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

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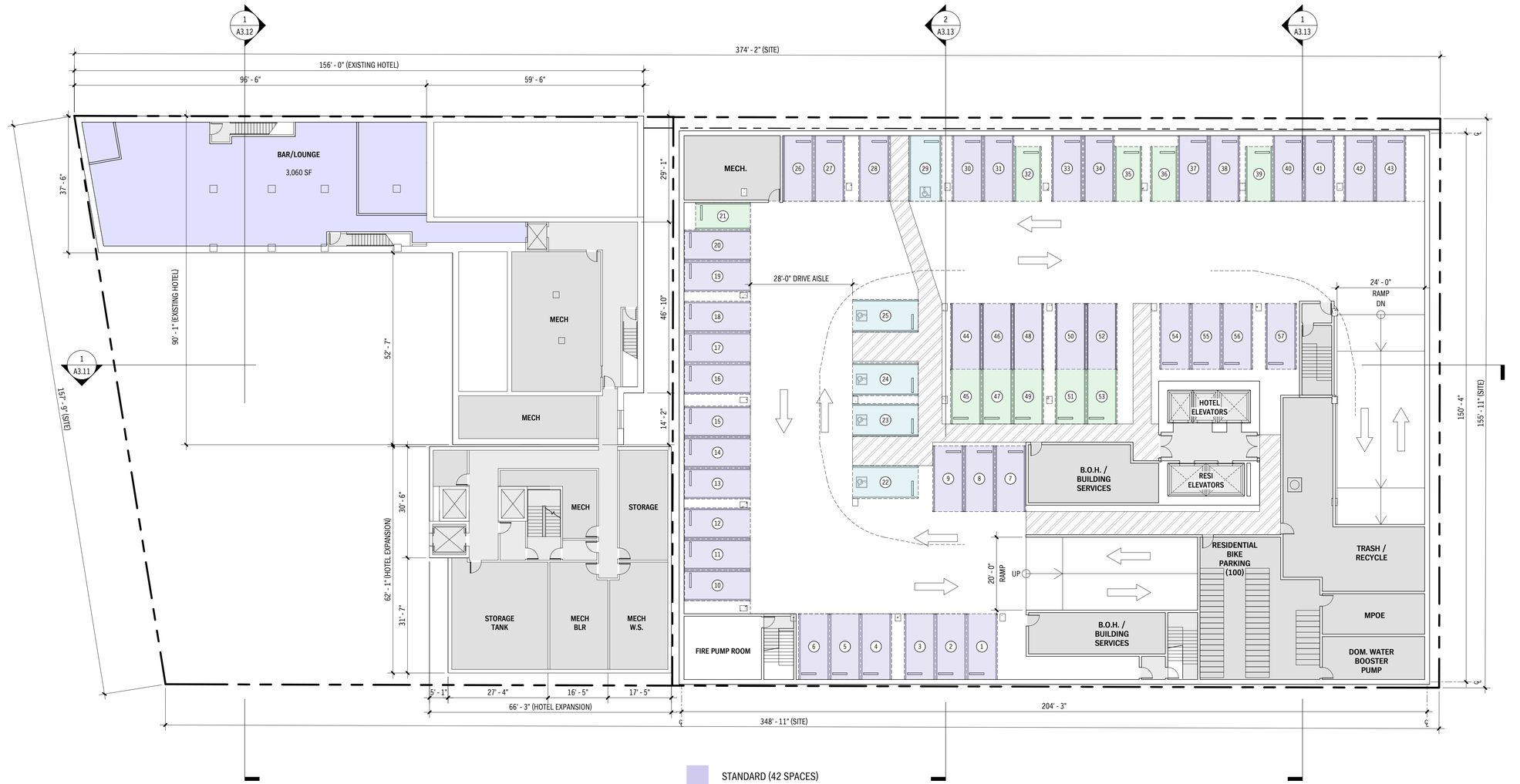
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FLOOR PLAN - LEVEL B2

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FLOOR PLAN - LEVEL B1

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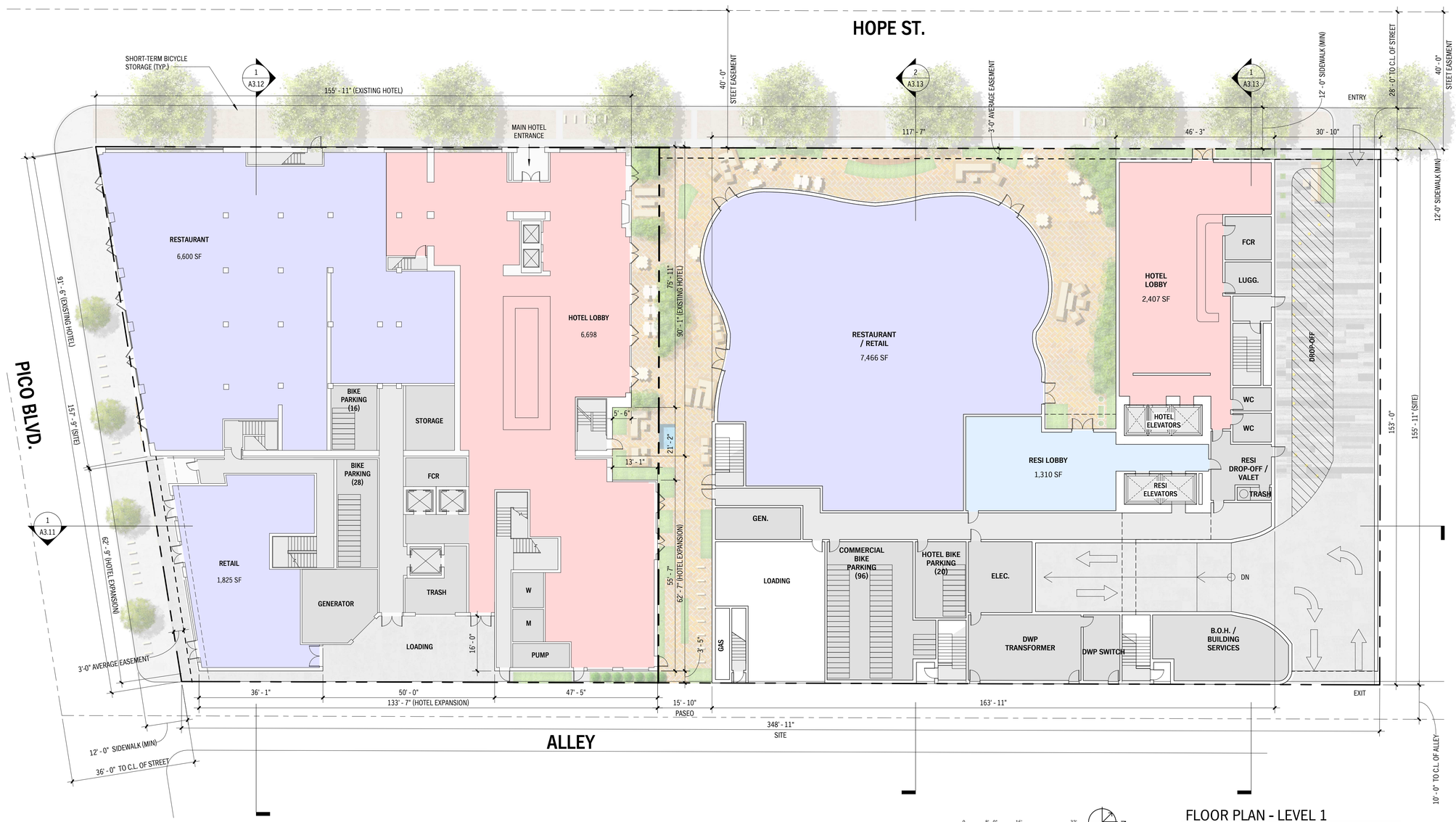
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FLOOR PLAN - LEVEL B1

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FLOOR PLAN - LEVEL 1

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

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FLOOR PLAN - LEVEL 1

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FLOOR PLAN - LEVEL 2

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

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FLOOR PLAN - LEVEL 2

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FLOOR PLAN - LEVEL 3

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

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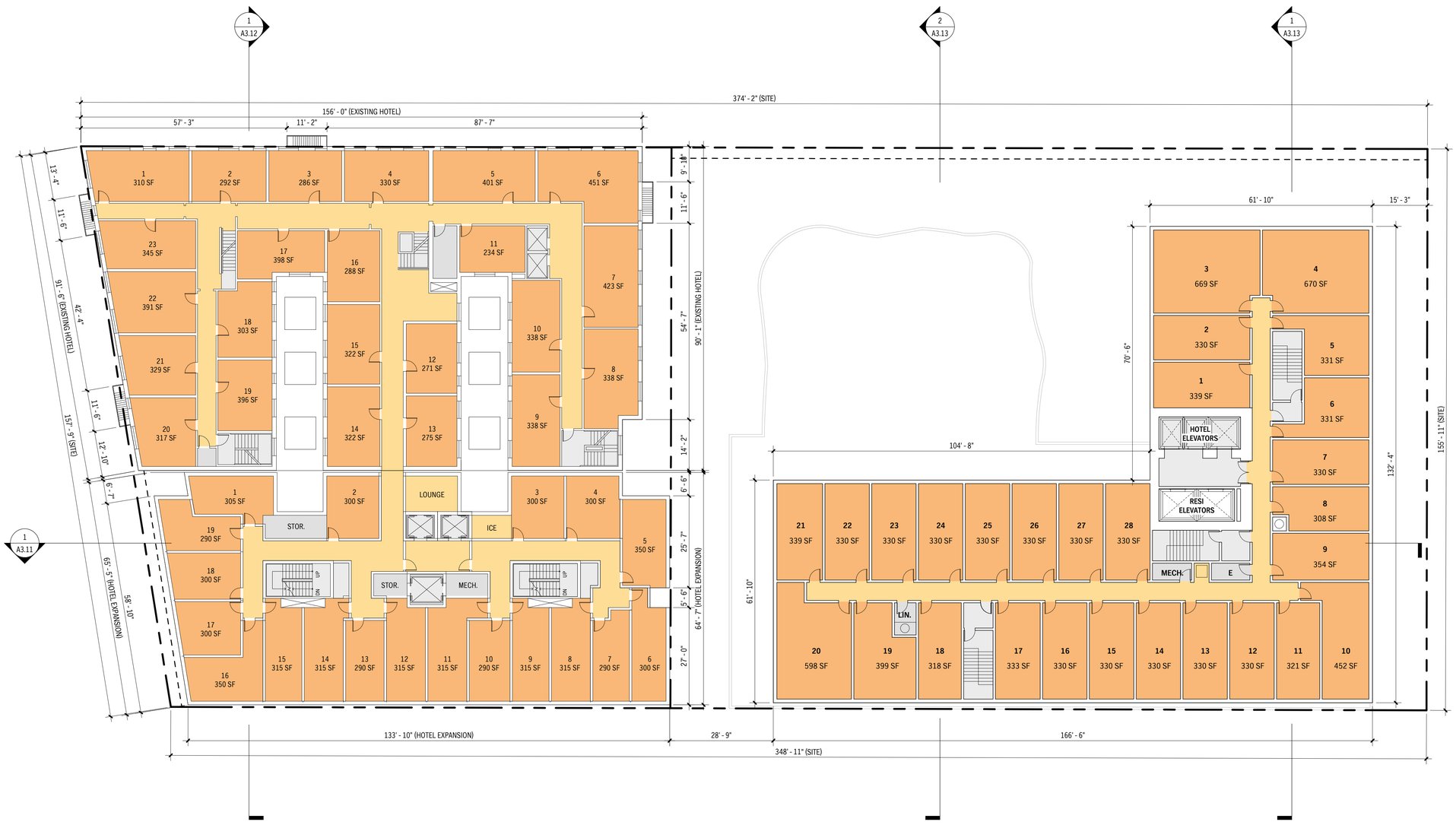
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FLOOR PLAN - LEVEL 3

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FLOOR PLAN - LEVEL 4

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

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FLOOR PLAN - LEVEL 4

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FLOOR PLAN - LEVELS 5 & 6

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

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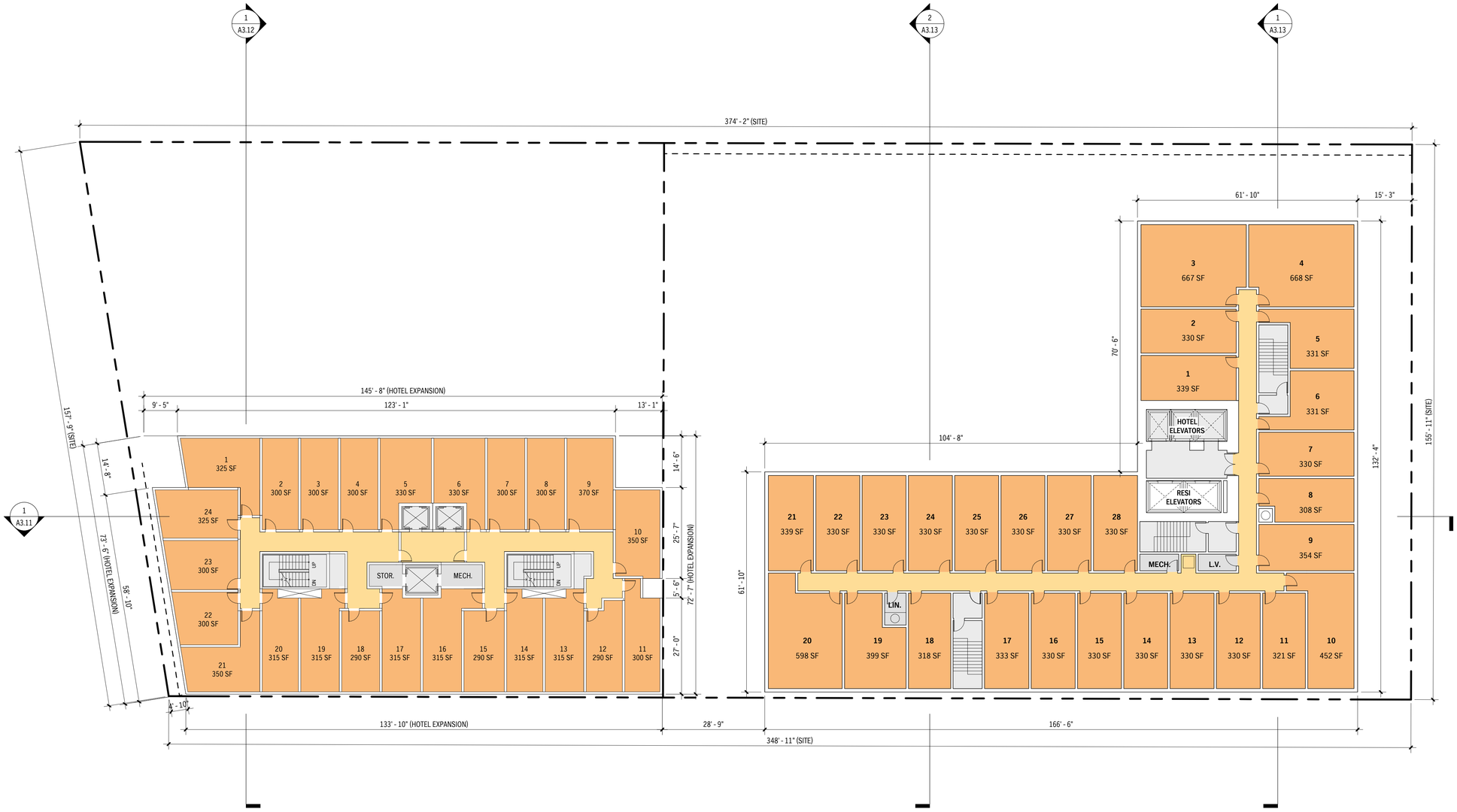
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FLOOR PLAN - LEVELS 5 & 6

A2.05
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0 8' - 0" 16' 32'

N

FLOOR PLAN - LEVEL 7

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

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FLOOR PLAN - LEVEL 7

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0 8' - 0" 16' 32' N

FLOOR PLAN - LEVEL 8

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

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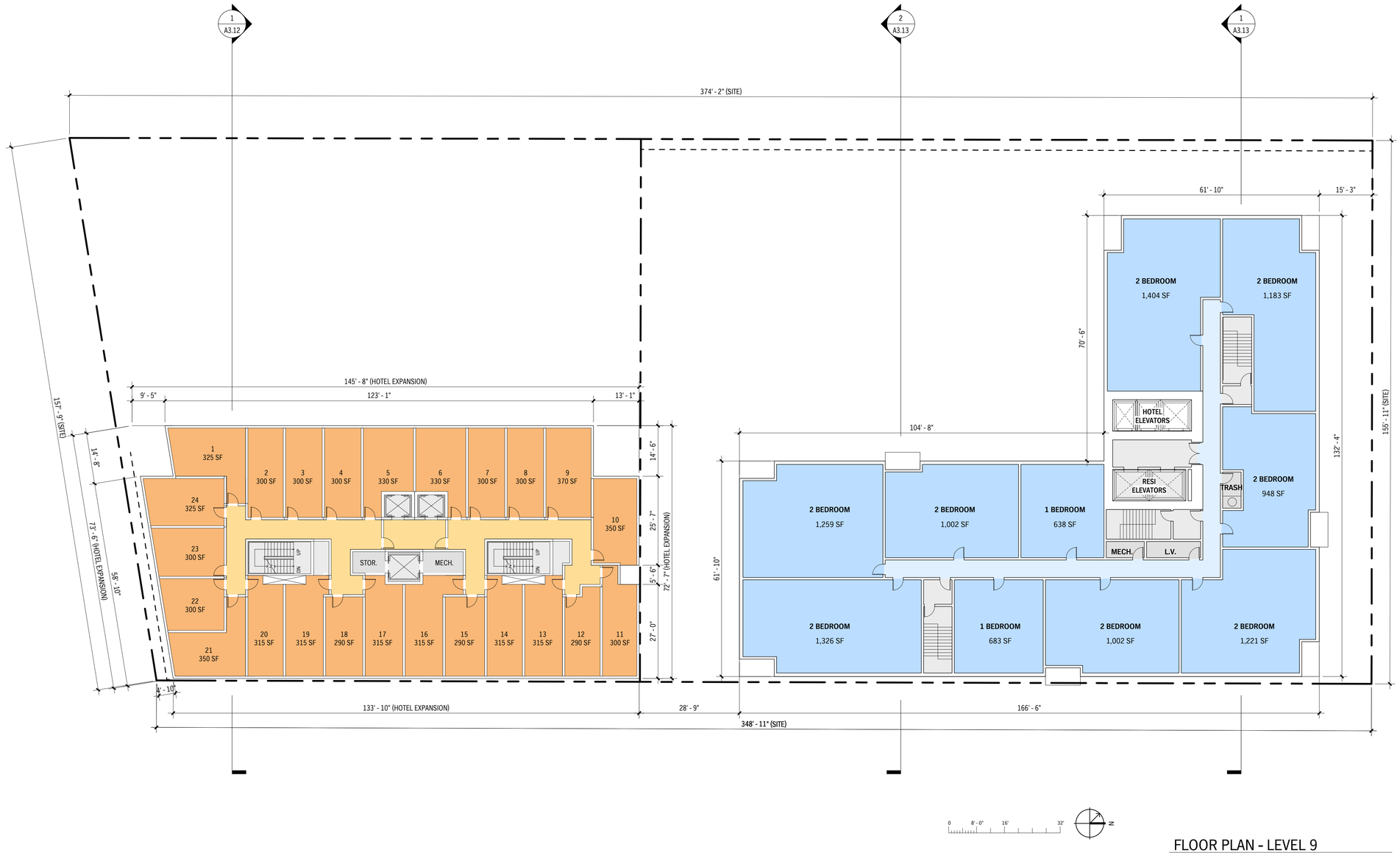
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FLOOR PLAN - LEVEL 8

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FLOOR PLAN - LEVEL 9

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

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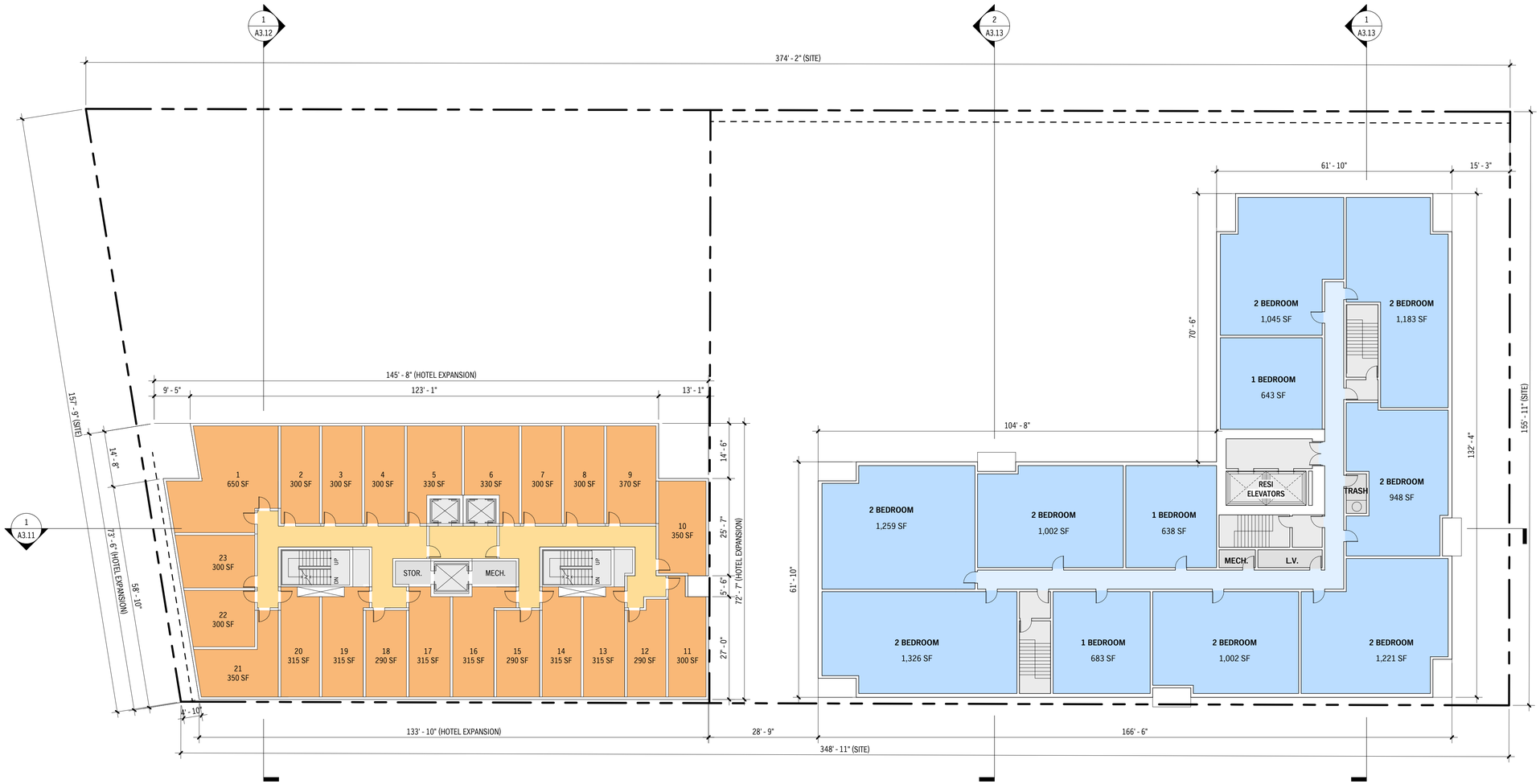
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FLOOR PLAN - LEVEL 9

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0 8'-0" 16' 32'

N

FLOOR PLAN - LEVELS 10 & 11

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

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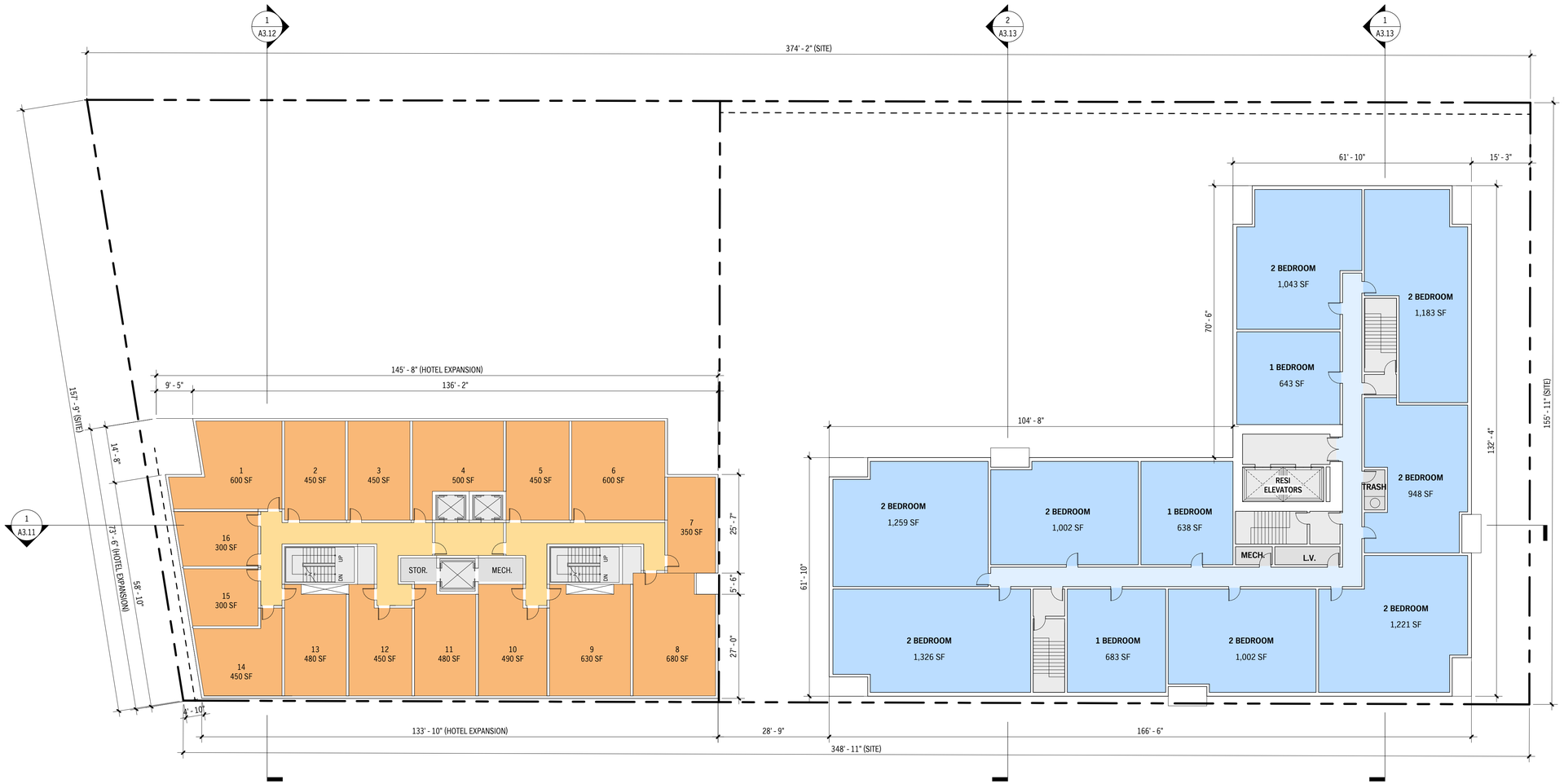
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FLOOR PLAN - LEVELS 10 & 11

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0 8' - 0" 16' 32'

N

FLOOR PLAN - LEVEL 12

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

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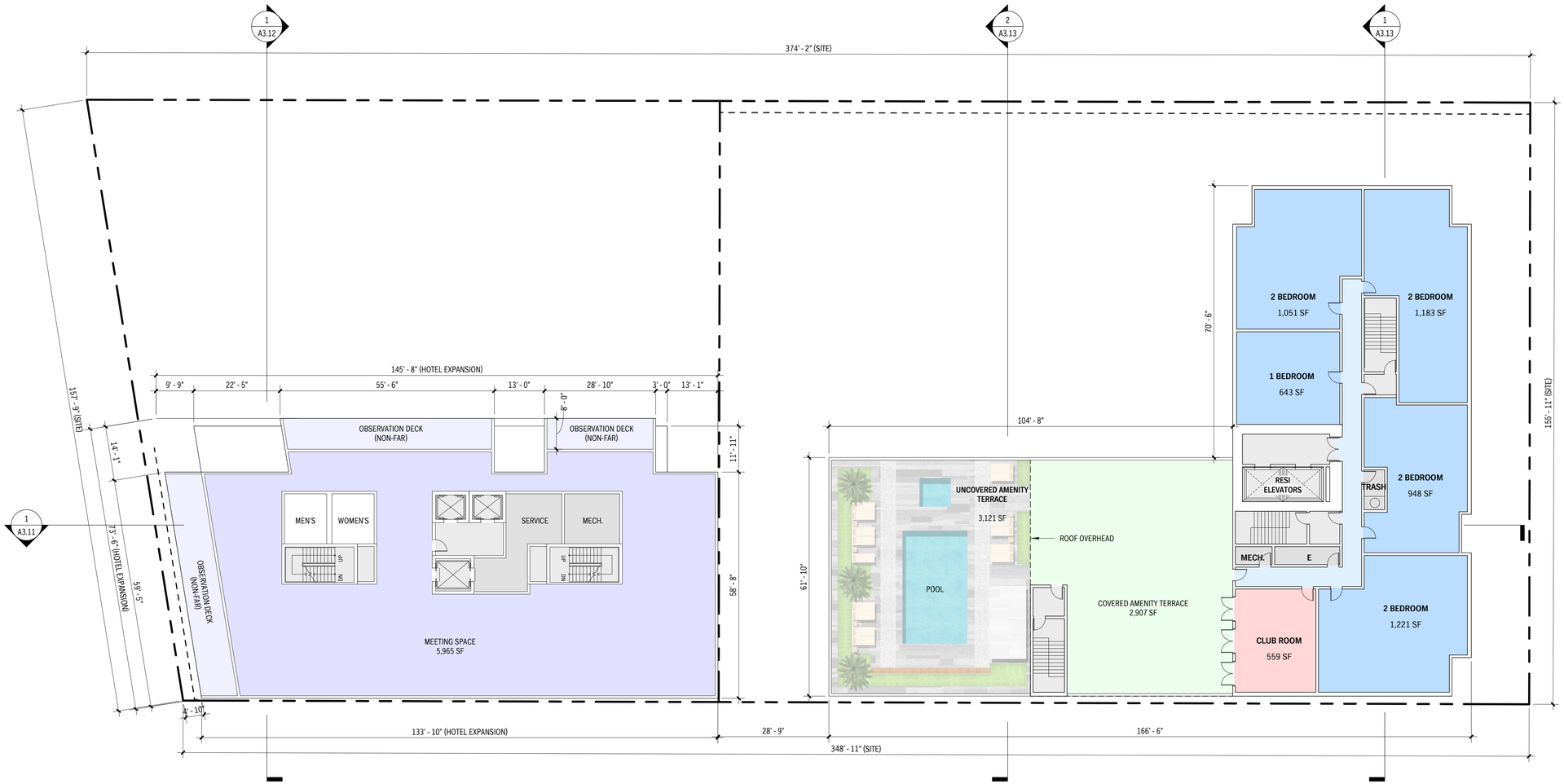
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FLOOR PLAN - LEVEL 12

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FLOOR PLAN - LEVEL 13

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

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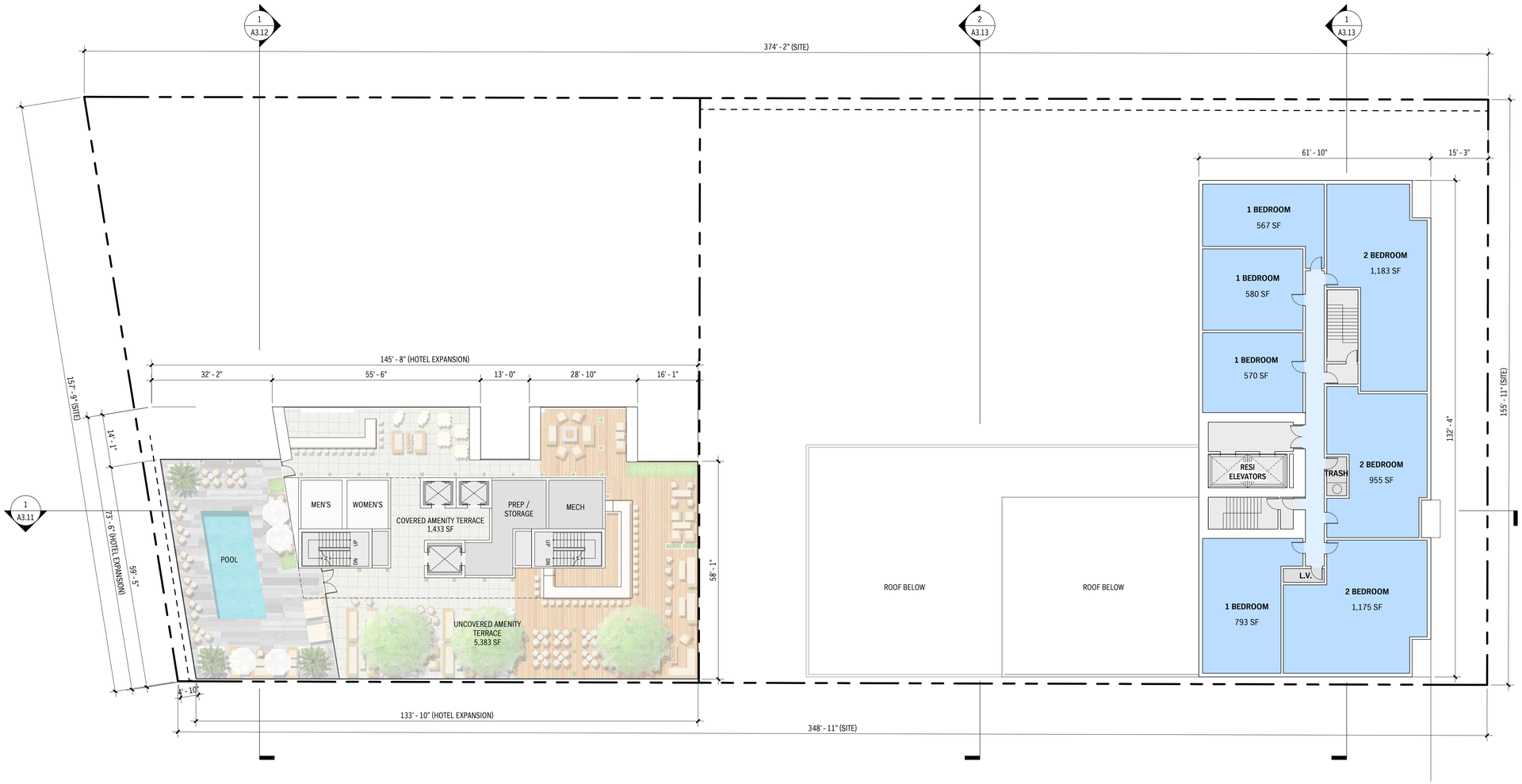
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FLOOR PLAN - LEVEL 13

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0 8' - 0" 16' 32'

N

FLOOR PLAN - LEVEL 14

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

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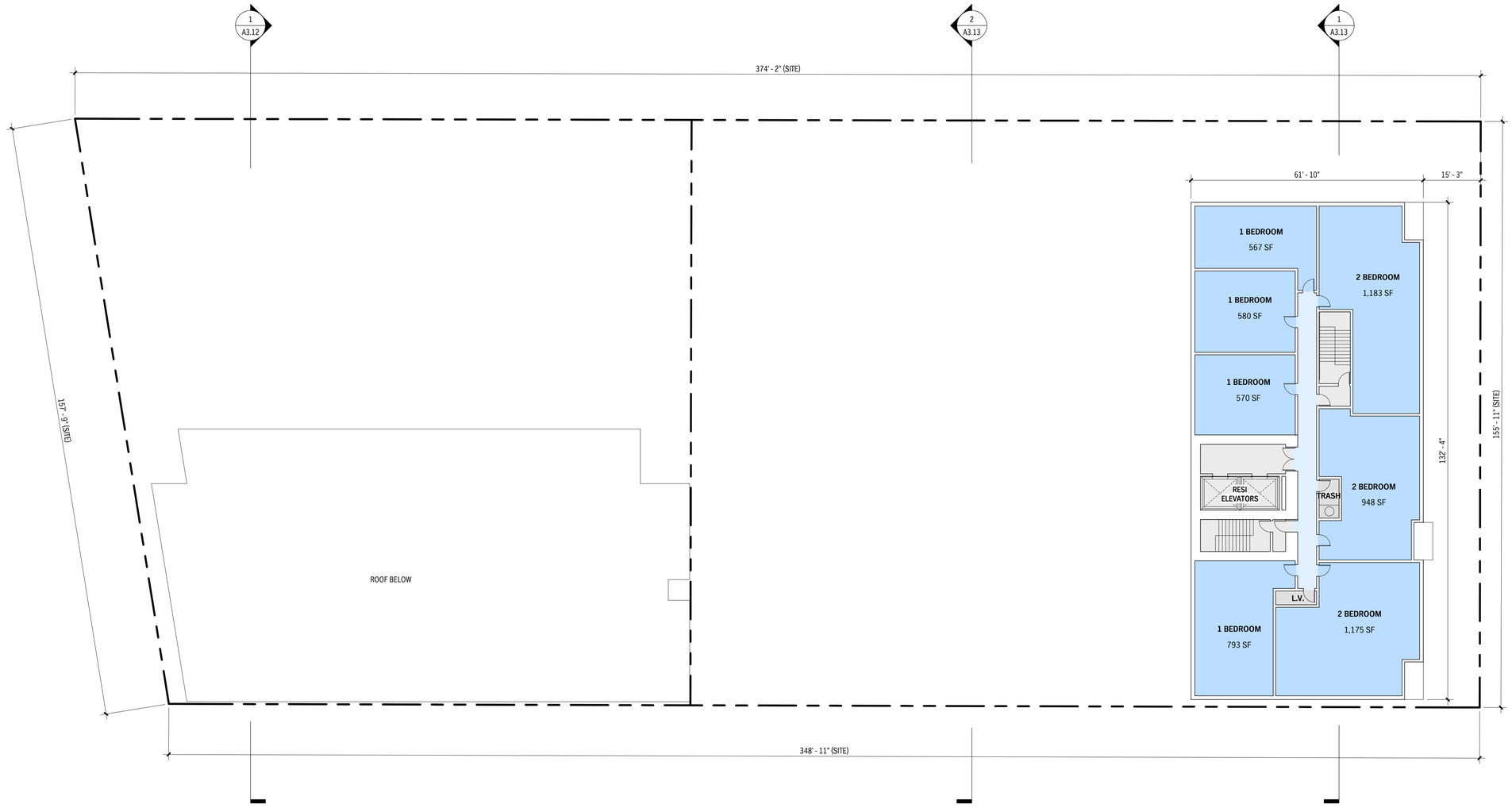
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FLOOR PLAN - LEVEL 14

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0 8' - 0" 16' 32'

N

FLOOR PLAN - LEVEL 15 - 25

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

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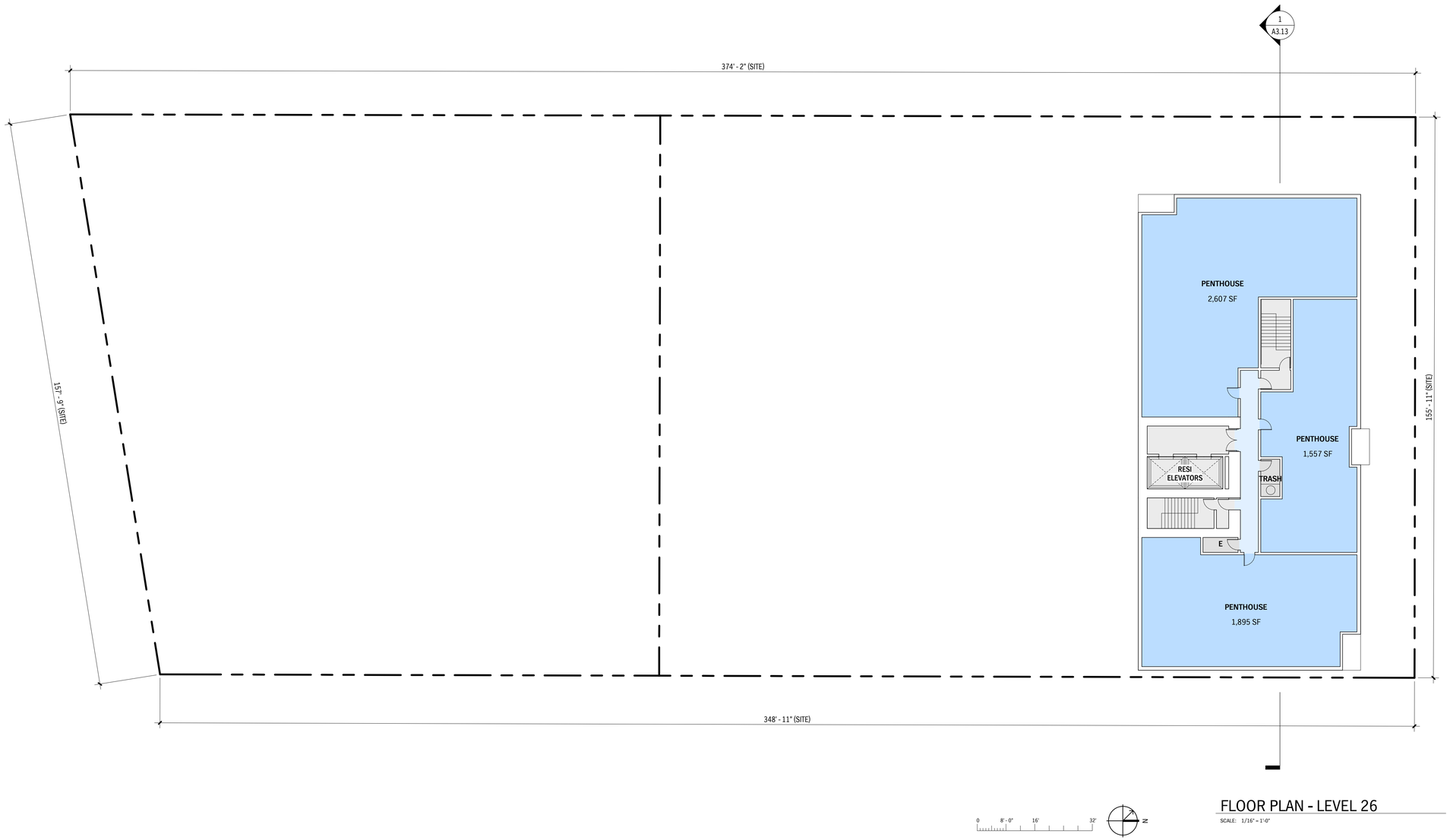
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FLOOR PLAN - LEVEL 15-25

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FLOOR PLAN - LEVEL 26

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

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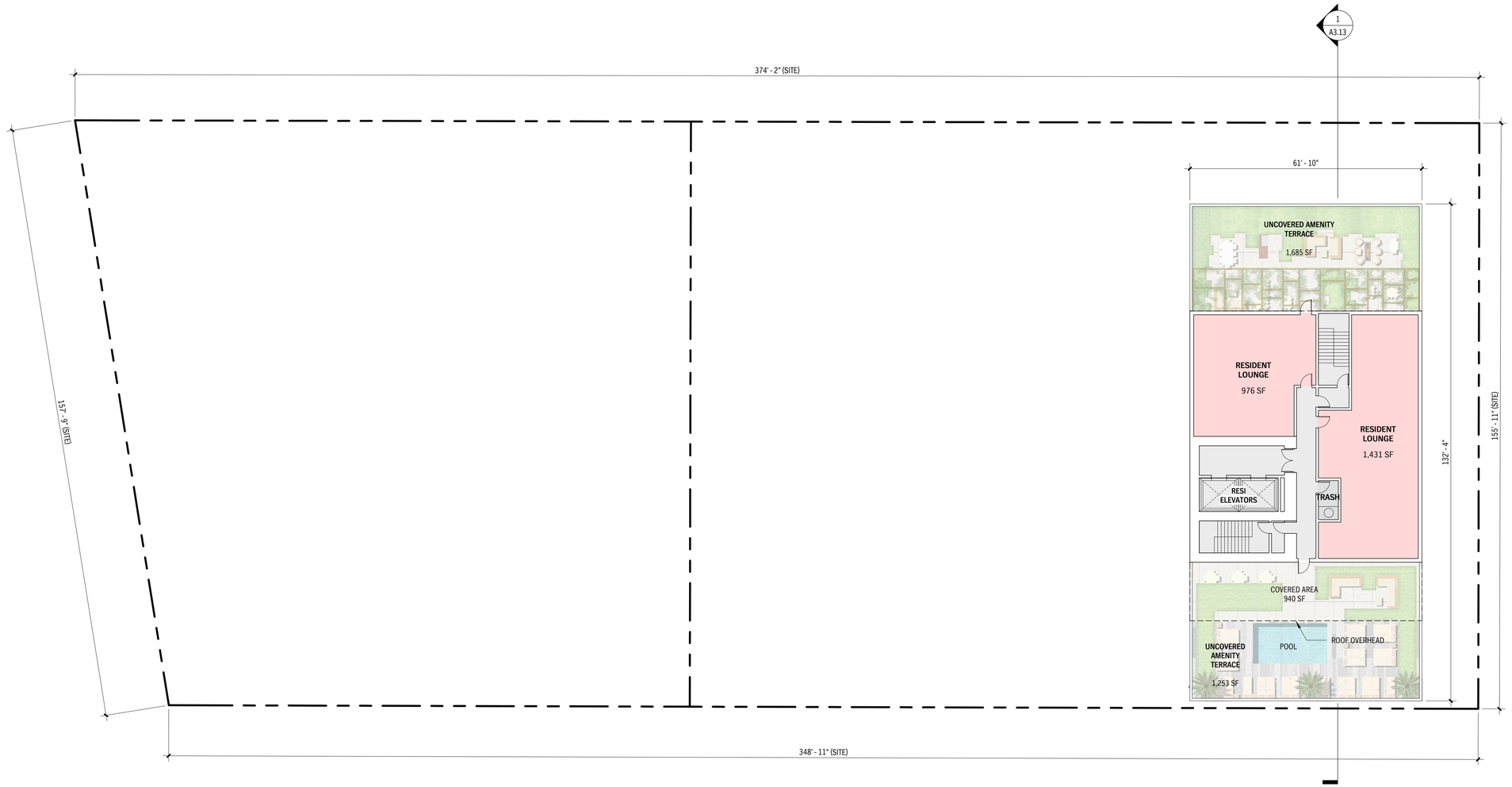
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FLOOR PLAN - LEVEL 26

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0 8' - 0" 16' 32'

N

FLOOR PLAN - LEVEL 27

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

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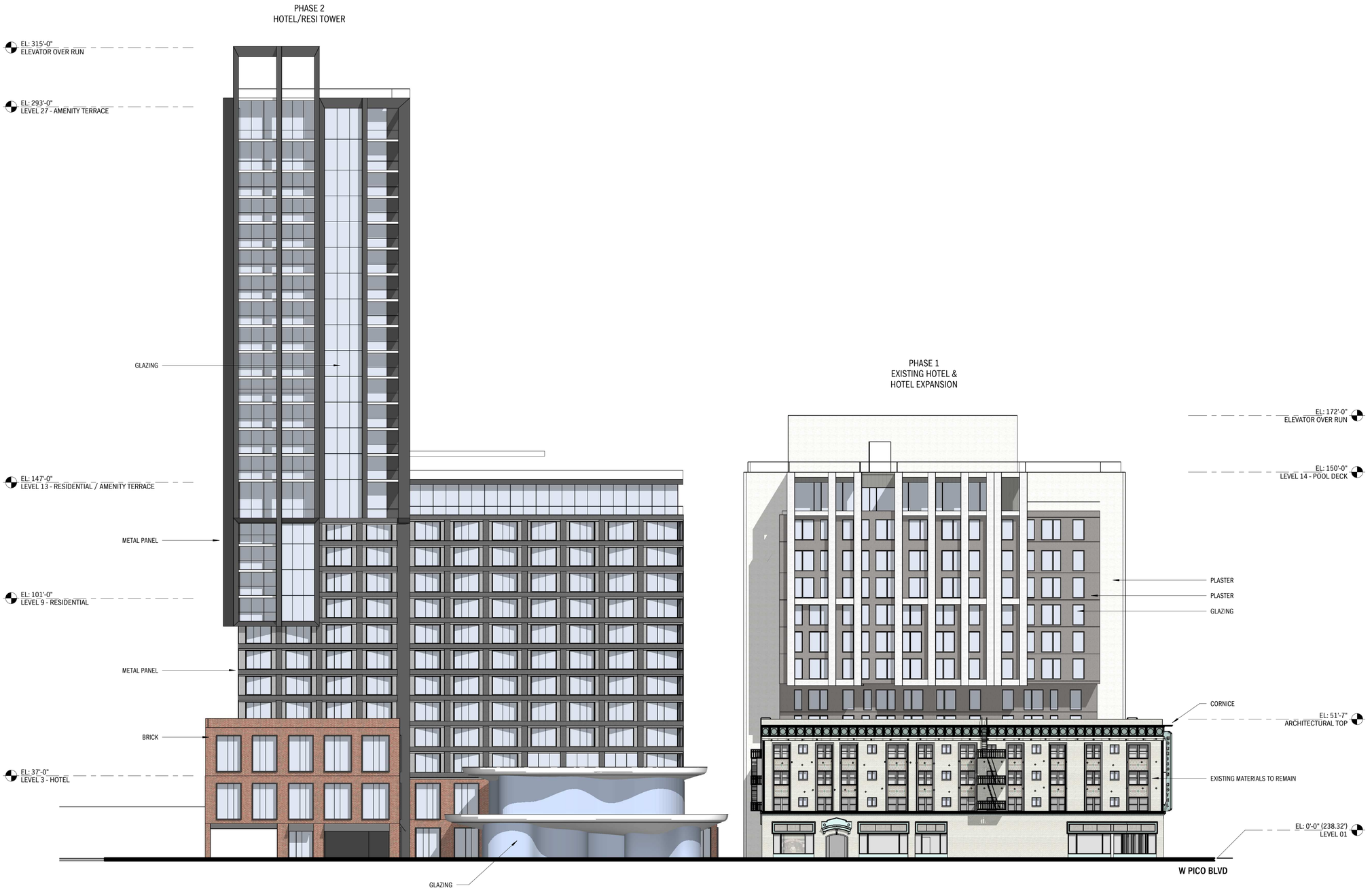
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FLOOR PLAN - LEVEL 27

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ELEVATION - WEST

SCALE: 1" = 20'-0"

0 15'-0" 30' 60'

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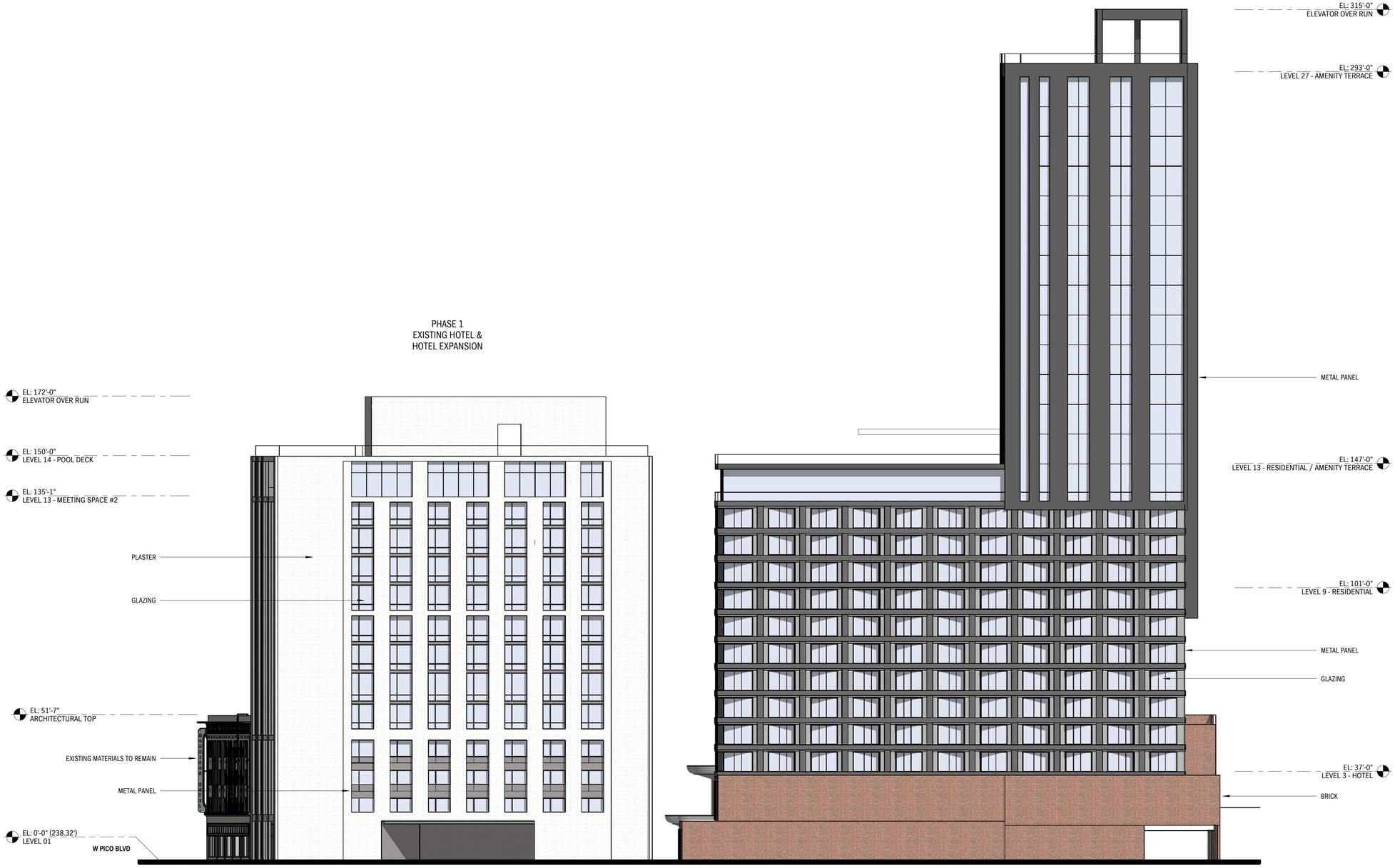
WEST ELEVATION

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PHASE 1
EXISTING HOTEL &
HOTEL EXPANSION

PHASE 2
HOTEL/RESI TOWER



ELEVATION - EAST

SCALE: 1" = 20'-0"

0 15'-0" 30' 60'

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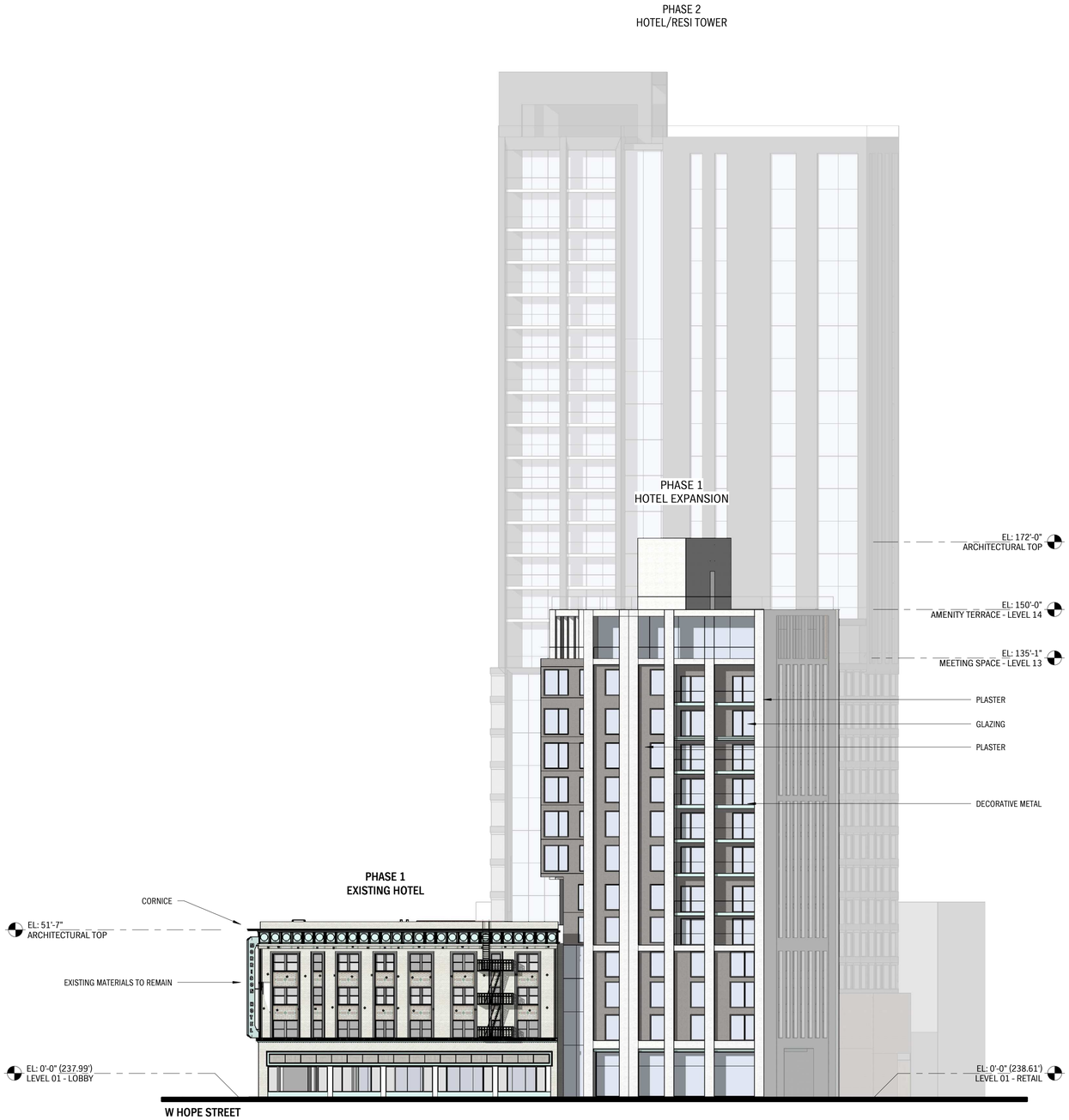
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EAST ELEVATION

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ELEVATION - NORTH

SCALE: 1" = 20'-0"

0 15'-0" 30' 60'

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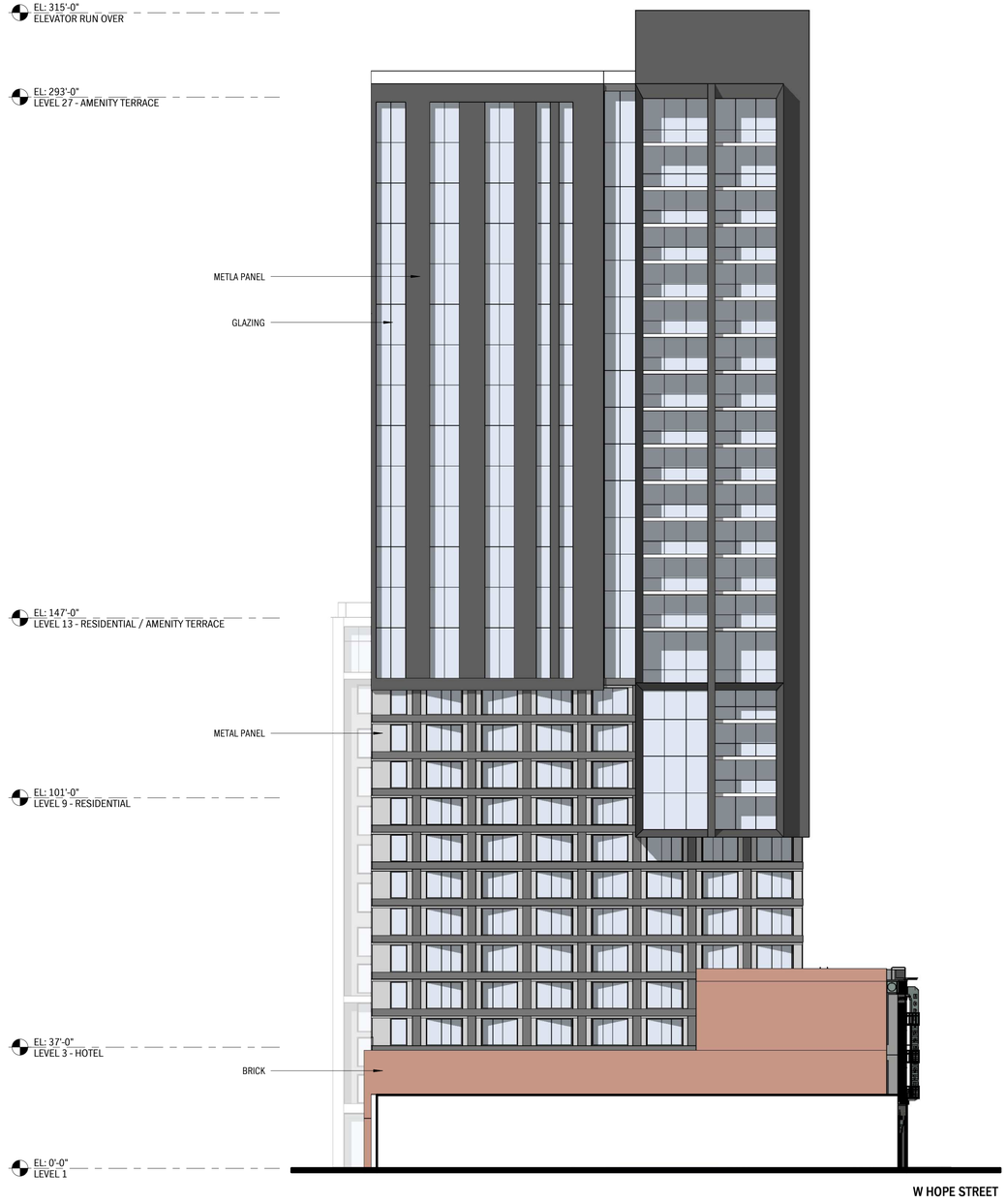
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NORTH ELEVATION

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PHASE 2
HOTEL/RESI TOWER



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

0 15'-0" 30' 60'

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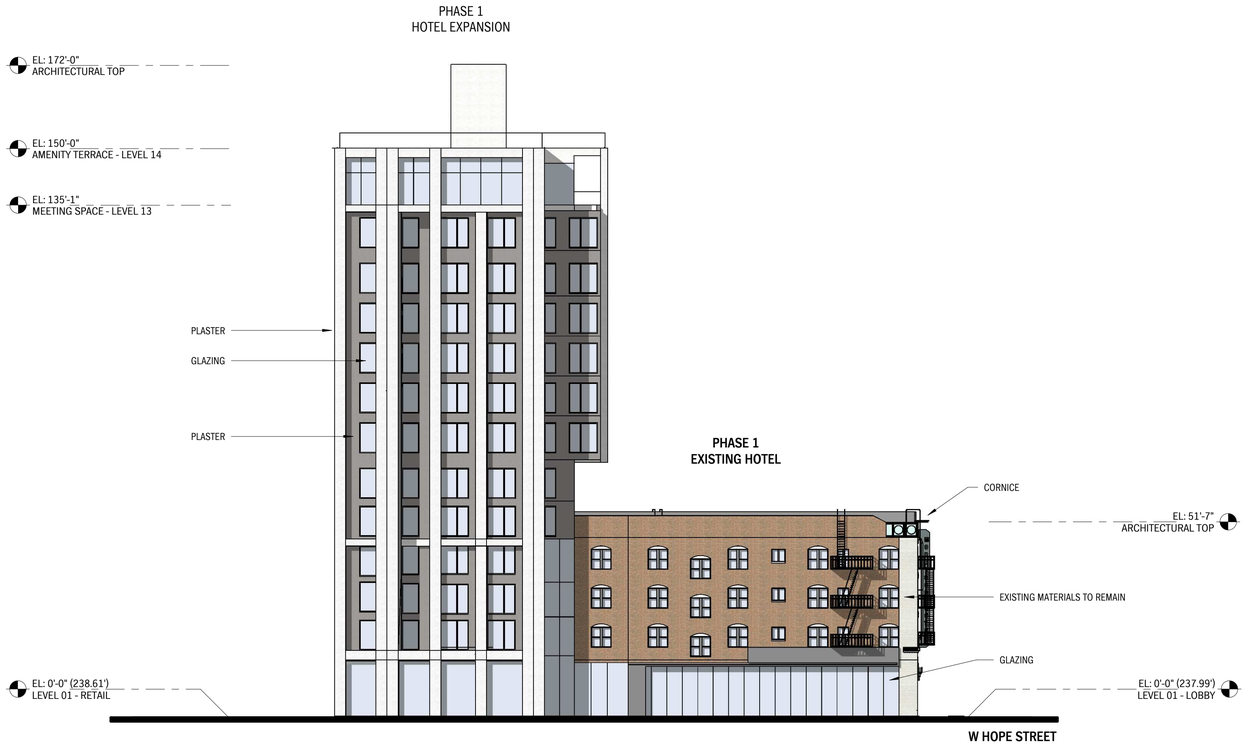
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SOUTH ELEVATION

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PASEO ELEVATION - NORTH

SCALE: 1" = 20'-0"

0 15'-0" 30' 60'

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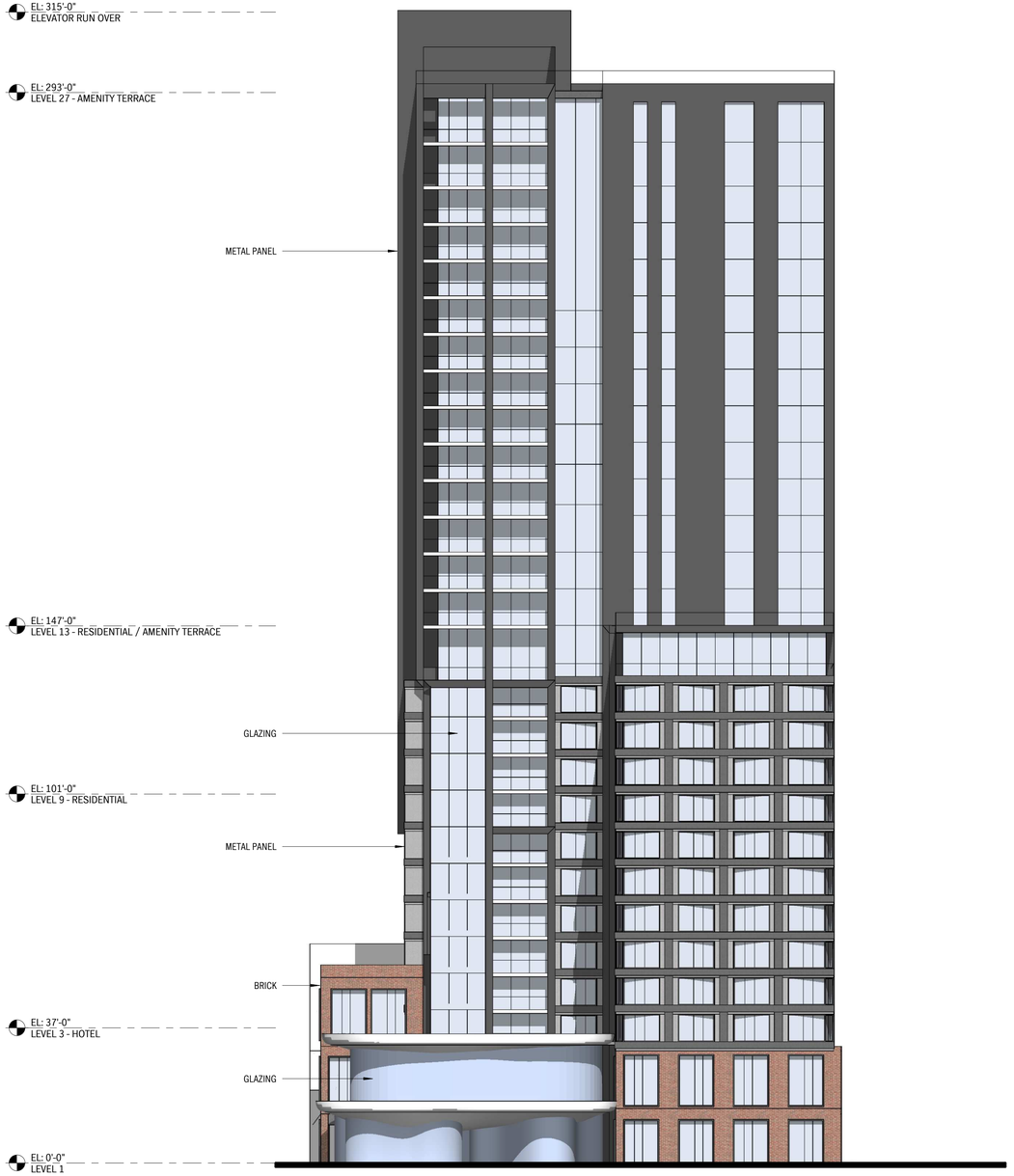
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PASEO NORTH ELEVATION

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PHASE 2
HOTEL/RESI TOWER



PASEO ELEVATION - SOUTH

SCALE: 1" = 20'-0"

0 15'-0" 30' 60'

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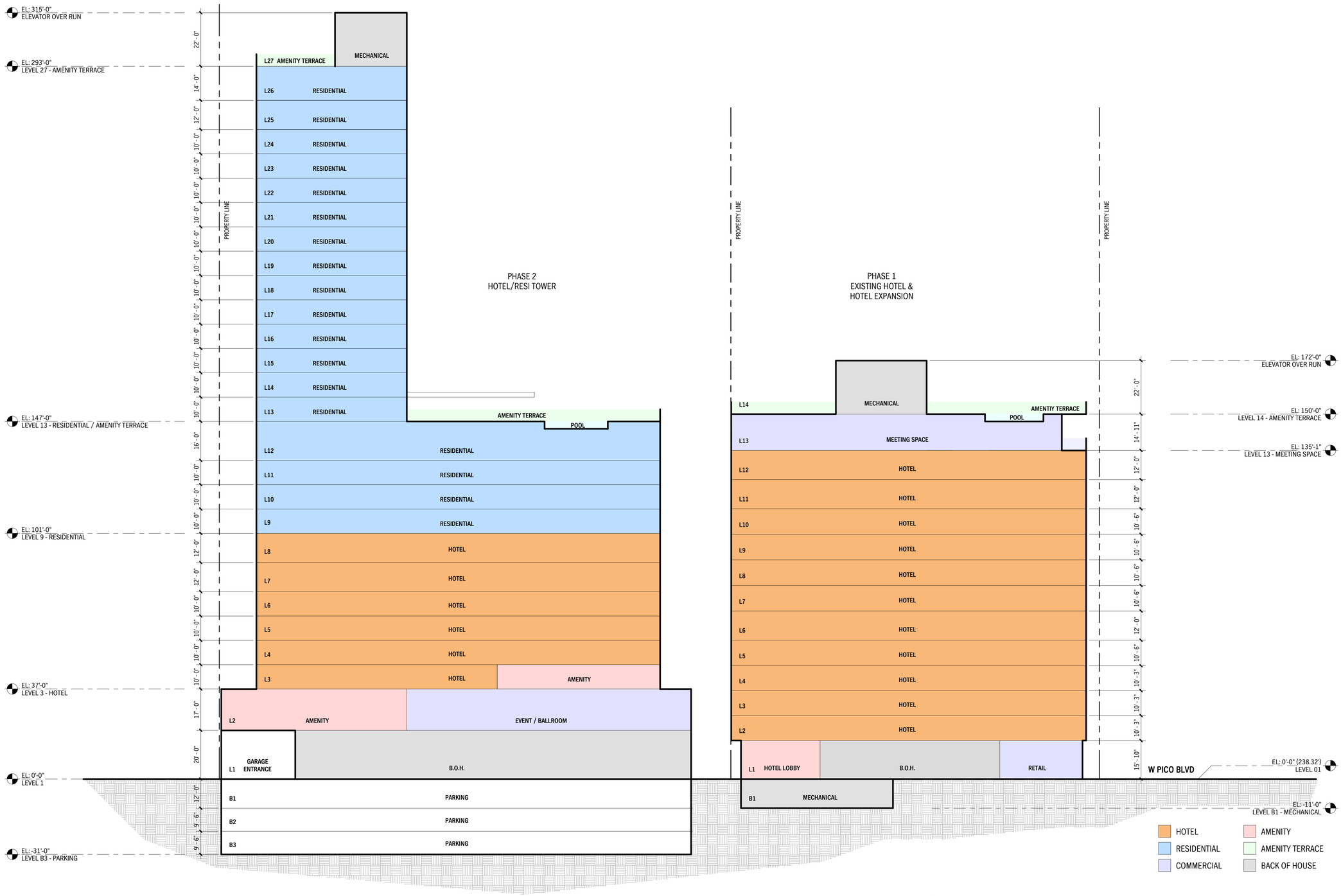
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PASEO SOUTH ELEVATION

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SECTION - E/W

SCALE: 1" = 20'-0"

0 10'-0" 20' 40'

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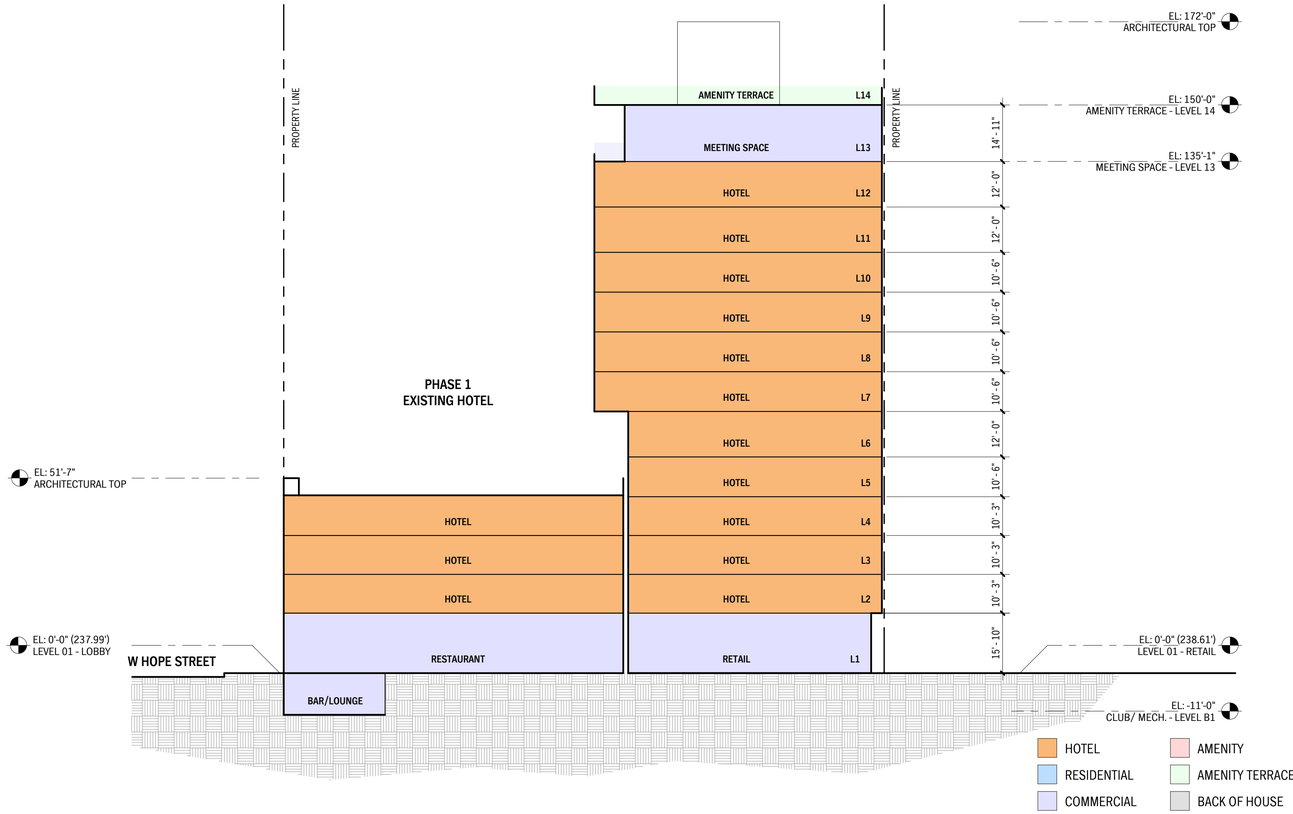
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E/W SECTION

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PHASE 1
HOTEL EXPANSION



SECTION - N/S

SCALE: 1" = 20'-0"

0 10'-0" 20' 40'

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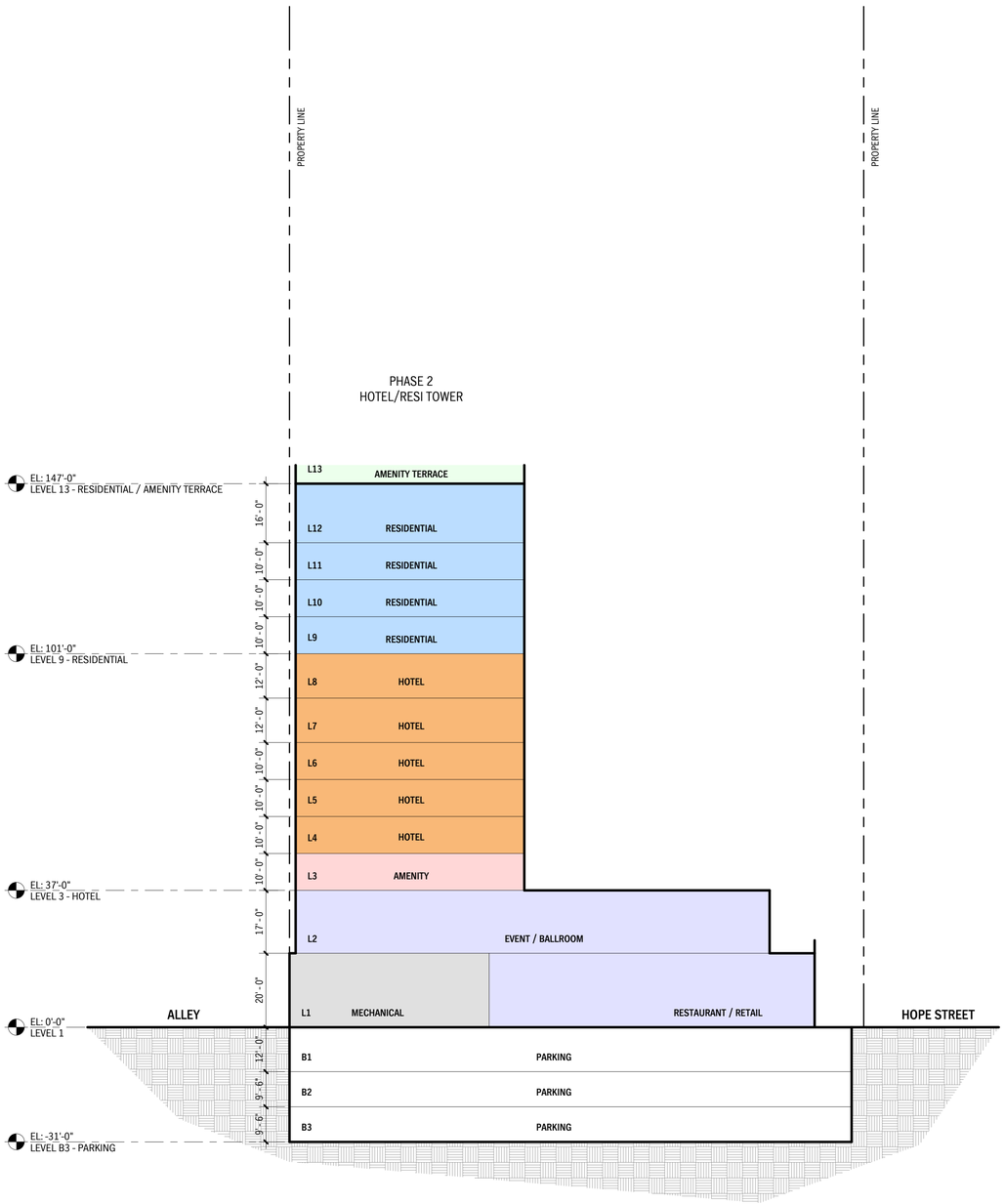
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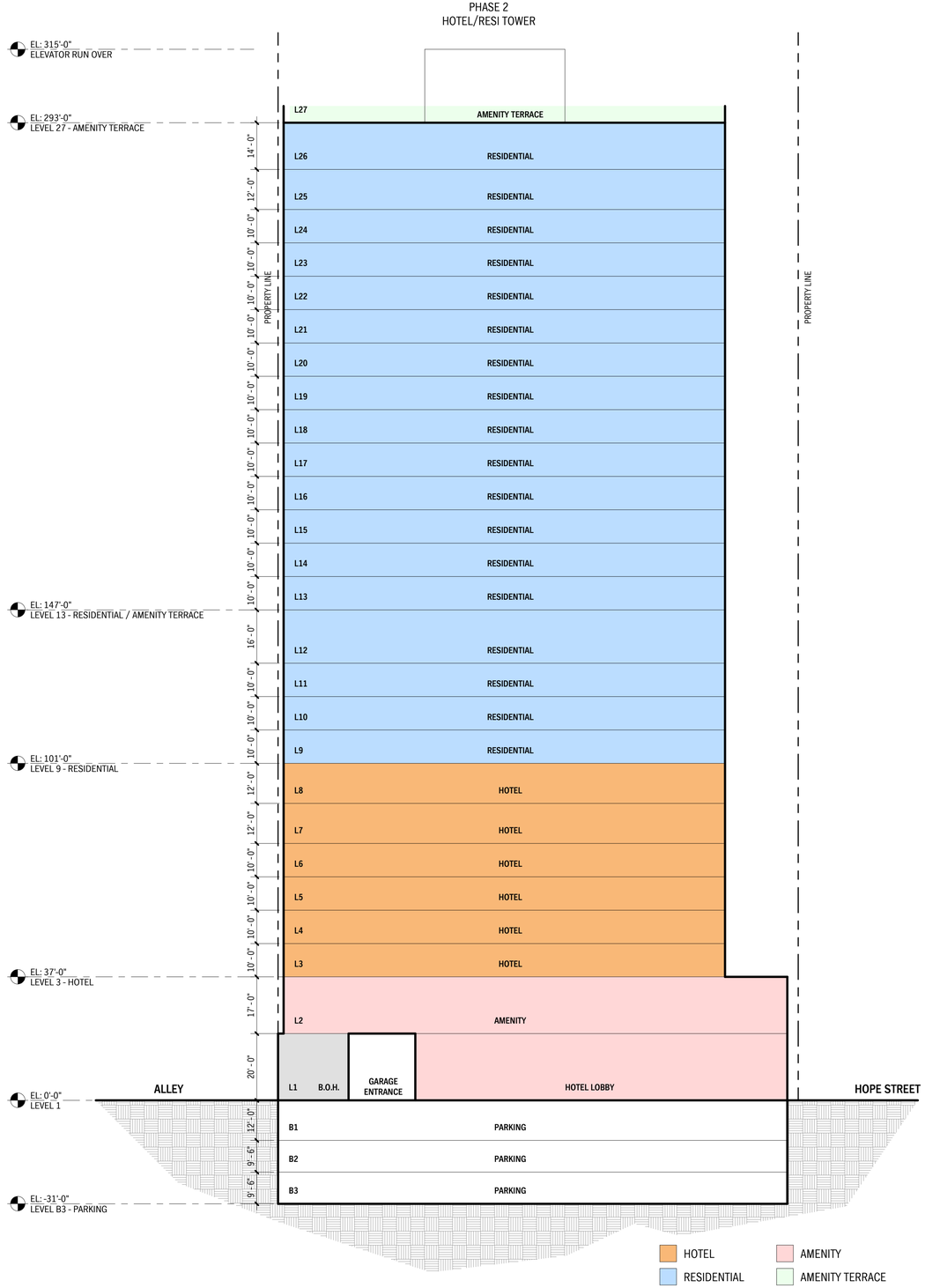
N/S SECTION

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SECTION - N/S 2

SCALE: 1" = 20'-0"



SECTION - N/S 1

SCALE: 1" = 20'-0"

HOTEL
RESIDENTIAL
COMMERCIAL
AMENITY
AMENITY TERRACE
BACK OF HOUSE

0 10'-0" 20' 40'

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steinberg hart

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

OWNER
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1605 N. Cahuenga Blvd.
Los Angeles, CA 90028

theMORRISON

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

REV DATE ISSUE

PROJECT #: 15200
DATE: 7/6/2018

N/S SECTIONS

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ATTACHMENT D:
SHOP ARCHITECTS PROJECT DRAWINGS

MORRISON HOTEL
1246-1248 SOUTH HOPE STREET
LOS ANGELES, CALIFORNIA



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A3.14	N/S SECTION

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

REV DATE ISSUE

PROJECT #: 191031
DATE: 7/2/2020

NOT FOR CONSTRUCTION

COVER SHEET

G0.00
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PROJECT INFORMATION

APPLICANT:	MORRISON HOTEL, LLC & MORRISON RESIDENTIAL, LLC 1605 N CAHUENGA BLVD, HOLLYWOOD, CA 90028 323.466.1400
ARCHITECT:	SHoP ARCHITECTS 233 BROADWAY, 11TH FLOOR, NEW YORK, NY 10279 CONTACT: CORIE SHARPLES cds@shoparc.com 212.889.9005
CIVIL:	KPFF 700 S FLOWER STREET, SUITE 2100, LOS ANGELES, CA 90017 CONTACT: CHRIS JONES chris.jones@hklainc.com 213.293.3474
SITE ADDRESS:	1220 - 1246 S. HOPE STREET, LOS ANGELES, CA 90015 427-435 W PICO BLVD, LOS ANGELES, CA 90015
PROJECT NAME:	THE MORRISON HOTEL AND RESIDENCES

LEGAL DESCIPTION:	LOT:	3,4,5,6, & 7
	TRACT:	17683
	APN	AREA* (PER ZIMA)
	513-9022-006	14,120 SF
	513-9022-021	9,461 SF
	513-9022-020	15,592 SF
	513-9022-003	9,355 SF
	513-9022-004	7,797 SF
TOTAL SITE AREA (GROSS):		56,326 SF
PREDEDICTION SITE AREA USED FOR FAR CALCULATION		
TOTAL SITE ARE (NET):		54,591 SF

PROJECT DESCRIPTION

HOTEL ADAPTIVE REUSE OF EXISTING FOUR STORY BUILDING
FIFTEEN STORY HOTEL EXPANSION
TWENTY FIVE STORY RESIDENTIAL TOWER
BASEMENT WITH THREE SUBTERRANEAN LEVELS

ZONING:	[Q]R5-4D-O
GENERAL PLAN DESIGNATION:	HIGH DENSITY RESIDENTIAL
PARKING DISTRICTS:	CENTRAL CITY PARKING DISTRICT DOWNTOWN PARKING DISTRICT
DESITY ALLOWABLE:	UNLIMITED PER ZI 2385
BUILDING HEIGHT ALLOWABLE:	UNLIMITED
YARD REQUIREMENTS:	NONE PER ZI 2385
EXISTING HOTEL - EXISTING BUILDING HEIGHT	
STORIES	4 STORIES ABOVE GRADE
BUILDING HEIGHT	51'-7"
HOTEL EXPANSION - PROPOSED BUILDING HEIGHT	
STORIES	15 STORIES ABOVE GRADE
BUILDING HEIGHT	190'-7"
HOTEL/RESIDENTIAL TOWER - PROPOSED BUILDING HEIGHT	
STORIES	25 STORIES ABOVE GRADE
BUILDING HEIGHT	325'-0"
BASEMENT - PROPOSED HEIGHT	
STORIES	3 STORIES BELOW GRADE
BUILDING HEIGHT	-36'-0"

FLOOR AREA ANALYSIS

F.A.R ALLOWED		7.5:1
		With Redevelopement Plan Exemption
F.A.R PROPOSED		7.5:1
FLOOR AREA ALLOWED	6.0:1	**337,956 SF**
	1.5:1	**84,489 SF**
		With Central City Redevelopment Plan Exemption
	7.5:1	***422,445 SF***

PROPOSED FLOOR AREA (ZONING)

EXISTING HOTEL FLOOR AREA	34,342 SF
HOTEL EXPANSION FLOOR AREA	174,481 SF
HOTEL/RESI TOWER FLOOR AREA	186,155 SF
BASEMENT	25,325 SF
TOTAL	**420,303 SF**

BUILDING FLOOR AREA BREAKDOWN (ZONING)

EXISTING HOTEL	HOTEL	29,187 SF
	RESTAURANT	5,155 SF
	TOTAL	**34,342 SF**
HOTEL EXPANSION	HOTEL	165,800 SF
	RESTAURANT	2,838 SF
	IMMERSIVE MUSUEM	5,843 SF
	TOTAL	**174,481 SF**
HOTEL/RESI TOWER	RESIDENTIAL	150,366 SF
	HOTEL	32,997 SF
	RESTAURANT	2,792 SF
	TOTAL	**186,155 SF**
BASEMENT	RESIDENTIAL	5,935 SF
	HOTEL	14,142 SF
	IMMERSIVE MUSEUM	5,248 SF
	TOTAL	**25,325 SF**

DWELLING UNIT MIX

FLOOR	Studio	1BR	2BR	3BR (PH)	TOTAL
7	0	6	2	0	8
8	0	5	3	0	8
9	0	5	3	0	8
10	0	5	3	0	8
11	0	5	3	0	8
12	0	5	3	0	8
13	0	5	3	0	8
14	0	5	3	0	8
15	0	5	3	0	8
16	0	5	3	0	8
17	0	5	3	0	8
18	0	5	3	0	8
19	0	5	3	0	8
20	0	2	5	0	7
21	0	2	5	0	7
22	0	2	5	0	7
23	0	2	5	0	7
24	0	0	4	0	4
TOTAL	0	74	62	0	136

RESIDENTIAL OPEN SPACE

HOTEL/RESI TOWER

REQUIRED OPEN SPACE

74	1 BEDROOM	100 sf/unit	7,400 SF
62	2 BEDROOM	125 sf/unit	7,750 SF
	TOTAL		15,150 SF

PROVIDED RECREATION SPACE

RECREATION ROOM (25% OF REQUIRED ALLOWED)	3,788 SF

PROVIDED COMMON OPEN SPACE

COMMON OPEN SPACE	11,427 SF
TOTAL OPEN SPACE PROVIDED	**15,215 SF**

HOTEL RESI/TOWER

TREES RQUIRED	**(1 for every 4 units)** 50% TO BE CANOPY TREES	**34 TREES**
TREES PROVIDED	 50% TO BE CANOPY TREES	**34 TREES**

FLOOR AREA - BY FLOOR

EXISTING HOTEL - FLOOR AREA (ZONING)	
LEVEL 04	8,600 SF
LEVEL 03	8,613 SF
LEVEL 02	8,600 SF
LEVEL 01	8,529 SF
TOTAL FLOOR AREA	**34,342 SF**

HOTEL EXPANSION - FLOOR AREA (ZONING)	
LEVEL 15	5,859 SF
LEVEL 14	10,983 SF
LEVEL 13	11,461 SF
LEVEL 12	11,461 SF
LEVEL 11	11,461 SF
LEVEL 10	11,461 SF
LEVEL 09	11,448 SF
LEVEL 08	11,461 SF
LEVEL 07	11,209 SF
LEVEL 06	11,209 SF
LEVEL 05	9,885 SF
LEVEL 04	10,221 SF
LEVEL 03	15,303 SF
LEVEL 02	15,019 SF
LEVEL 01	16,040 SF
TOTAL FLOOR AREA	**174,481 SF**

HOTEL/RESI TOWER - FLOOR AREA (ZONING)	
LEVEL 25	7,603 SF
LEVEL 24	7,497 SF
LEVEL 23	7,476 SF
LEVEL 22	7,497 SF
LEVEL 21	7,497 SF
LEVEL 20	7,497 SF
LEVEL 19	7,420 SF
LEVEL 18	7,504 SF
LEVEL 17	7,504 SF
LEVEL 16	7,504 SF
LEVEL 15	7,483 SF
LEVEL 14	7,504 SF
LEVEL 13	7,442 SF
LEVEL 12	7,504 SF
LEVEL 11	7,504 SF
LEVEL 10	7,504 SF
LEVEL 09	7,504 SF
LEVEL 08	7,504 SF
LEVEL 07	7,271 SF
LEVEL 06	4,528 SF
LEVEL 05	7,418 SF
LEVEL 03	5,987 SF
LEVEL 02	16,791 SF
LEVEL 01	9,212 SF
TOTAL FLOOR AREA	**186,155 SF**

BASEMENT - FLOOR AREA (ZONING)	
LEVEL B1	8,308 SF
LEVEL B2	11,055 SF
LEVEL B3	5,962 SF
TOTAL FLOOR AREA	**25,325 SF**

TOTAL PROPOSED FLOOR AREA	**420,303 SF**

GUESTROOM MIX

FLOOR	STANDARDS	SUITES	TOTAL
02	43	5	48
03	45	4	49
04	45	4	49
05	13	5	18
06	29	2	31
07	29	2	31
08	30	2	32
09	30	2	32
10	30	2	32
11	30	2	32
12	30	2	32
13	30	2	32
14	25	1	26
TOTAL KEYS	409	35	444

Table 1 – Code-Required Auto Parking

Land Use	Size	Parking Ratio	Parking Required
Existing Hotel			
Guest Rooms	87 Rooms	No parking per LAMC 12.23.B.8	0 spaces (otherwise 23)
Restaurant	5,155 SF	1 space per 1,000 SF	5 spaces
Hotel Expansion			
Guest Rooms	357 rooms	1 space per 2 guest rooms, first 20 guest rooms 1 space per 4 guest rooms, second 20 guest rooms 1 space per 6 guest rooms, all remaining guest rooms	68 spaces
Rooftop Restaurant/Bar	2,838 SF	1 per 1,000 SF	3
Immersive Museum	11,091 SF	1 space per 1,000 SF	11 spaces
Hotel/Resi Tower			
Dwelling Units	1-Bedroom: 74 units 2-Bedroom: 62 units	1 space per dwelling unit less than three habitable rooms; 1.25 space per dwelling unit equal to or greater than three habitable rooms	1BR: 74 2BR: 78 152 spaces
Lobby/Bar	2,792 SF	1 space per 1,000 SF	3
Ballroom Space	10,658 SF	1 space per 100 SF	107
Meeting Space	1,372 SF	No Parking Req. for Space <750 SF per ZA-1988-1405	0
TOTAL REQUIRED PARKING			**349**

Table 2 – Total Parking with Reductions

Land Use	Code-Required Parking	20-Percent Reduction	Revised Parking Subtotal	Bicycle Replacement	Revised Parking Total
Non-Residential	129 spaces	-26 spaces (20%)	103 spaces	-31 spaces (30%)	72
Residential	220 spaces	-44 spaces (20%)	176 spaces	-26 spaces (15%)	150
TOTAL REQUIRED	349 spaces	-70 spaces	283 spaces	-57 spaces	222 spaces
TOTAL PARKING PROVIDED:					**222 spaces**

Table 3 – Code Required Bicycle Parking (excluding Existing Hotel*)

Use	Size	Parking Ratio	Parking Required
Commercial			
Immersive Museum	11,091 sf	1 ST per 10,000 SF 1 LT per 10,000 SF	2 ST 2 LT
Restaurant/Bar	4,470 sf	1 ST per 2,000 SF 1 LT per 2,000 SF	2 ST 2 LT
Meeting Space	1,372 sf	1 ST per 10,000 SF 1 LT per 10,000 SF	2 ST 2 LT
Ballroom	10,658 sf	1 ST per 350 SF 1 LT per 700 SF	20 ST 10 LT
Residential			
Guest Rooms	357 guest rooms	1 ST per 10 guest rooms 1 LT per 10 guest rooms	36 ST 36 LT
Dwelling Units (136 units)	1-25 Units	1 ST per 10 dwelling units 1 LT per 1 dwelling unit	2 ST 25 LT
	26-100	1 ST per 15 dwelling units 1 LT per 1.5 dwelling units	5 ST 50 LT
	101-200	1 ST per 20 dwelling units 1 LT per 2 dwelling units	2 ST 17 LT
Subtotal ST Required Subtotal LT Required **Subtotal Bicycle Parking Required (combined)**			71 ST 144 LT **215 spaces total**

*Change of use does not require bicycle parking per LAMC 12.21.A.4.16.c

Table 4 – Bicycle Parking Replacement

Auto Spaces to Replace	Replacement Ratio	Bicycle Spaces Required	Code Required Bicycle Parking Provided	Additional Bicycle Parking Spaces Required
54 auto spaces	1 auto space per 4 bicycle spaces	216 spaces	215 spaces	1 space

AUTOMOBILE PARKING SPACE BREAKDOWN

(12.21 A(5)(c.))
STANDARD SPACE REQUIREMENT

STANDARD SPACES REQUIRED	**133 SPACES**
COMPACT SPACES PERMITTED	**88 SPACES**
(40% MAXIMUM PERMITTED TO BE COMPACT)	
STANDARD SPACES PROVIDED	**147 SPACES**
COMPACT SPACES PROVIDED	**75 SPACES**
TOTAL	**222 SPACES**

AUTOMOBILE ACCESSIBLE PARKING SPACES*

ACCESSIBLE SPACES (201 TO 300 SPACES = 7)	**7 SPACES**
VAN ACCESSIBLE SPACES (INCLUDED IN TOTAL)	2 SPACES

* ACCESSIBLE SPACES CALCULATED AFTER DEDUCTIONS

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REV DATE ISSUE

PROJECT #: 191031
DATE: 7/2/2020

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PROJECT DATA

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LEGENDS

- PROPOSED PROJECTS
- PROJECT UNDER CONSTRUCTION
- EXISTING PROJECTS
- POINTS OF INTEREST

0' 200' 400' 800' 1200'

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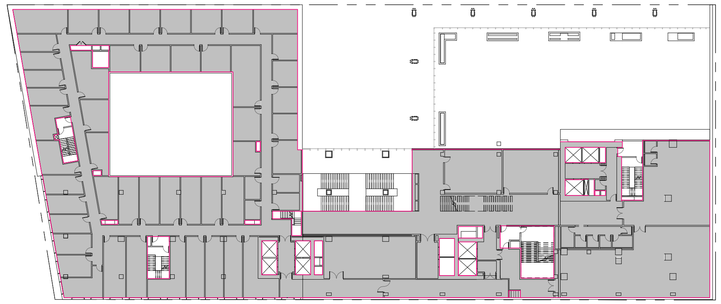
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DATE: 7/2/2020

NOT FOR CONSTRUCTION

CONTEXT

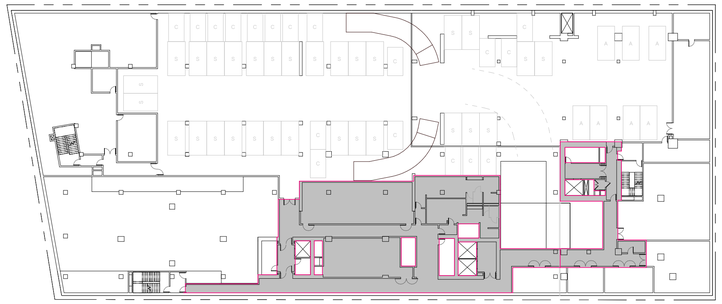
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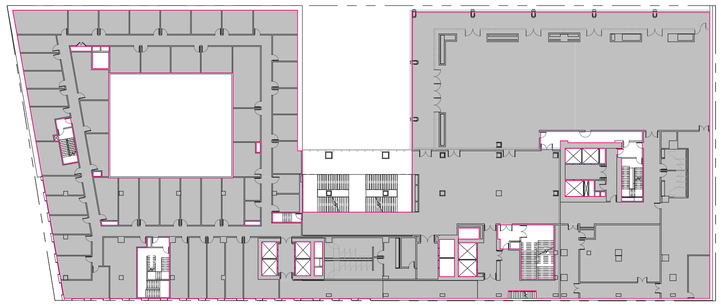
LEVEL 03

SCALE: 1" = 40'-0"



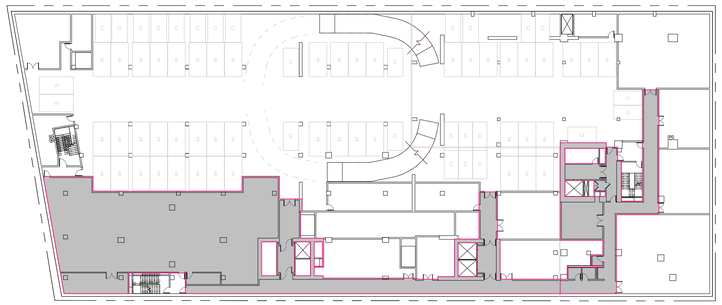
LEVEL B1

SCALE: 1" = 40'-0"



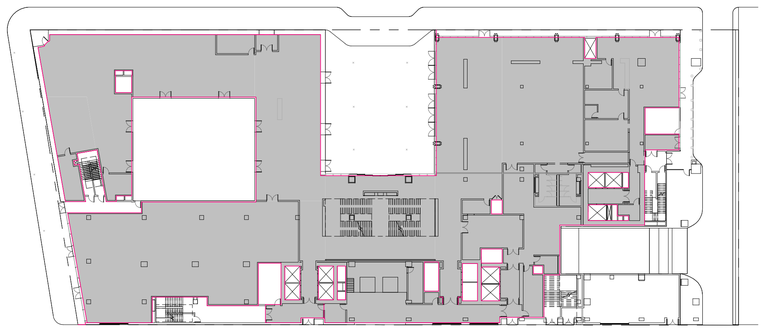
LEVEL 02

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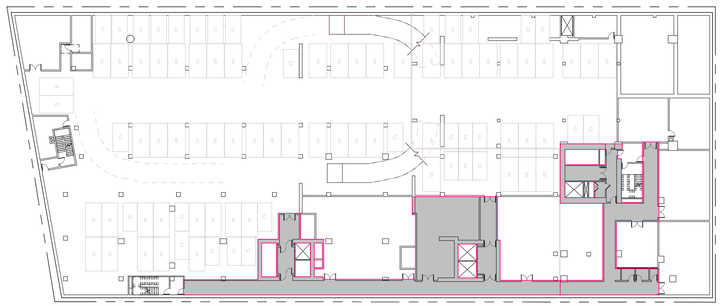
LEVEL B2

SCALE: 1" = 40'-0"



LEVEL 01

SCALE: 1" = 40'-0"



LEVEL B3

SCALE: 1" = 40'-0"

FLOOR AREA - BY FLOOR

EXISTING HOTEL - FLOOR AREA (ZONING)	
LEVEL 04	8,600 SF
LEVEL 03	8,613 SF
LEVEL 02	8,600 SF
LEVEL 01	8,529 SF
TOTAL FLOOR AREA	**34,342 SF**

HOTEL EXPANSION - FLOOR AREA (ZONING)	
LEVEL 15	5,859 SF
LEVEL 14	10,983 SF
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LEVEL 02	15,019 SF
LEVEL 01	16,040 SF
TOTAL FLOOR AREA	**174,481 SF**

HOTEL/RESI TOWER - FLOOR AREA (ZONING)	
LEVEL 25	7,603 SF
LEVEL 24	7,497 SF
LEVEL 23	7,476 SF
LEVEL 22	7,497 SF
LEVEL 21	7,497 SF
LEVEL 20	7,497 SF
LEVEL 19	7,420 SF
LEVEL 18	7,504 SF
LEVEL 17	7,504 SF
LEVEL 16	7,504 SF
LEVEL 15	7,483 SF
LEVEL 14	7,504 SF
LEVEL 13	7,442 SF
LEVEL 12	7,504 SF
LEVEL 11	7,504 SF
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LEVEL 09	7,504 SF
LEVEL 08	7,504 SF
LEVEL 07	7,271 SF
LEVEL 06	4,528 SF
LEVEL 05	7,418 SF
LEVEL 03	5,987 SF
LEVEL 02	16,791 SF
LEVEL 01	9,212 SF
TOTAL FLOOR AREA	**186,155 SF**

BASEMENT - FLOOR AREA (ZONING)	
LEVEL B1	8,308 SF
LEVEL B2	11,055 SF
LEVEL B3	5,962 SF
TOTAL FLOOR AREA	**25,325 SF**

TOTAL PROPOSED FLOOR AREA	420,303 SF

PROPOSED ZONING FLOOR AREA: 420,303 SF

PERMITTED ZONING FLOOR AREA: 422,445 SF

*FLOOR AREA DEFINITION PROVIDED IN SECTION 13.03. DEFINITIONS IN THE LOS ANGELES PLANNING AND ZONING CODE

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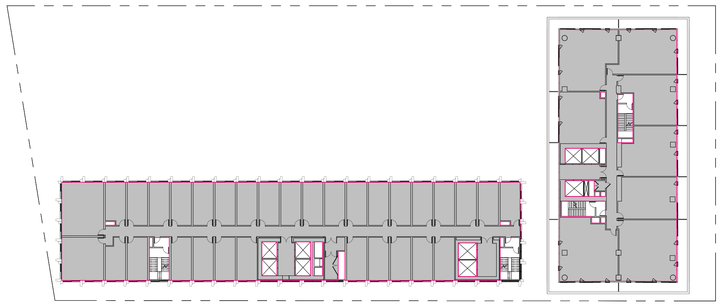
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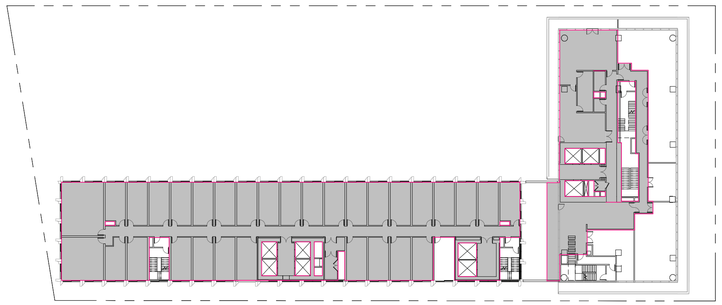
FLOOR AREA DIAGRAMS

G1.01
ENTITLEMENT SUBMITTAL



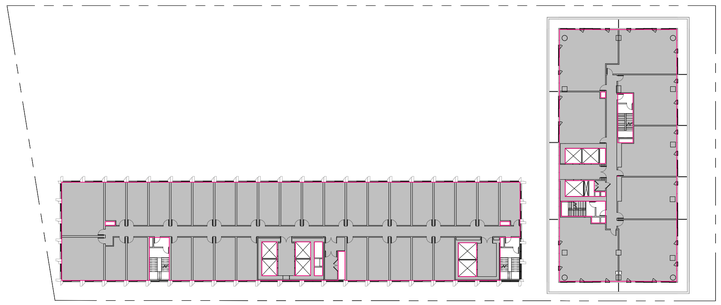
LEVELS 09-12

SCALE: 1" = 40'-0"



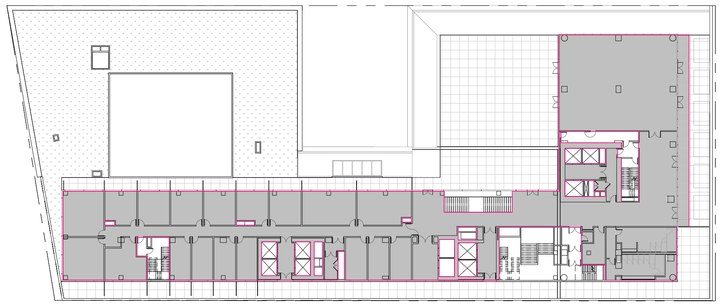
LEVEL 06

SCALE: 1" = 40'-0"



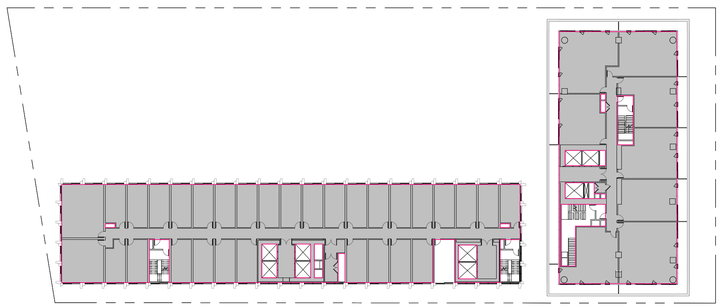
LEVEL 08

SCALE: 1" = 40'-0"



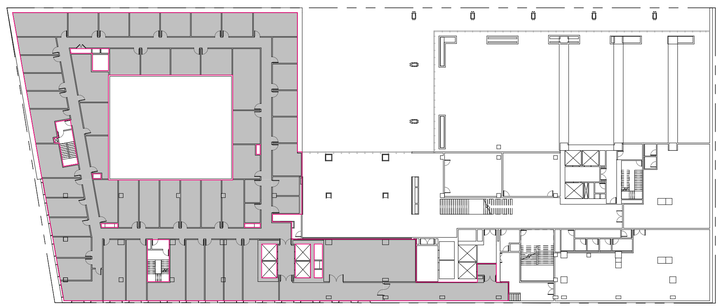
LEVEL 05

SCALE: 1" = 40'-0"



LEVEL 07

SCALE: 1" = 40'-0"



LEVEL 04

SCALE: 1" = 40'-0"

FLOOR AREA - BY FLOOR

EXISTING HOTEL - FLOOR AREA (ZONING)	
LEVEL 04	8,600 SF
LEVEL 03	8,613 SF
LEVEL 02	8,600 SF
LEVEL 01	8,529 SF
TOTAL FLOOR AREA	**34,342 SF**

HOTEL EXPANSION - FLOOR AREA (ZONING)	
LEVEL 15	5,859 SF
LEVEL 14	10,983 SF
LEVEL 13	11,461 SF
LEVEL 12	11,461 SF
LEVEL 11	11,461 SF
LEVEL 10	11,461 SF
LEVEL 09	11,448 SF
LEVEL 08	11,461 SF
LEVEL 07	11,209 SF
LEVEL 06	11,209 SF
LEVEL 05	9,885 SF
LEVEL 04	10,221 SF
LEVEL 03	15,303 SF
LEVEL 02	15,019 SF
LEVEL 01	16,040 SF
TOTAL FLOOR AREA	**174,481 SF**

HOTEL/RESI TOWER - FLOOR AREA (ZONING)	
LEVEL 25	7,603 SF
LEVEL 24	7,497 SF
LEVEL 23	7,476 SF
LEVEL 22	7,497 SF
LEVEL 21	7,497 SF
LEVEL 20	7,497 SF
LEVEL 19	7,420 SF
LEVEL 18	7,504 SF
LEVEL 17	7,504 SF
LEVEL 16	7,504 SF
LEVEL 15	7,483 SF
LEVEL 14	7,504 SF
LEVEL 13	7,442 SF
LEVEL 12	7,504 SF
LEVEL 11	7,504 SF
LEVEL 10	7,504 SF
LEVEL 09	7,504 SF
LEVEL 08	7,504 SF
LEVEL 07	7,271 SF
LEVEL 06	4,528 SF
LEVEL 05	7,418 SF
LEVEL 03	5,987 SF
LEVEL 02	16,791 SF
LEVEL 01	9,212 SF
TOTAL FLOOR AREA	**186,155 SF**

BASEMENT - FLOOR AREA (ZONING)	
LEVEL B1	8,308 SF
LEVEL B2	11,055 SF
LEVEL B3	5,962 SF
TOTAL FLOOR AREA	**25,325 SF**

TOTAL PROPOSED	
FLOOR AREA	**420,303 SF**

PROPOSED ZONING FLOOR AREA: 420,303 SF

PERMITTED ZONING FLOOR AREA: 422,445 SF

*FLOOR AREA DEFINITION PROVIDED IN SECTION 13.03, DEFINITIONS IN THE LOS ANGELES PLANNING AND ZONING CODE

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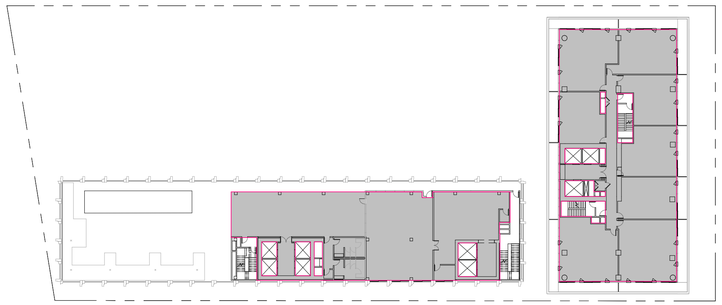
FLOOR AREA DIAGRAMS

G1.02
ENTITLEMENT SUBMITTAL



LEVELS 20-22

SCALE: 1" = 40'-0"



LEVEL 15

SCALE: 1" = 40'-0"



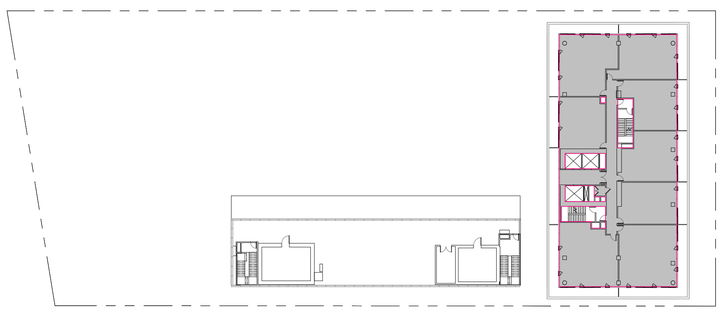
LEVEL 19

SCALE: 1" = 40'-0"



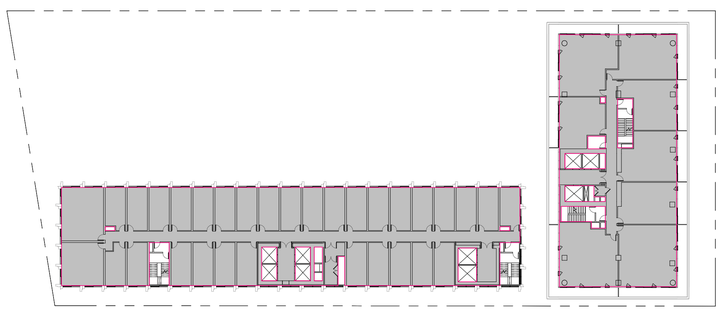
LEVEL 14

SCALE: 1" = 40'-0"



LEVELS 16-18

SCALE: 1" = 40'-0"



LEVEL 13

SCALE: 1" = 40'-0"

FLOOR AREA - BY FLOOR	
EXISTING HOTEL - FLOOR AREA (ZONING)	
LEVEL 04	8,600 SF
LEVEL 03	8,613 SF
LEVEL 02	8,600 SF
LEVEL 01	8,529 SF
TOTAL FLOOR AREA	**34,342 SF**

HOTEL EXPANSION - FLOOR AREA (ZONING)	
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LEVEL 07	11,209 SF
LEVEL 06	11,209 SF
LEVEL 05	9,885 SF
LEVEL 04	10,221 SF
LEVEL 03	15,303 SF
LEVEL 02	15,019 SF
LEVEL 01	16,040 SF
TOTAL FLOOR AREA	**174,481 SF**

HOTEL/RESI TOWER - FLOOR AREA (ZONING)	
LEVEL 25	7,603 SF
LEVEL 24	7,497 SF
LEVEL 23	7,476 SF
LEVEL 22	7,497 SF
LEVEL 21	7,497 SF
LEVEL 20	7,497 SF
LEVEL 19	7,420 SF
LEVEL 18	7,504 SF
LEVEL 17	7,504 SF
LEVEL 16	7,504 SF
LEVEL 15	7,483 SF
LEVEL 14	7,504 SF
LEVEL 13	7,442 SF
LEVEL 12	7,504 SF
LEVEL 11	7,504 SF
LEVEL 10	7,504 SF
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LEVEL 08	7,504 SF
LEVEL 07	7,271 SF
LEVEL 06	4,528 SF
LEVEL 05	7,418 SF
LEVEL 03	5,987 SF
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LEVEL 01	9,212 SF
TOTAL FLOOR AREA	**186,155 SF**

BASEMENT - FLOOR AREA (ZONING)	
LEVEL B1	8,308 SF
LEVEL B2	11,055 SF
LEVEL B3	5,962 SF
TOTAL FLOOR AREA	**25,325 SF**

TOTAL PROPOSED	
FLOOR AREA	**420,303 SF**

PROPOSED ZONING FLOOR AREA: 420,303 SF

PERMITTED ZONING FLOOR AREA: 422,445 SF

*FLOOR AREA DEFINITION PROVIDED IN SECTION 13.03, DEFINITIONS IN THE LOS ANGELES PLANNING AND ZONING CODE

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FLOOR AREA DIAGRAMS

G1.03
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LEVEL 26

SCALE: 1" = 40'-0"



LEVEL 24

SCALE: 1" = 40'-0"



LEVEL 25

SCALE: 1" = 40'-0"



LEVEL 23

SCALE: 1" = 40'-0"

FLOOR AREA - BY FLOOR

EXISTING HOTEL - FLOOR AREA (ZONING)	
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LEVEL B1	8,308 SF
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LEVEL B3	5,962 SF
TOTAL FLOOR AREA	**25,325 SF**

TOTAL PROPOSED FLOOR AREA	420,303 SF

PROPOSED ZONING FLOOR AREA: 420,303 SF

PERMITTED ZONING FLOOR AREA: 422,445 SF

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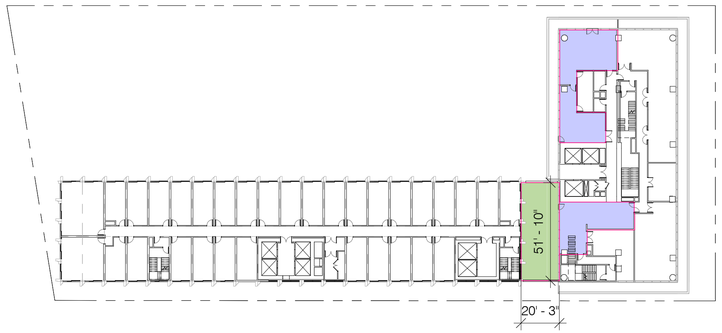
FLOOR AREA DIAGRAMS

G1.04
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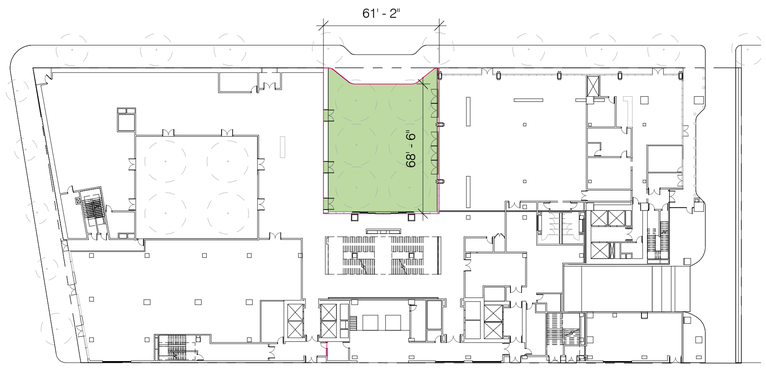
LEVEL 25

SCALE: 1" = 40'-0"



LEVEL 06

SCALE: 1" = 40'-0"



LEVEL 01

SCALE: 1" = 40'-0"

OPEN SPACE LEGEND

- COMMON
- RECREATION ROOM

COMMON OPEN SPACE		
Level	Area	Count
LEVEL 25	6046 SF	6
LEVEL 06	1048 SF	2
LEVEL 01	4332 SF	1
11427 SF		

RECREATION ROOM		
Level	Area	Count
LEVEL 25	2148 SF	1
LEVEL 06	2024 SF	3
4172 SF		

RESIDENTIAL OPEN SPACE

HOTEL/RESI TOWER			
REQUIRED OPEN SPACE			
74	1 BEDROOM	100 sf/unit	7,400 SF
62	2 BEDROOM	125 sf/unit	7,750 SF
	TOTAL		15,150 SF
PROVIDED RECREATION SPACE			
	RECREATION ROOM (25% OF REQUIRED ALLOWED)		3,788 SF
PROVIDED COMMON OPEN SPACE			
	COMMON OPEN SPACE		11,427 SF
	TOTAL OPEN SPACE PROVIDED		**15,215 SF**

HOTEL RESI/TOWER		
TREES RQUIRED	**(1 for every 4 units)**	**34 TREES**
	50% TO BE CANOPY TREES	
TREES PROVIDED		**34 TREES**
	50% TO BE CANOPY TREES	

*FLOOR AREA DEFINITION PROVIDED IN SECTION 13.03, DEFINITIONS IN THE LOS ANGELES PLANNING AND ZONING CODE

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OPEN SPACE DIAGRAMS

G1.11
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TREE LEGEND

	NAME	WUCOLS	QUANTITY
	EXISTING TREE	-	9
	OLEA EUROPAEA 'FRUITLESS' FRUITLESS OLIVE TREE *(T)*	*L*	*6*
	PODOCARPUS MACROPHLLUS YEW PODOCARUS *(T)*	*M*	*4*
	UMBELLULARIA CALIFORNICA CALIFORNIA BAY LAUREL *(T)*	*L*	*4*
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE *(T)*	*M*	*6*
	CORNUS CAPITATA EVERGREEN DOGWOOD *(T)*	*M*	*6*
	FRANKLINIA ALATAMAHA (GORDONIA ALATAMAHA) (T)	*M*	*1*
	CITRUS SPP. CITRUS × MEYERI 'IMPROVED' *(T)*	*M*	*6*

TOTAL COMMON OPEN SPACE	15,215 SQFT
TOTAL NUMBER OF UNITS	136
REQUIRED TREES (1 TREES / 4 UNITS)	34
PROVIDED TREES	34
PROVIDED CANOPY TREES (50%)	19
REQUIRED SHORT-TERM BIKE PARKINGS	71
PROVIDED SHORT-TERM BIKE PARKINGS	72

KEYNOTE LEGEND

1	PROPERTY LINE	11	OUTDOOR FURNITURE, TYP.
2	PLANTING AREA,TYP.	12	CONC. PAVER, TYP.
3	PLANTER WALL	14	WOOD DECKING
4	PLANTING POT, TYP.	15	BOLLARD, TYP.
5	EXISTING TREE, TYP.	16	WOOD BENCH, TYP.
6	PROPOSED TREE, TYP.	17	SWIMMING POOL
7	VINE COVERED TRELLIS	18	BBQ
8	GREENWALL	19	PREVIOUS CONCRETE
9	SIDEWALK DESIGN PER DOWNTOWN LA DESIGN GUIDELINE	20	GREEN ROOF
		21	MOVABLE PLANTER
10	SHORT-TERM BIKE RACKS, TYP.		



0' 8' 16' 32'

OVERALL LANDSCAPE PLAN

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

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OVERALL LANDSCAPE PLAN

L1.00
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TREE LEGEND

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	EXISTING TREE	-	9
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	PODOCARPUS MACROPHLLUS YEW PODOCARUS *(T)*	*M*	*4*
	UMBELLULARIA CALIFORNICA CALIFORNIA BAY LAUREL *(T)*	*L*	*4*
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE *(T)*	*M*	*6*
	CORNUS CAPITATA EVERGREEN DOGWOOD *(T)*	*M*	*6*
	FRANKLINIA ALATAMAHA (GORDONIA ALATAMAHA) (T)	*M*	*1*
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0' 8' 16' 32'

LEVEL 01 LANDSCAPE PLAN

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

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LEVEL 01 LANDSCAPE PLAN

L1.01
ENTITLEMENT SUBMITTAL

TREE LEGEND

	NAME	WUCOLS	QUANTITY
	EXISTING TREE	-	9
	OLEA EUROPAEA 'FRUITLESS' FRUITLESS OLIVE TREE *(T)*	*L*	*6*
	PODOCARPUS MACROPHLLUS YEW PODOCARUS *(T)*	*M*	*4*
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0' 8' 16' 32'

LEVEL 01 LANDSCAPE PLAN

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LEVEL 01 LANDSCAPE PLAN

L1.01
ENTITLEMENT SUBMITTAL

TREE LEGEND

	NAME	WUCOLS	QUANTITY
	EXISTING TREE	-	9
	OLEA EUROPAEA 'FRUITLESS' FRUITLESS OLIVE TREE *(T)*	*L*	*6*
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	CORNUS CAPITATA EVERGREEN DOGWOOD *(T)*	*M*	*6*
	FRANKLINIA ALATAMAHA (GORDONIA ALATAMAHA) (T)	*M*	*1*
	CITRUS SPP. CITRUS × MEYERI 'IMPROVED' *(T)*	*M*	*6*

TOTAL COMMON OPEN SPACE	15,215 SQFT
TOTAL NUMBER OF UNITS	136
REQUIRED TREES (1 TREES / 4 UNITS)	34
PROVIDED TREES	34
PROVIDED CANOPY TREES (50%)	19
REQUIRED SHORT-TERM BIKE PARKINGS	71
PROVIDED SHORT-TERM BIKE PARKINGS	72

KEYNOTE LEGEND

1	PROPERTY LINE	11	OUTDOOR FURNITURE, TYP.
2	PLANTING AREA,TYP.	12	CONC. PAVER, TYP.
3	PLANTER WALL	14	WOOD DECKING
4	PLANTING POT, TYP.	15	BOLLARD, TYP.
5	EXISTING TREE, TYP.	16	WOOD BENCH, TYP.
6	PROPOSED TREE, TYP.	17	SWIMMING POOL
7	VINE COVERED TRELLIS	18	BBQ
8	GREENWALL	19	PREVIOUS CONCRETE
9	SIDEWALK DESIGN PER DOWNTOWN LA DESIGN GUIDELINE	20	GREEN ROOF
		21	MOVABLE PLANTER
10	SHORT-TERM BIKE RACKS, TYP.		



0' 8' 16' 32'

LEVEL 02 LANDSCAPE PLAN

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

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Los Angeles, CA 90028

OWNER
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Los Angeles, CA 90028

THE MORRISON

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LEVEL 02 LANDSCAPE PLAN

L1.02
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TREE LEGEND

	NAME	WUCOLS	QUANTITY
	EXISTING TREE	-	9
	OLEA EUROPAEA 'FRUITLESS' FRUITLESS OLIVE TREE *(T)*	*L*	*6*
	PODOCARPUS MACROPHLLUS YEW PODOCARUS *(T)*	*M*	*4*
	UMBELLULARIA CALIFORNICA CALIFORNIA BAY LAUREL *(T)*	*L*	*4*
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE *(T)*	*M*	*6*
	CORNUS CAPITATA EVERGREEN DOGWOOD *(T)*	*M*	*6*
	FRANKLINIA ALATAMAHA (GORDONIA ALATAMAHA) (T)	*M*	*1*
	CITRUS SPP. CITRUS × MEYERI 'IMPROVED' *(T)*	*M*	*6*

TOTAL COMMON OPEN SPACE	15,215 SQFT
TOTAL NUMBER OF UNITS	136
REQUIRED TREES (1 TREES / 4 UNITS)	34
PROVIDED TREES	34
PROVIDED CANOPY TREES (50%)	19
REQUIRED SHORT-TERM BIKE PARKINGS	71
PROVIDED SHORT-TERM BIKE PARKINGS	72

KEYNOTE LEGEND

1	PROPERTY LINE	11	OUTDOOR FURNITURE, TYP.
2	PLANTING AREA,TYP.	12	CONC. PAVER, TYP.
3	PLANTER WALL	14	WOOD DECKING
4	PLANTING POT, TYP.	15	BOLLARD, TYP.
5	EXISTING TREE, TYP.	16	WOOD BENCH, TYP.
6	PROPOSED TREE, TYP.	17	SWIMMING POOL
7	VINE COVERED TRELLIS	18	BBQ
8	GREENWALL	19	PREVIOUS CONCRETE
9	SIDEWALK DESIGN PER DOWNTOWN LA DESIGN GUIDELINE	20	GREEN ROOF
10	SHORT-TERM BIKE RACKS, TYP.	21	MOVABLE PLANTER



0' 8' 16' 32'

LEVEL 05 LANDSCAPE PLAN

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

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LEVEL 05 LANDSCAPE PLAN

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TREE LEGEND

	NAME	WUCOLS	QUANTITY
	EXISTING TREE	-	9
	OLEA EUROPAEA 'FRUITLESS' FRUITLESS OLIVE TREE *(T)*	*L*	*6*
	PODOCARPUS MACROPHLLUS YEW PODOCARUS *(T)*	*M*	*4*
	UMBELLULARIA CALIFORNICA CALIFORNIA BAY LAUREL *(T)*	*L*	*4*
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE *(T)*	*M*	*6*
	CORNUS CAPITATA EVERGREEN DOGWOOD *(T)*	*M*	*6*
	FRANKLINIA ALATAMAHA (GORDONIA ALATAMAHA) (T)	*M*	*1*
	CITRUS SPP. CITRUS × MEYERI 'IMPROVED' *(T)*	*M*	*6*

TOTAL COMMON OPEN SPACE	15,215 SQFT
TOTAL NUMBER OF UNITS	136
REQUIRED TREES (1 TREES / 4 UNITS)	34
PROVIDED TREES	34
PROVIDED CANOPY TREES (50%)	19
REQUIRED SHORT-TERM BIKE PARKINGS	71
PROVIDED SHORT-TERM BIKE PARKINGS	72

KEYNOTE LEGEND

1	PROPERTY LINE	11	OUTDOOR FURNITURE, TYP.
2	PLANTING AREA,TYP.	12	CONC. PAVER, TYP.
3	PLANTER WALL	14	WOOD DECKING
4	PLANTING POT, TYP.	15	BOLLARD, TYP.
5	EXISTING TREE, TYP.	16	WOOD BENCH, TYP.
6	PROPOSED TREE, TYP.	17	SWIMMING POOL
7	VINE COVERED TRELLIS	18	BBQ
8	GREENWALL	19	PREVIOUS CONCRETE
9	SIDEWALK DESIGN PER DOWNTOWN LA DESIGN GUIDELINE	20	GREEN ROOF
		21	MOVABLE PLANTER
10	SHORT-TERM BIKE RACKS, TYP.		



0' 8' 16' 32'

LEVEL 06 LANDSCAPE PLAN

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

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LEVEL 06 LANDSCAPE PLAN

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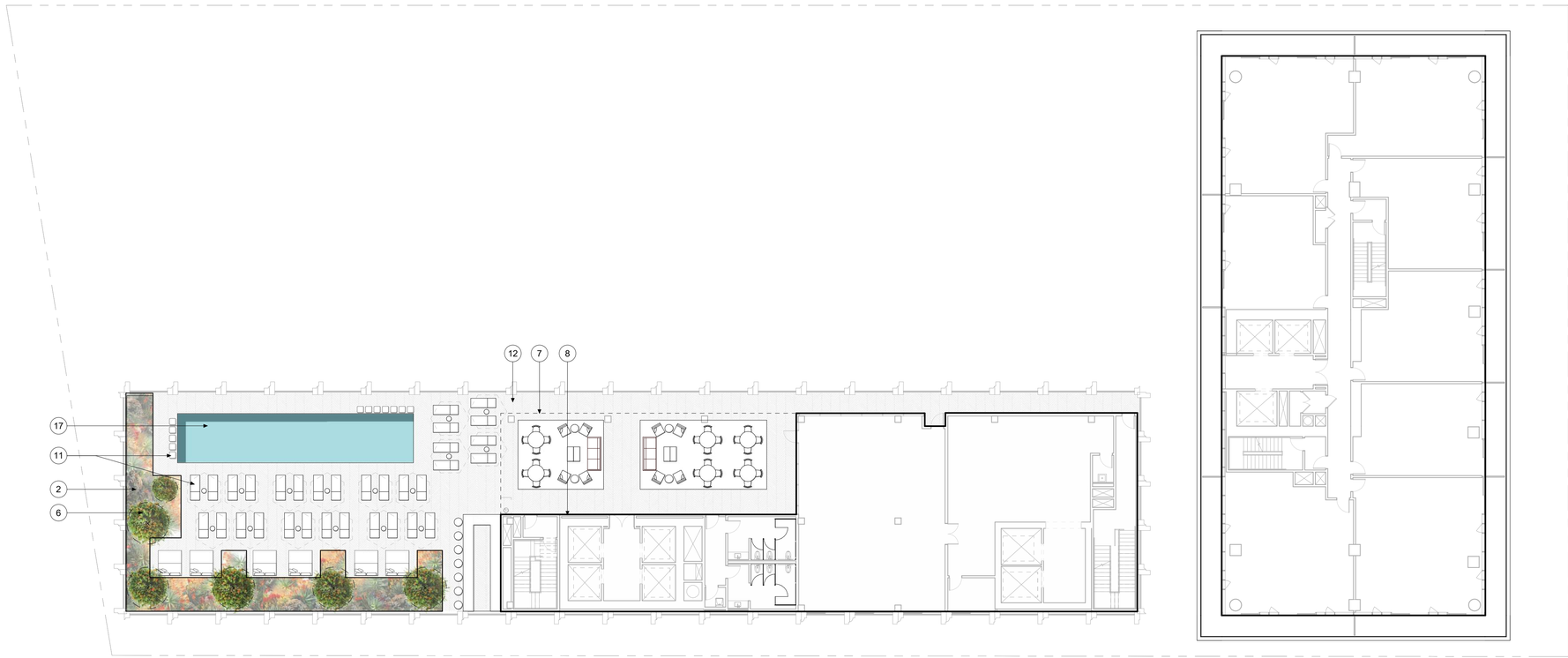
TREE LEGEND

	NAME	WUCOLS	QUANTITY
	EXISTING TREE	-	9
	OLEA EUROPAEA 'FRUITLESS' FRUITLESS OLIVE TREE *(T)*	*L*	*6*
	PODOCARPUS MACROPHLLUS YEW PODOCARUS *(T)*	*M*	*4*
	UMBELLULARIA CALIFORNICA CALIFORNIA BAY LAUREL *(T)*	*L*	*4*
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE *(T)*	*M*	*6*
	CORNUS CAPITATA EVERGREEN DOGWOOD *(T)*	*M*	*6*
	FRANKLINIA ALATAMAHA *(GORDONIA ALATAMAHA) (T)*	*M*	*1*
	CITRUS SPP. CITRUS × MEYERI 'IMPROVED' *(T)*	*M*	*6*

TOTAL COMMON OPEN SPACE	15,215 SQFT
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PROVIDED TREES	34
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REQUIRED SHORT-TERM BIKE PARKINGS	71
PROVIDED SHORT-TERM BIKE PARKINGS	72

KEYNOTE LEGEND

1	PROPERTY LINE
2	PLANTING AREA,TYP.
3	PLANTER WALL
4	PLANTING POT, TYP.
5	EXISTING TREE, TYP.
6	PROPOSED TREE, TYP.
7	VINE COVERED TRELLIS
8	GREENWALL
9	SIDEWALK DESIGN PER DOWNTOWN LA DESIGN GUIDELINE
10	SHORT-TERM BIKE RACKS, TYP.
11	OUTDOOR FURNITURE, TYP.
12	CONC. PAVER, TYP.
14	WOOD DECKING
15	BOLLARD, TYP.
16	WOOD BENCH, TYP.
17	SWIMMING POOL
18	BBQ
19	PREVIOUS CONCRETE
20	GREEN ROOF
21	MOVABLE PLANTER



0' 8' 16' 32'

LEVEL 15 LANDSCAPE PLAN

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

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LEVEL 15 LANDSCAPE PLAN

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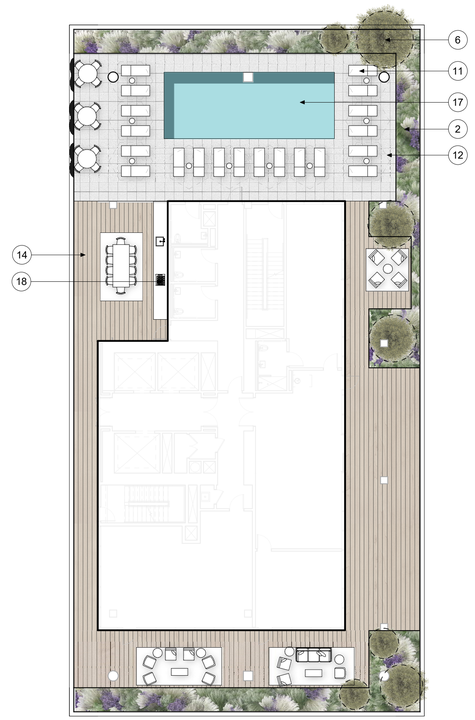
TREE LEGEND

	NAME	WUCOLS	QUANTITY
	EXISTING TREE	-	9
	OLEA EUROPAEA 'FRUITLESS' FRUITLESS OLIVE TREE *(T)*	*L*	*6*
	PODOCARPUS MACROPHLLUS YEW PODOCARUS *(T)*	*M*	*4*
	UMBELLULARIA CALIFORNICA CALIFORNIA BAY LAUREL *(T)*	*L*	*4*
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE *(T)*	*M*	*6*
	CORNUS CAPITATA EVERGREEN DOGWOOD *(T)*	*M*	*6*
	FRANKLINIA ALATAMAHA (GORDONIA ALATAMAHA) (T)	*M*	*1*
	CITRUS SPP. CITRUS × MEYERI 'IMPROVED' *(T)*	*M*	*6*

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REQUIRED SHORT-TERM BIKE PARKINGS	71
PROVIDED SHORT-TERM BIKE PARKINGS	72

KEYNOTE LEGEND

1	PROPERTY LINE	11	OUTDOOR FURNITURE, TYP.
2	PLANTING AREA,TYP.	12	CONC. PAVER, TYP.
3	PLANTER WALL	14	WOOD DECKING
4	PLANTING POT, TYP.	15	BOLLARD, TYP.
5	EXISTING TREE, TYP.	16	WOOD BENCH, TYP.
6	PROPOSED TREE, TYP.	17	SWIMMING POOL
7	VINE COVERED TRELLIS	18	BBQ
8	GREENWALL	19	PREVIOUS CONCRETE
9	SIDEWALK DESIGN PER DOWNTOWN LA DESIGN GUIDELINE	20	GREEN ROOF
		21	MOVABLE PLANTER
10	SHORT-TERM BIKE RACKS, TYP.		



0' 8' 16' 32'

LEVEL 25 LANDSCAPE PLAN

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

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LEVEL 25 LANDSCAPE PLAN

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Buxus microphylla japonica 'Winter Gem'
Winter Gem Boxwood



Barbara Karst Bougainvillea
Bougainvillea 'Barbara Karst'



Kalanchoe beharensis
Velvet Elephant Ear



Buxus microphylla japonica 'Winter Gem'
Winter Gem Boxwood



Sedum acre
Goldmoss Stonecrop



Leucophyta
Cushion Bush



Aloe petricola Pole-Evans
Sunbird Aloe



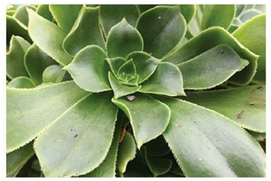
Agave americana
Century Plant



Echinocactus grusonii
Golden Barrel Cactus



Echinopsis candicans
Argentine Giant



Aeonium davidbramwellii
Tree aeonium



Rosemarinus officnalis
Rosemary



Asparagus aethiopicus
Foxtail Fern



Cortaderia Pumila
Dwarf Pampas Grass



Agave attenuata
Foxtail Agave



Echinop
Globe Thistle



Sedum Sunsparkler® 'Lime Zinger'
Sedum



Senecio serpens
Blue Chalkstick



Lavandula angustifolia
Hicote English Lavender



Carex morrowii aurea variegata
Japanese Sedge



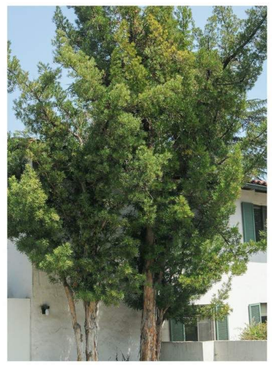
Salvia Apiana
Sacred White Sage



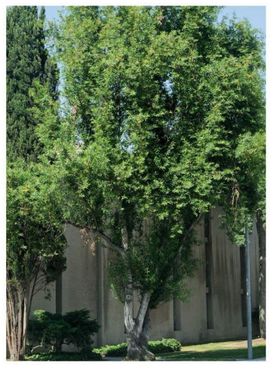
Citrus spp.
Citrus x meyeri 'improved'



Olea europaea 'Wilsonii'
Fruitless Olive Tree



Podocarpus macrophyllus
Yew Podocarpus



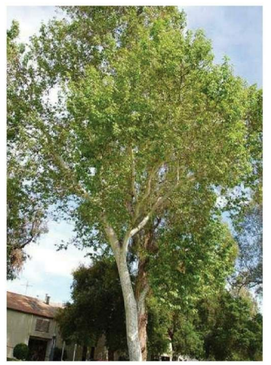
Umbellularia californica
California bay laurel



Cornus capitata
Evergreen Dogwood



Franklina Alatamaha
Gordonia Alatamaha



Platanus Racemosa
California Sycamore

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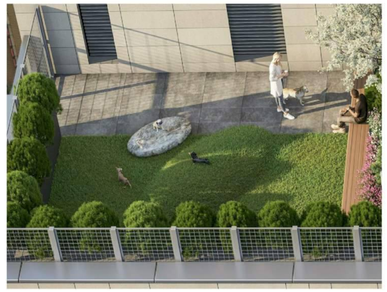
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PLANTING PALETTE

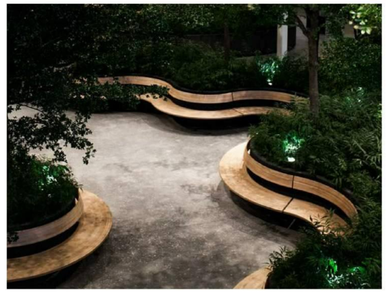
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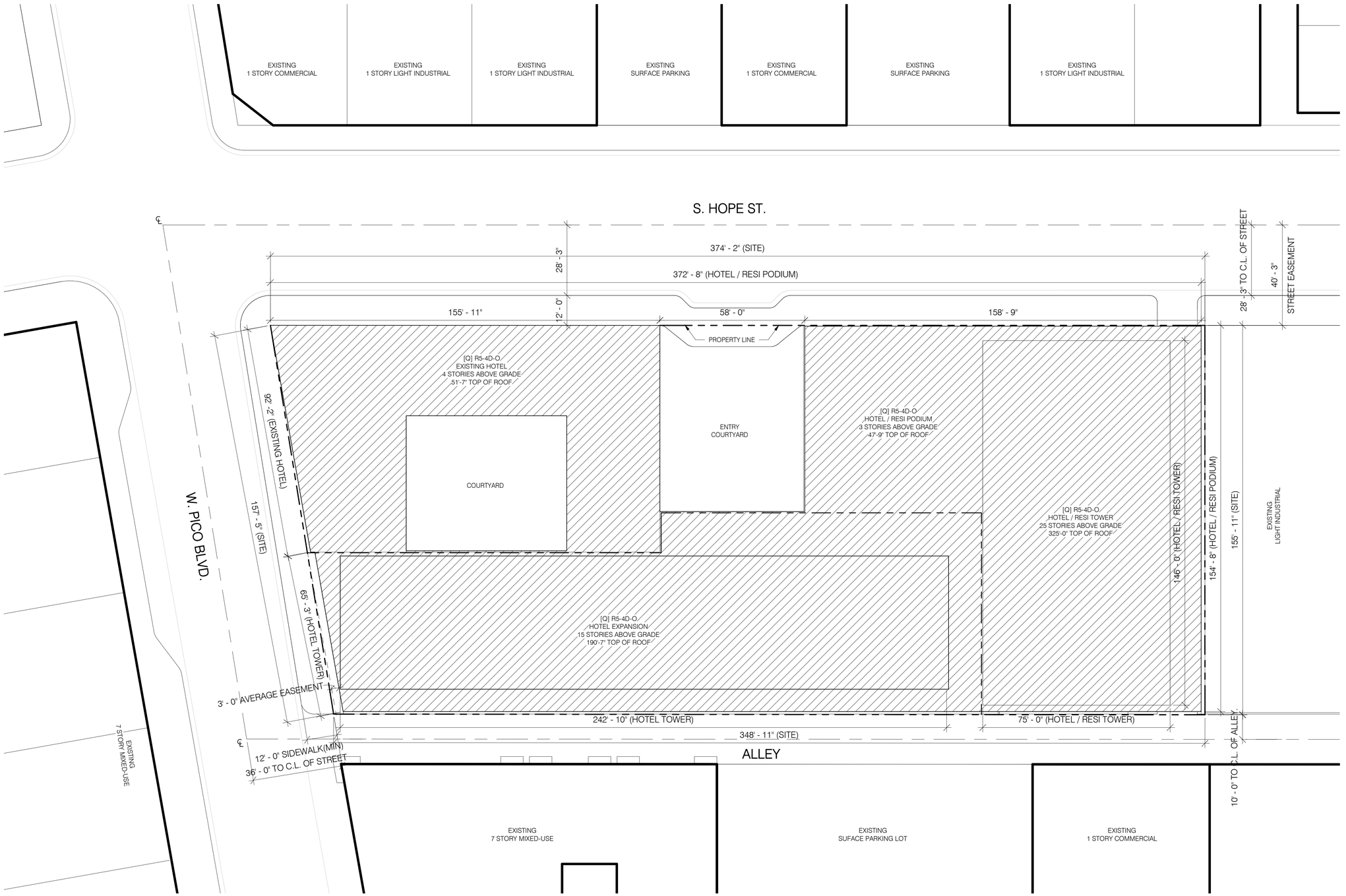
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INSPIRATION IMAGES

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PLOT PLAN
SCALE: 1" = 20'-0"

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PLOT PLAN

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HOTEL
RESIDENTIAL
RESTAURANT
IMMERSIVE MUSEUM
OUTDOOR AMENITY
BACK OF HOUSE

STANDARD (61 SPACES)
COMPACT (32 SPACES)
ACCESSIBLE (0 SPACES)

0' 8' 16' 32'

FLOOR PLAN - LEVEL B3

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

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FLOOR PLAN - LEVEL B3

A2.B3
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HOTEL
RESIDENTIAL
RESTAURANT
IMMERSIVE MUSEUM
OUTDOOR AMENITY
BACK OF HOUSE

STANDARD (49 SPACES)
COMPACT (25 SPACES)
ACCESSIBLE (0 SPACES)

0' 8' 16' 32'

FLOOR PLAN - LEVEL B2

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

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FLOOR PLAN - LEVEL B2

A2.B2
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HOTEL
RESIDENTIAL
RESTAURANT
IMMERSIVE MUSEUM
OUTDOOR AMENITY
BACK OF HOUSE
STANDARD (30 SPACES)
COMPACT (18 SPACES)
ACCESSIBLE (7 SPACES)

0' 8' 16' 32'

FLOOR PLAN - LEVEL B1

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

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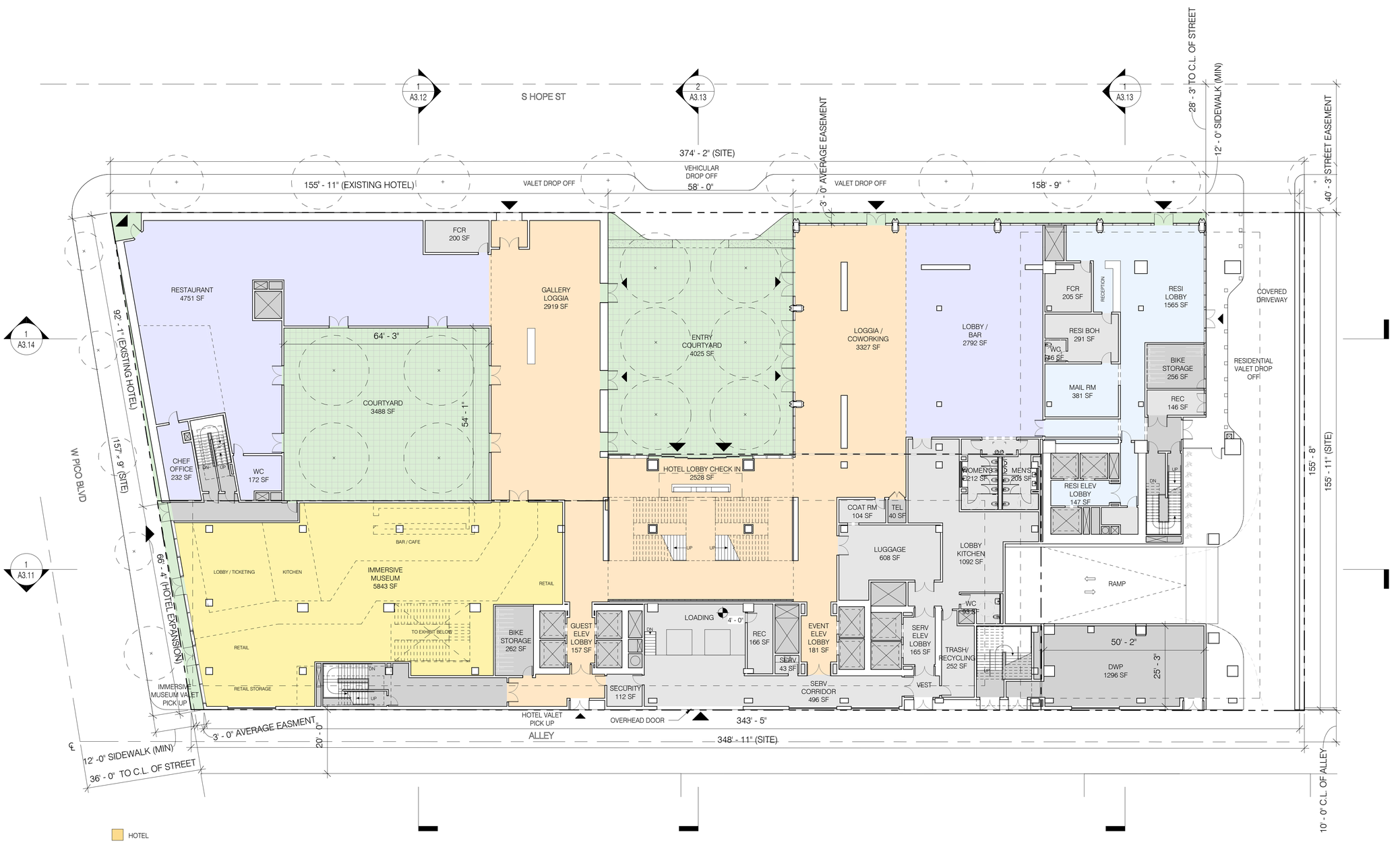
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FLOOR PLAN - LEVEL B1

A2.B1
ENTITLEMENT SUBMITTAL



HOTEL
RESIDENTIAL
RESTAURANT
IMMERSIVE MUSEUM
OUTDOOR AMENITY
BACK OF HOUSE

0' 8' 16' 32'

FLOOR PLAN - LEVEL 01

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

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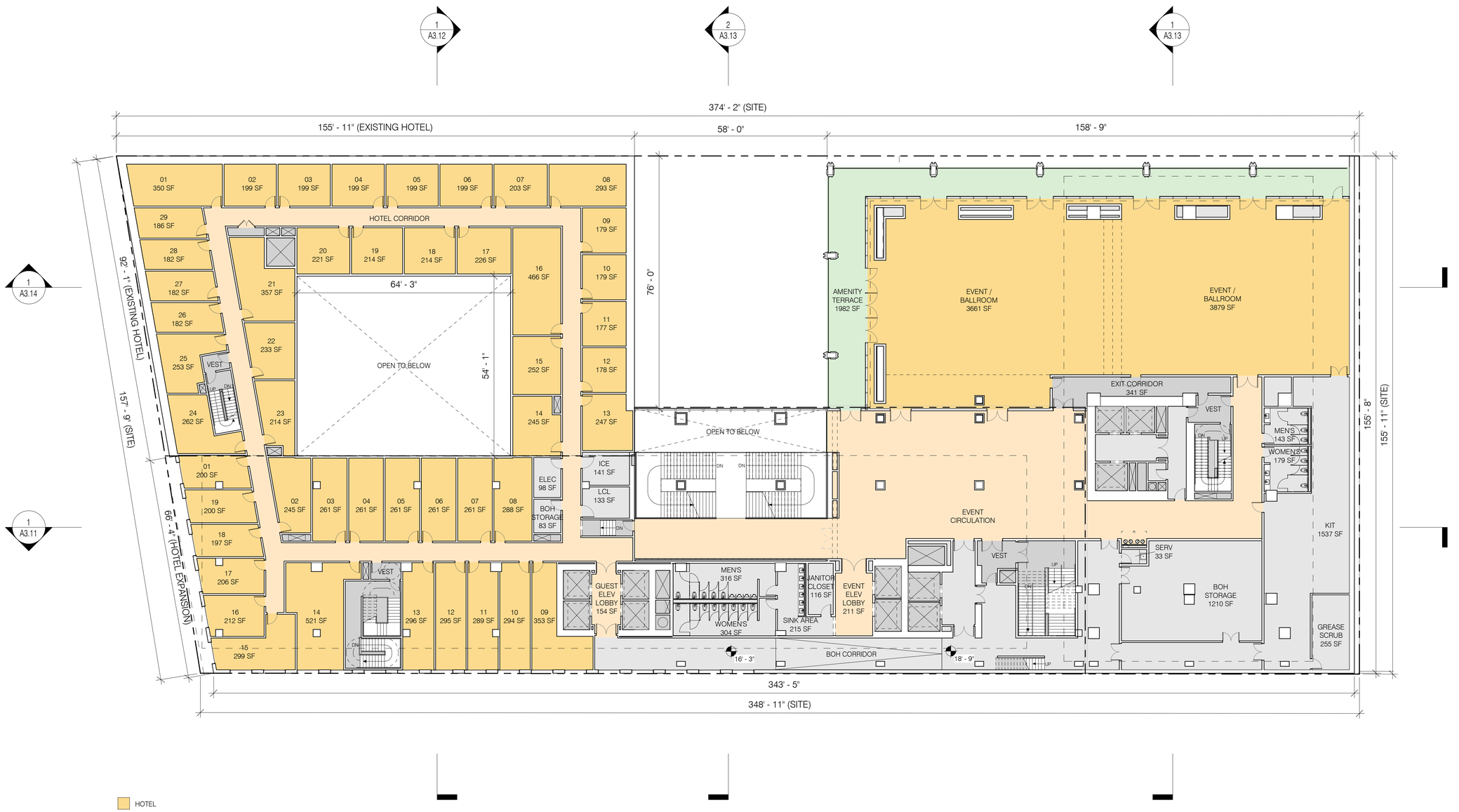
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FLOOR PLAN - LEVEL 01

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HOTEL
RESIDENTIAL
RESTAURANT
IMMERSIVE MUSEUM
OUTDOOR AMENITY
BACK OF HOUSE

0' 8' 16' 32'

FLOOR PLAN - LEVEL 02

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

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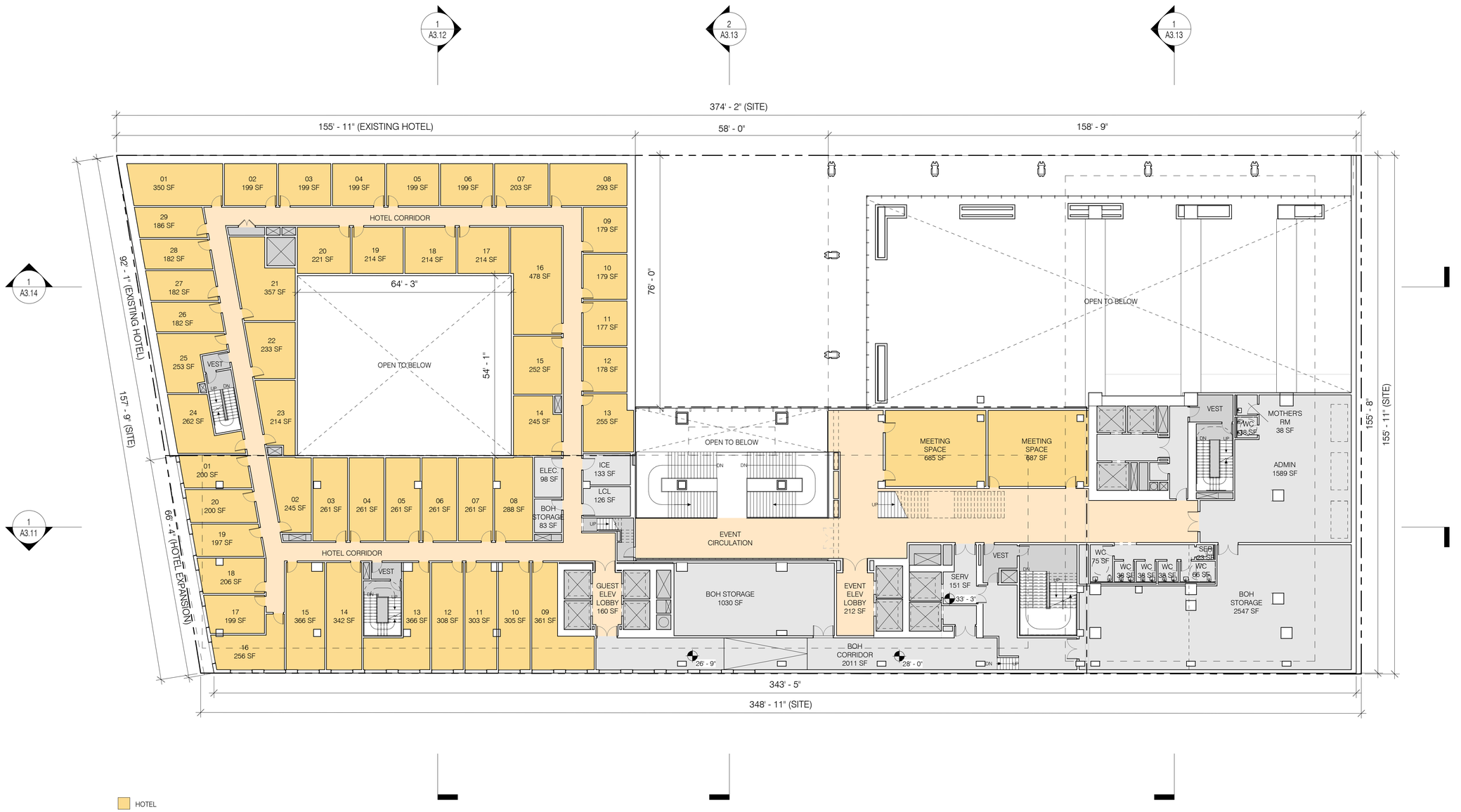
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FLOOR PLAN - LEVEL 02

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BACK OF HOUSE

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FLOOR PLAN - LEVEL 03

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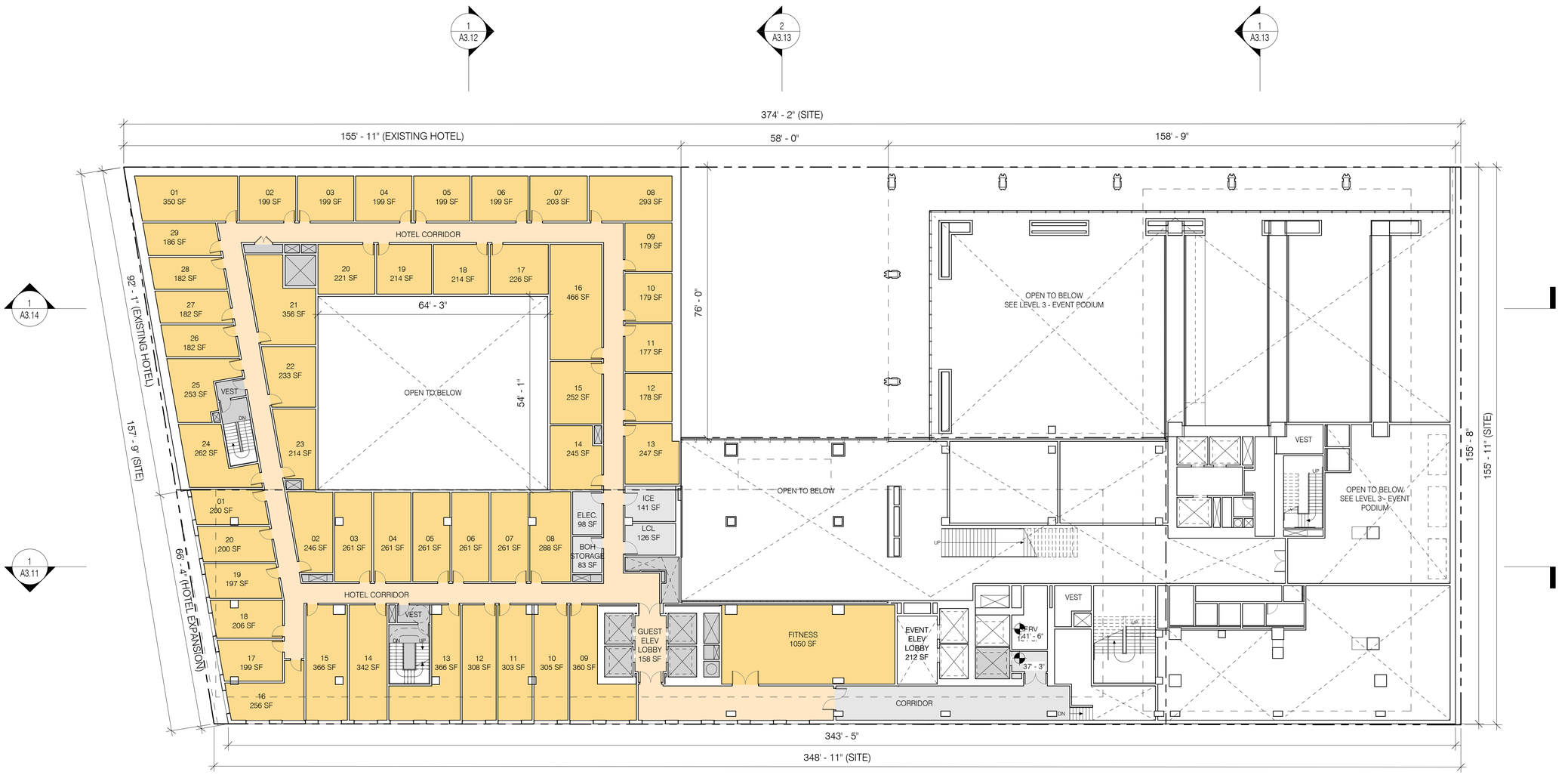
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FLOOR PLAN - LEVEL 03

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FLOOR PLAN - LEVEL 04

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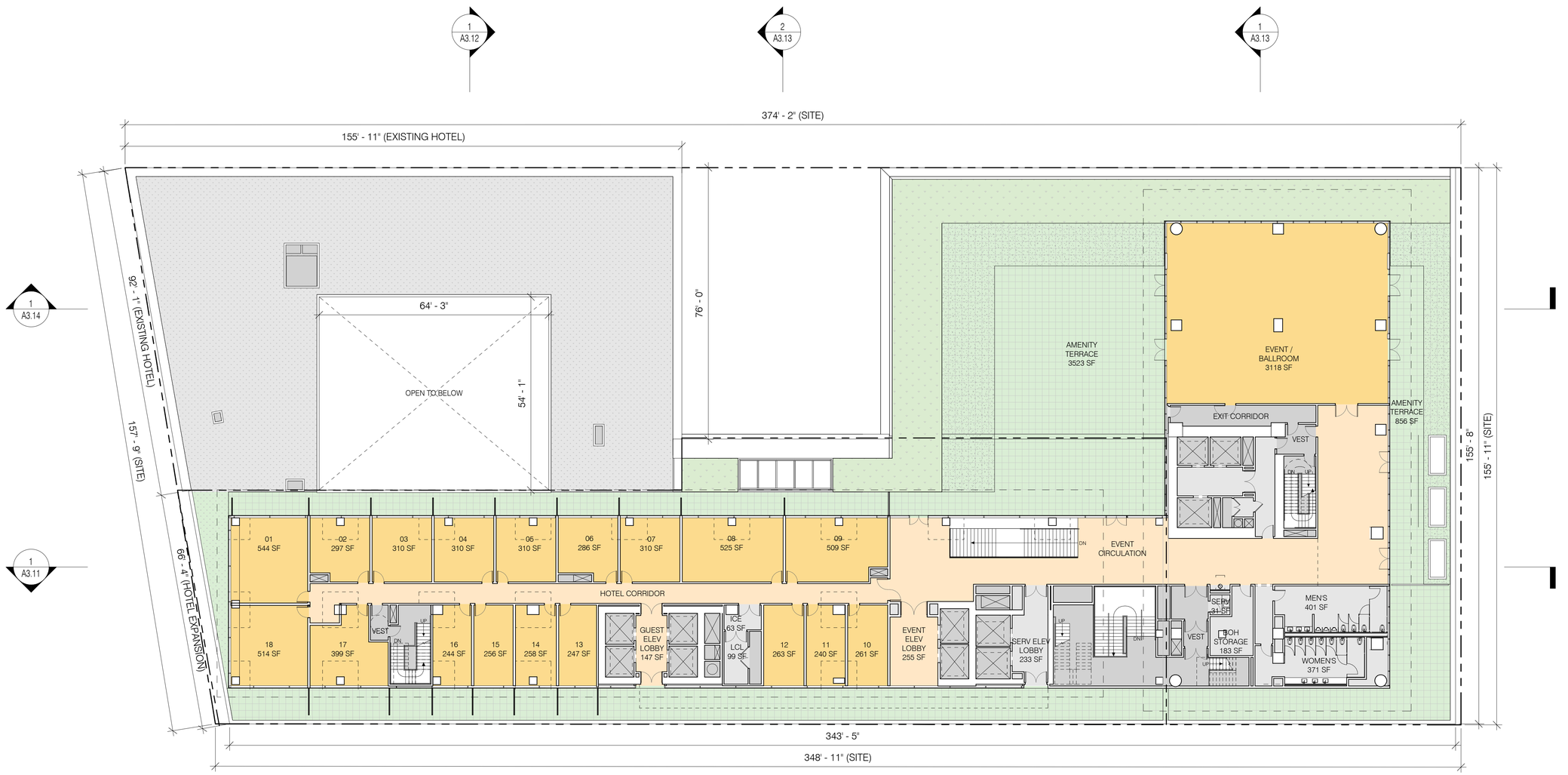
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FLOOR PLAN - LEVEL 04

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FLOOR PLAN - LEVEL 05

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FLOOR PLAN - LEVEL 05

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

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FLOOR PLAN - LEVEL 06

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1
A3.11

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FLOOR PLAN - LEVEL 07

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FLOOR PLAN - LEVEL 08

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

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FLOOR PLAN - LEVEL 08

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BACK OF HOUSE

0' 8' 16' 32'

FLOOR PLAN - LEVEL 09-13

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

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FLOOR PLAN - LEVELS 09-13

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BACK OF HOUSE

0' 8' 16' 32'

FLOOR PLAN - LEVEL 14

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

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OUTDOOR AMENITY
BACK OF HOUSE

0' 8' 16' 32'

FLOOR PLAN - LEVEL 15

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

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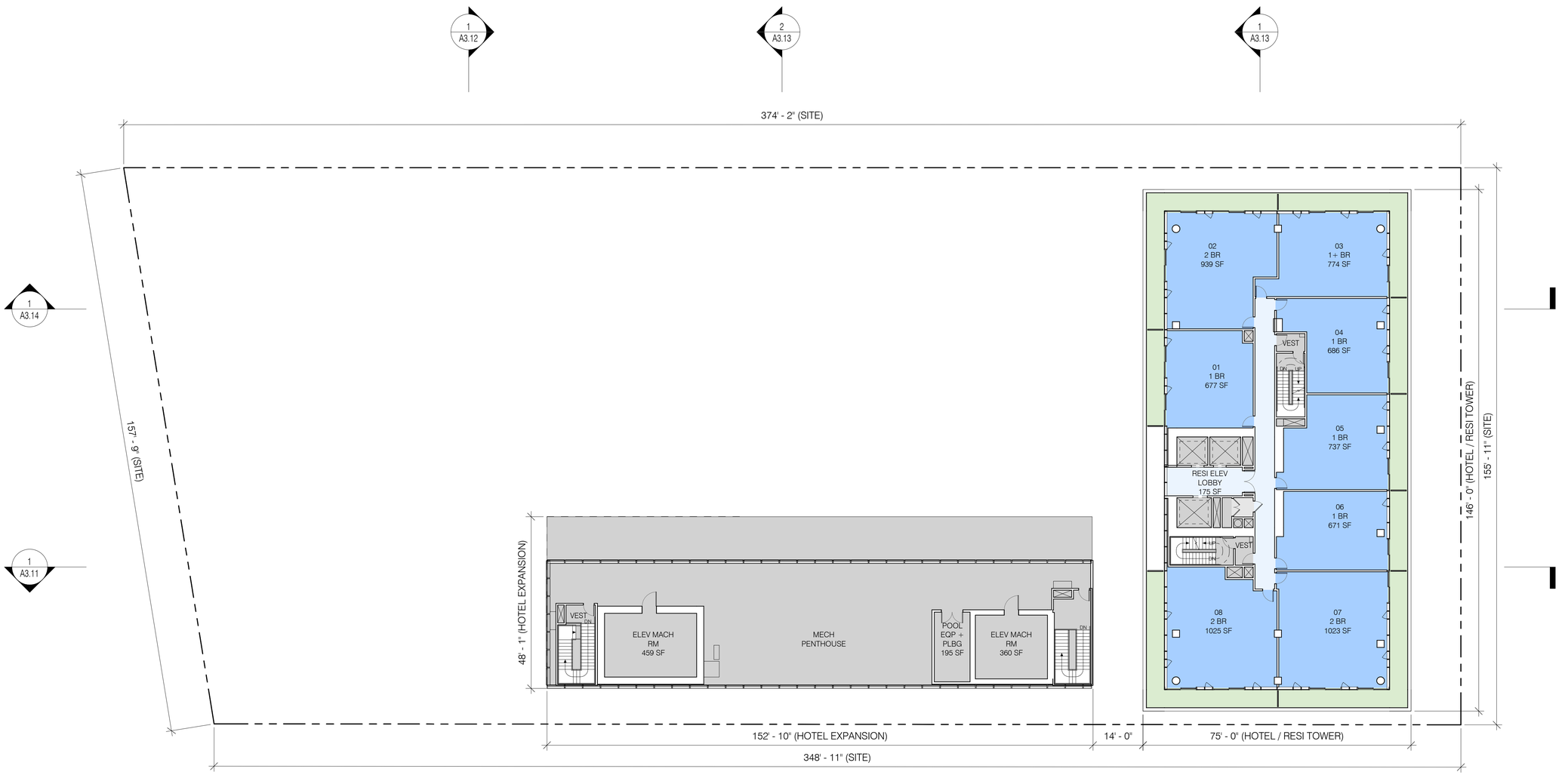
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FLOOR PLAN - LEVEL 15

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RESIDENTIAL
RESTAURANT
IMMERSIVE MUSEUM
OUTDOOR AMENITY
BACK OF HOUSE

0' 8' 16' 32'

FLOOR PLAN - LEVEL 16

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

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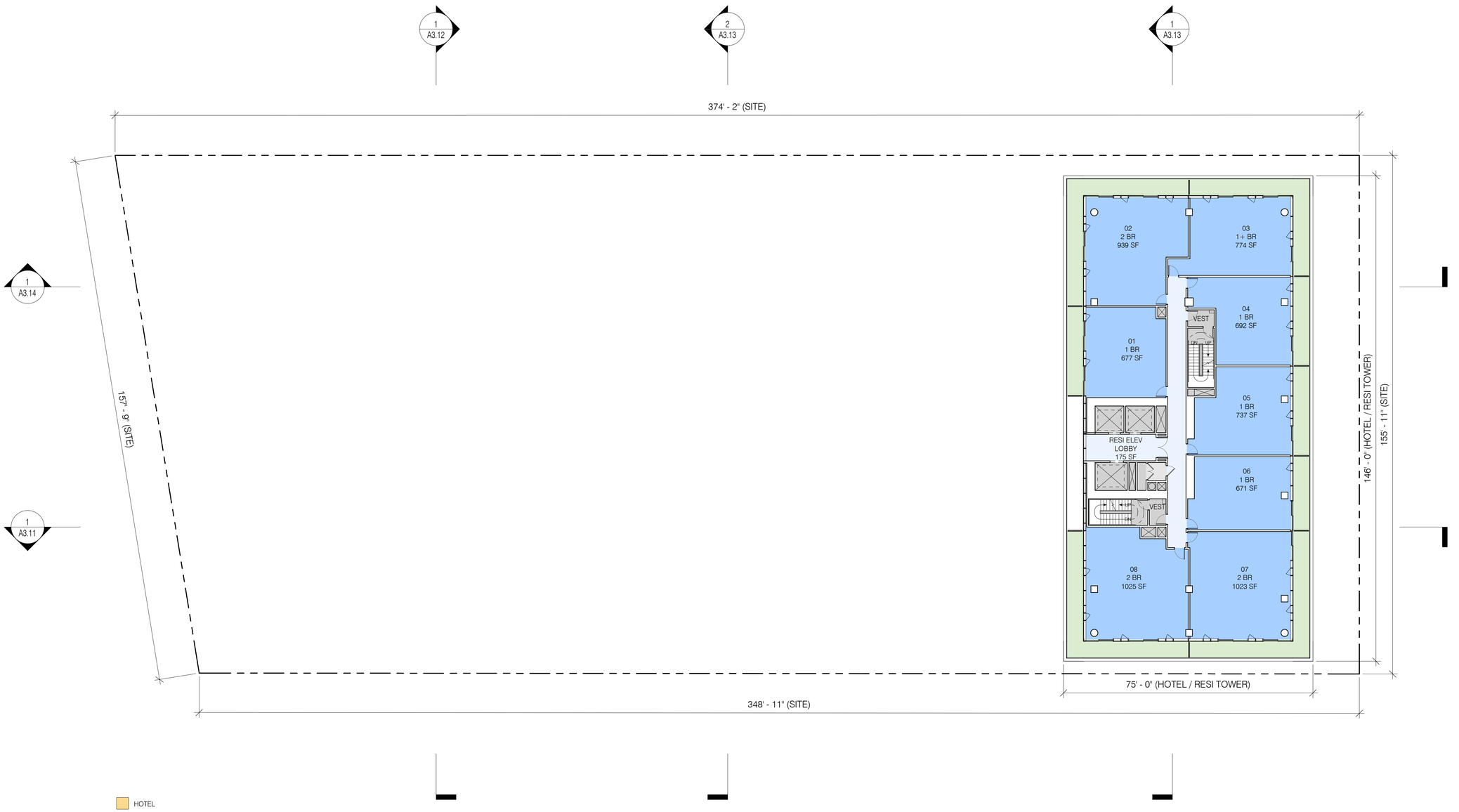
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FLOOR PLAN - LEVEL 16

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FLOOR PLAN - LEVEL 17

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

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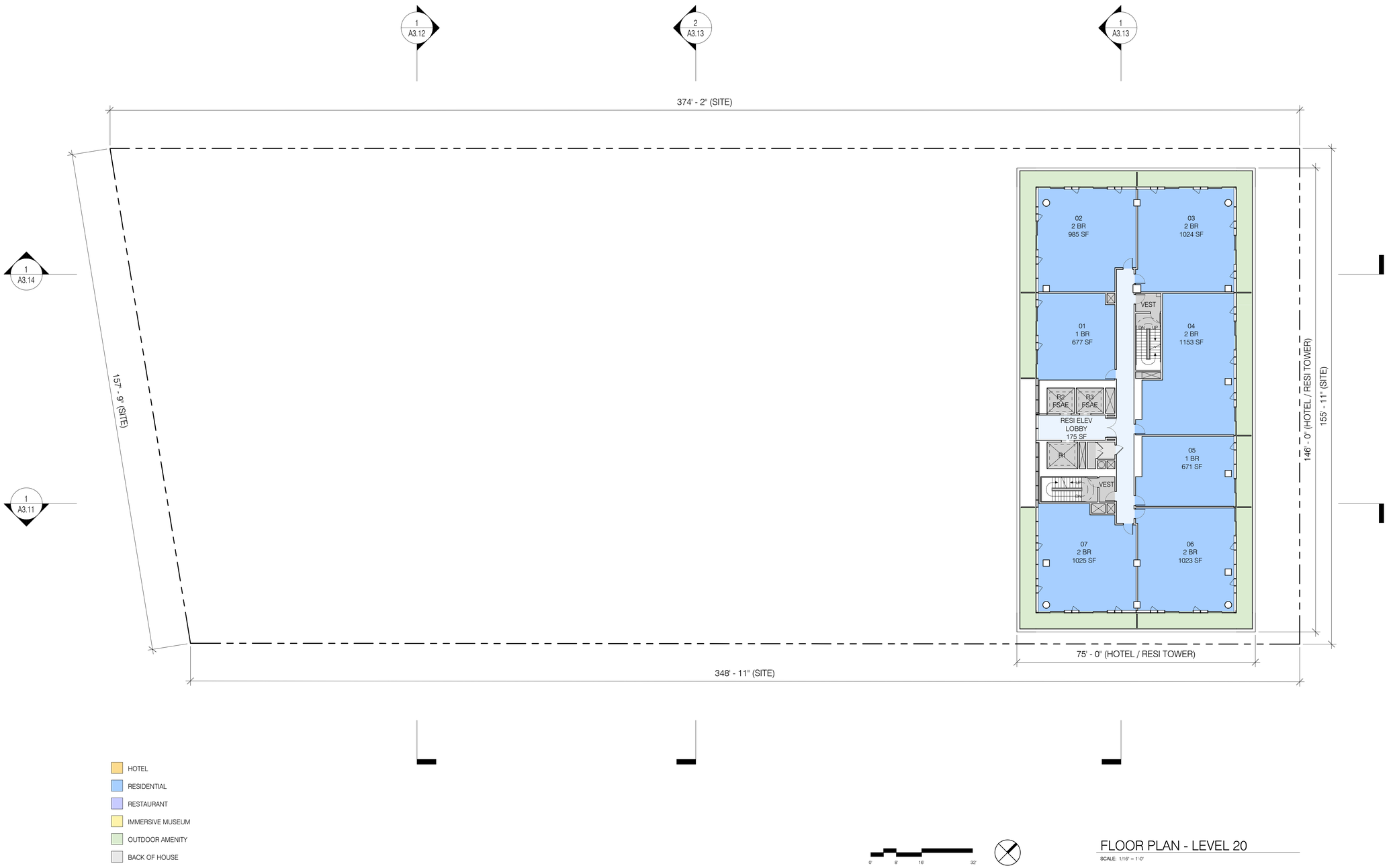
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FLOOR PLAN - LEVELS 17-18

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FLOOR PLAN - LEVEL 20

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

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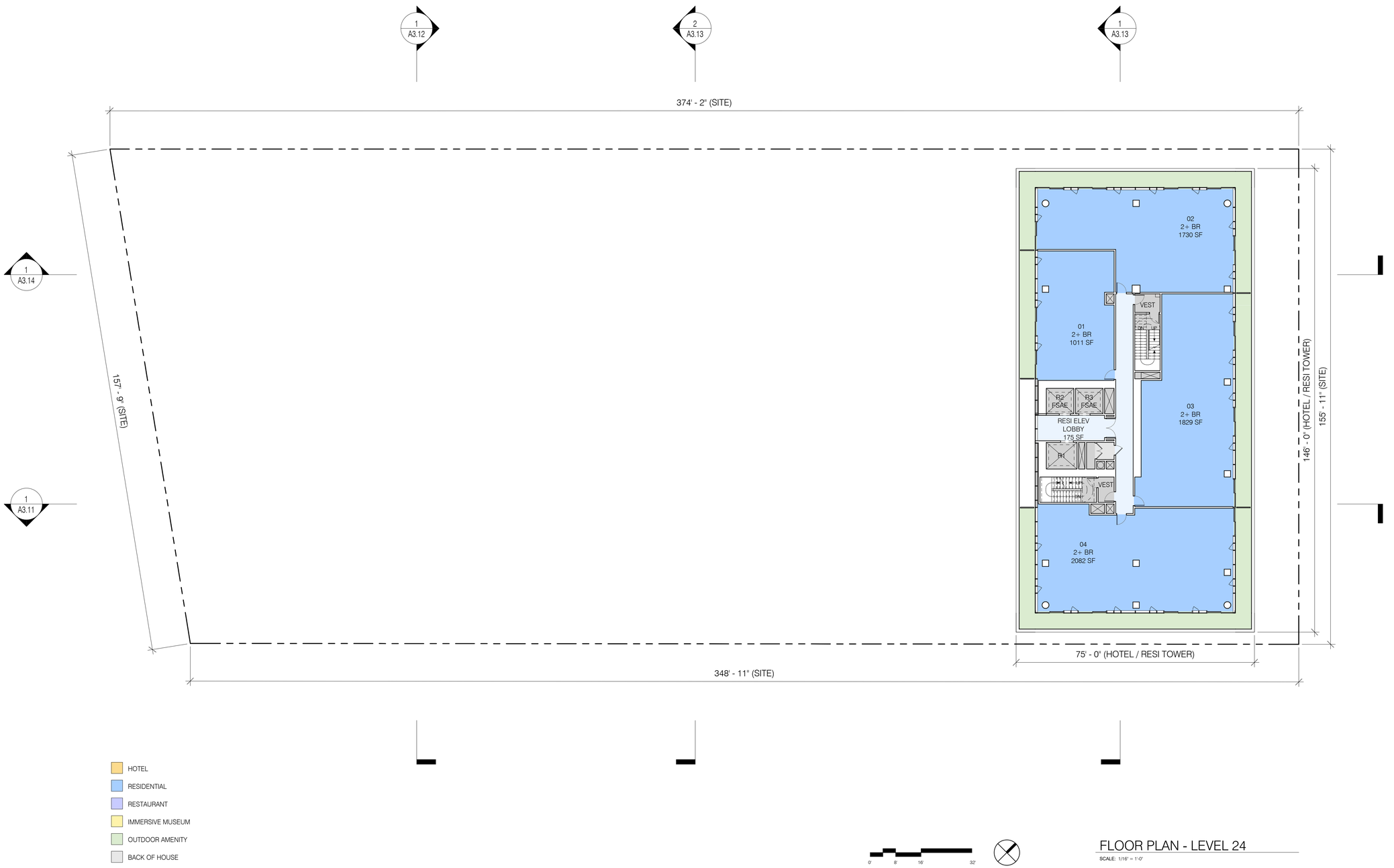
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FLOOR PLAN - LEVELS 19-23

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FLOOR PLAN - LEVEL 24

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

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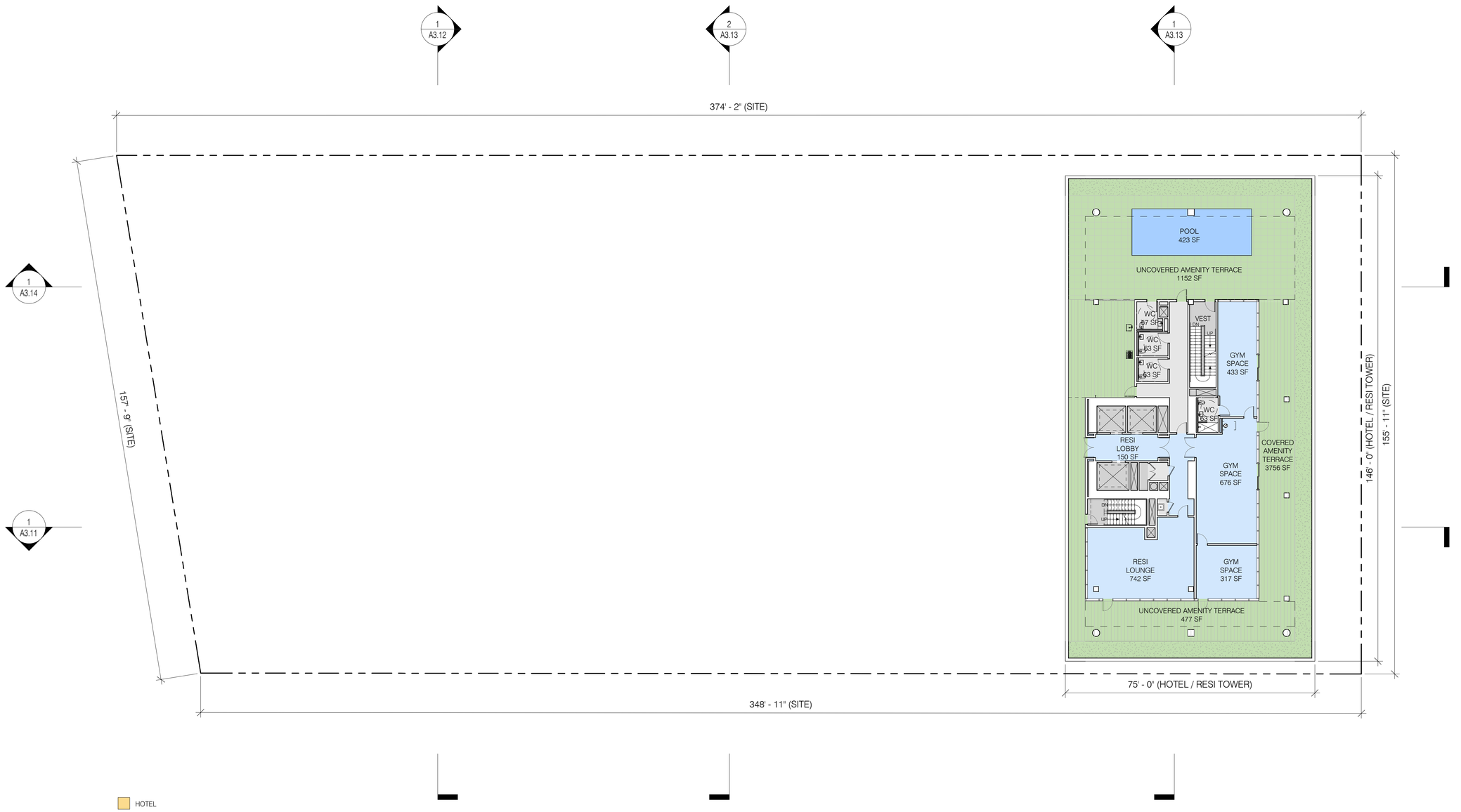
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FLOOR PLAN - LEVEL 24

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FLOOR PLAN - LEVEL 25

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FLOOR PLAN - LEVEL 25

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HOTEL
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BACK OF HOUSE

0' 8' 16' 32'

FLOOR PLAN - LEVEL 26

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

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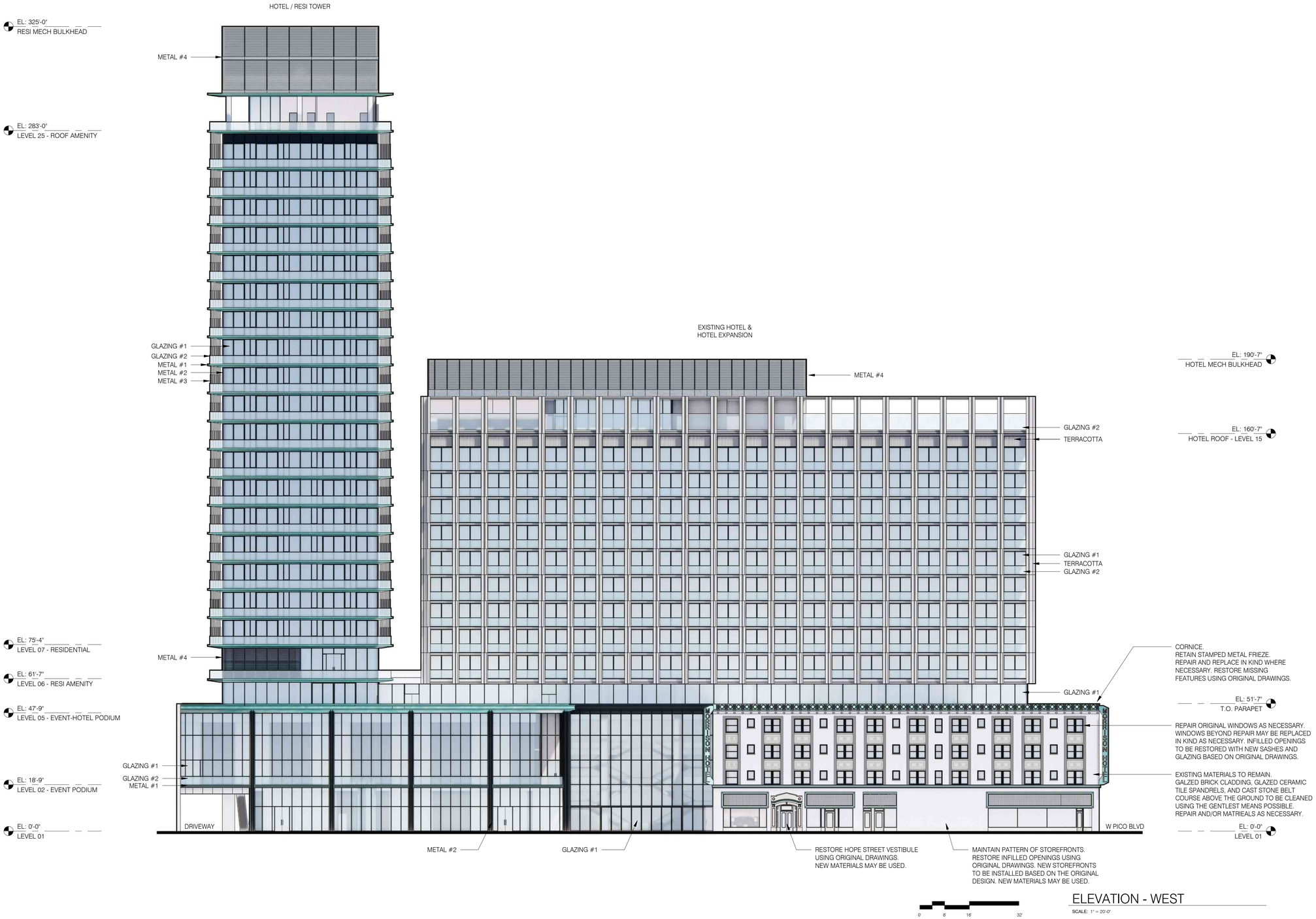
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FLOOR PLAN - LEVEL 26

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ELEVATION - WEST

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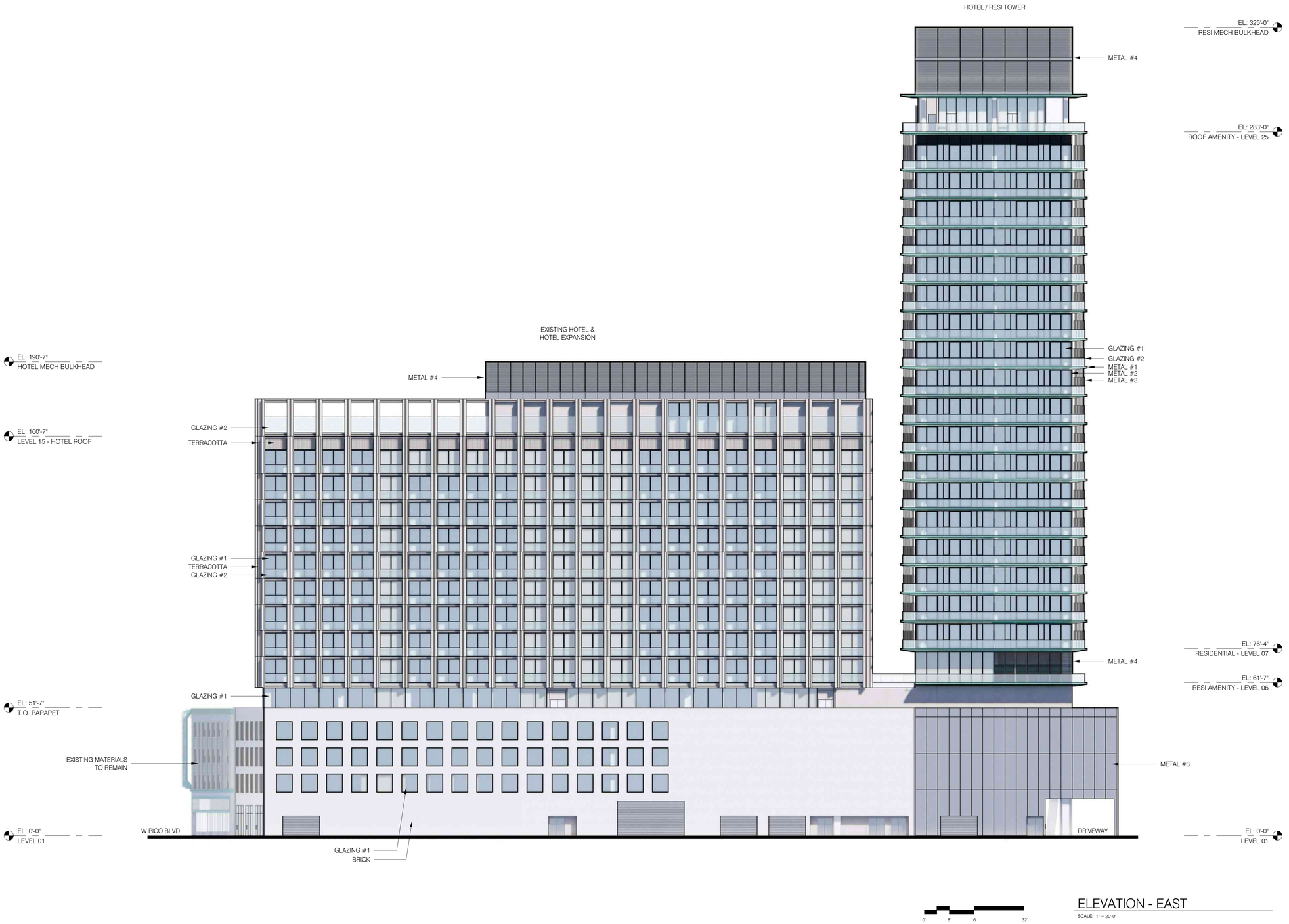
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WEST ELEVATION

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ELEVATION - EAST

SCALE: 1" = 20'-0"

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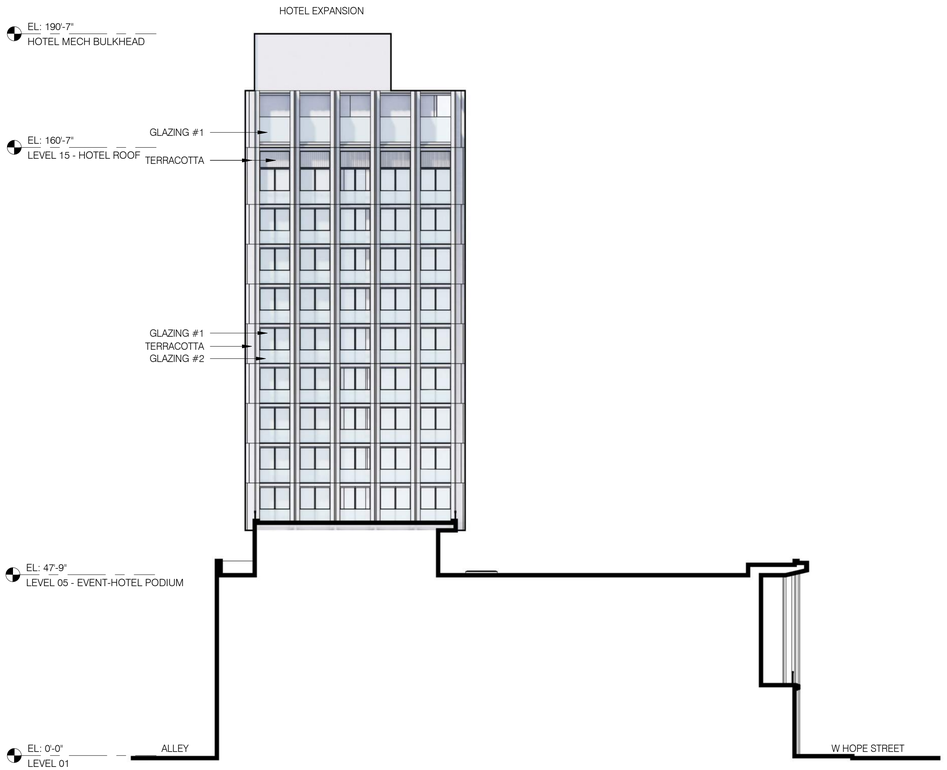
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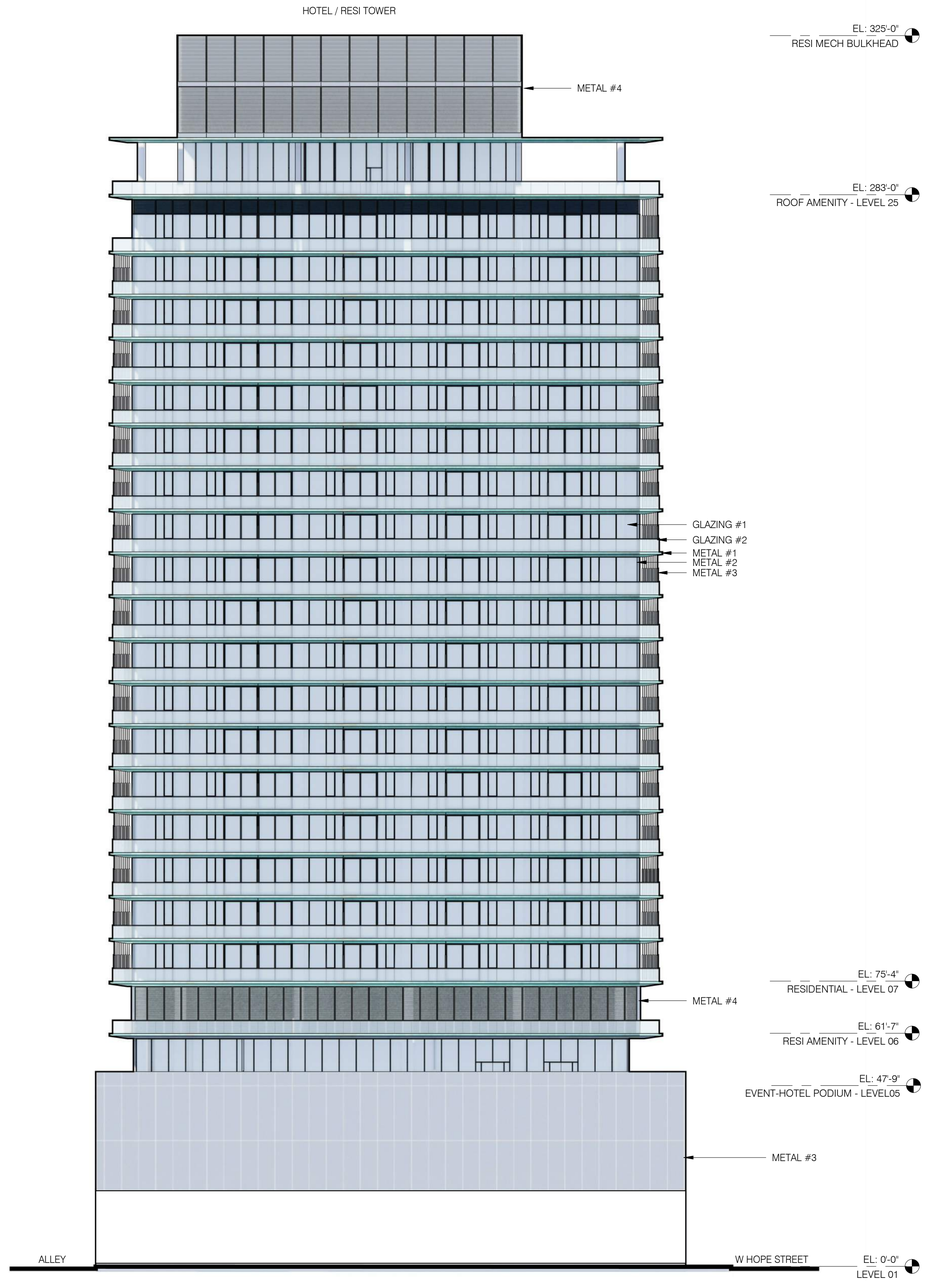
EAST ELEVATION

A3.02
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ELEVATION - NORTH (HOTEL)

SCALE: 1" = 20'-0"



0' 8' 16' 32'

ELEVATION - NORTH (RESI)

SCALE: 1" = 20'-0"

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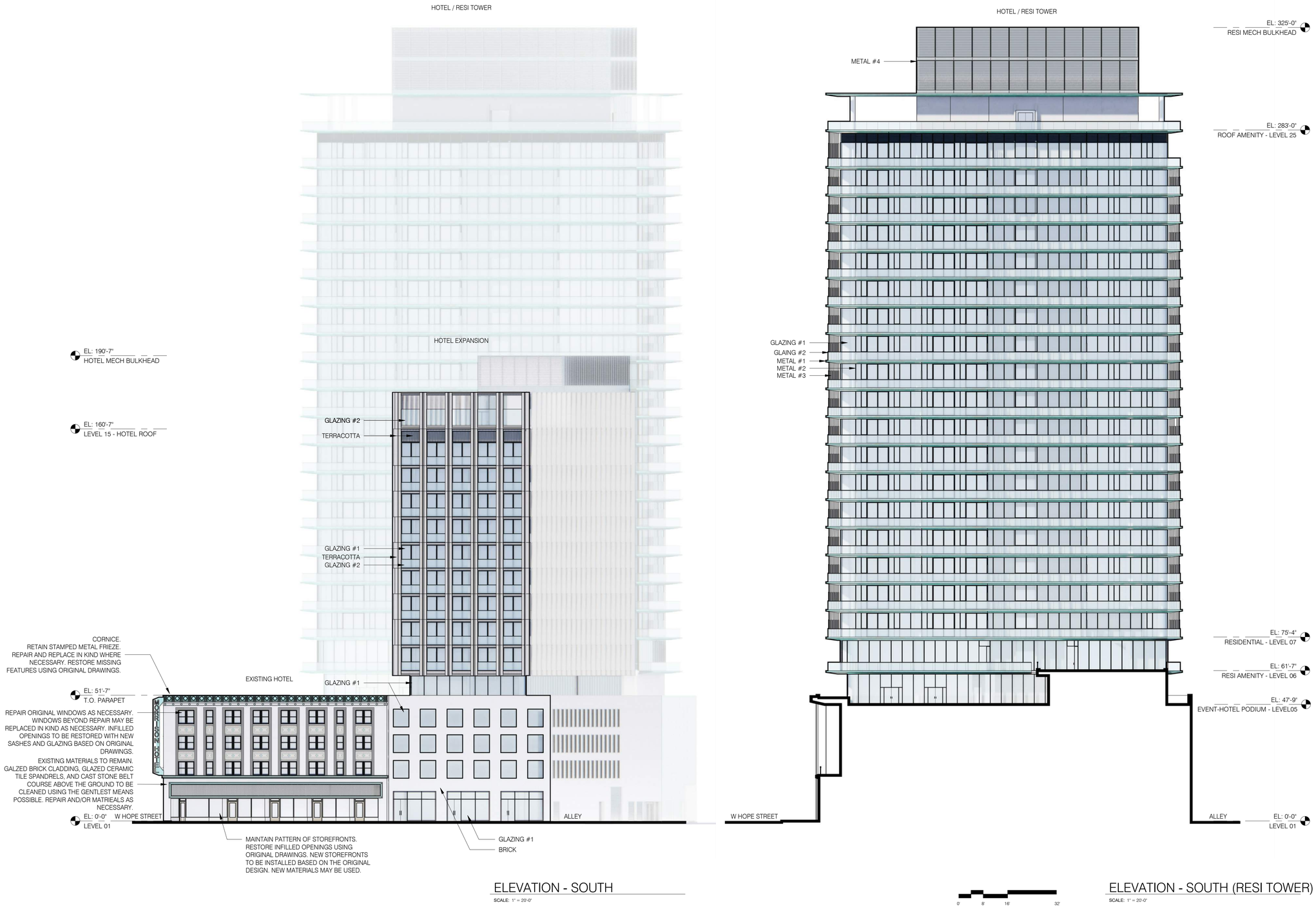
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NORTH ELEVATION

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ELEVATION - SOUTH

SCALE: 1" = 20'-0"

ELEVATION - SOUTH (RESI TOWER)

SCALE: 1" = 20'-0"

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OWNER
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1605 N. Cahuenga Blvd.
Los Angeles, CA 90028

THE MORRISON

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

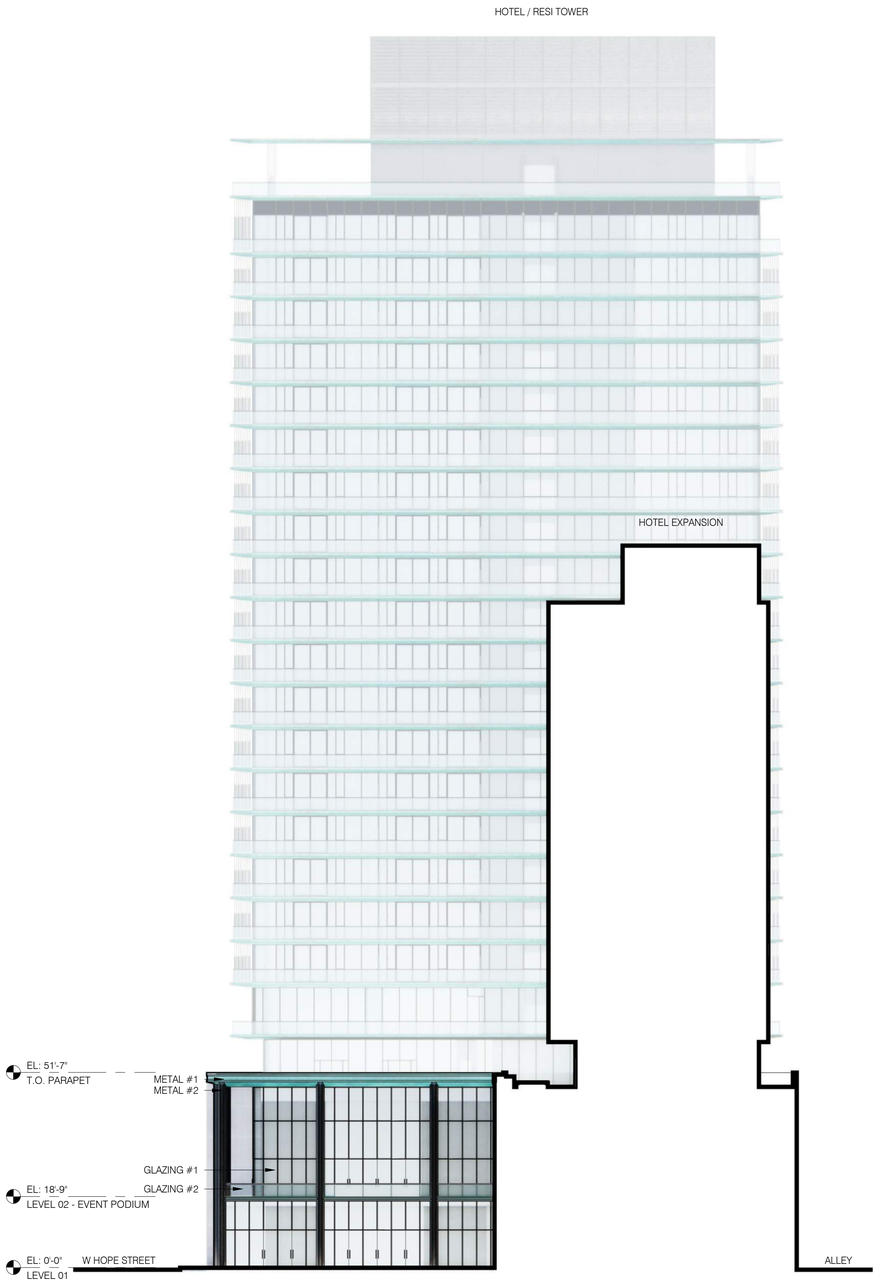
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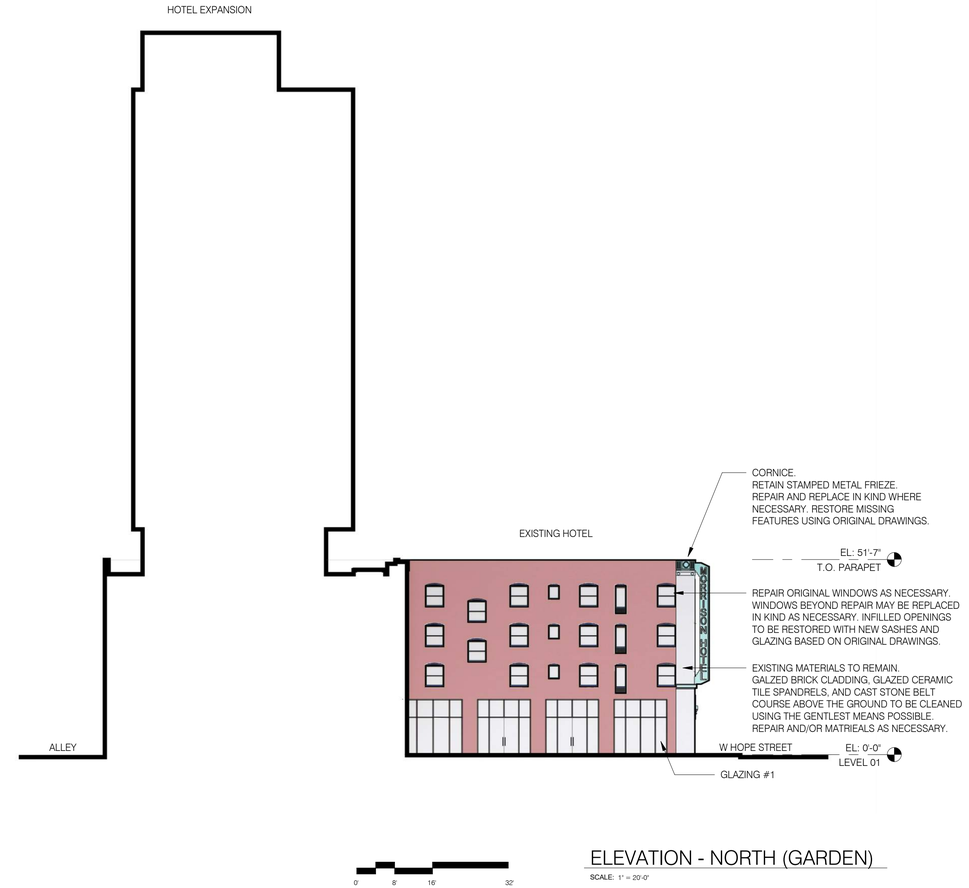
SOUTH ELEVATION

A3.04
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ELEVATION - SOUTH (GARDEN)

SCALE: 1" = 20'-0"



ELEVATION - NORTH (GARDEN)

SCALE: 1" = 20'-0"

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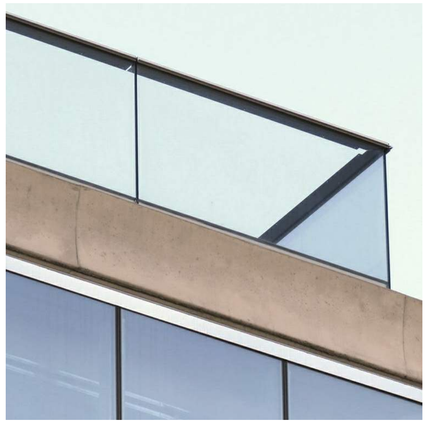
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GARDEN ELEVATIONS

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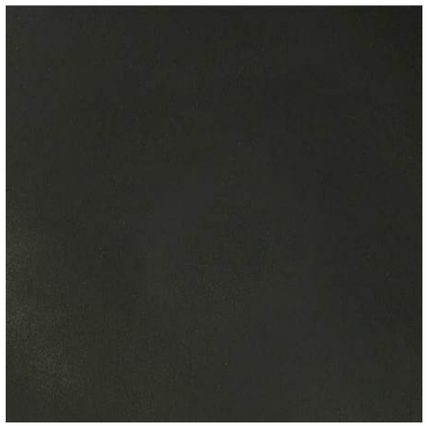
GLAZING #1: VISION GLASS, HIGH PERFORMANCE IGU, LOW E COATING



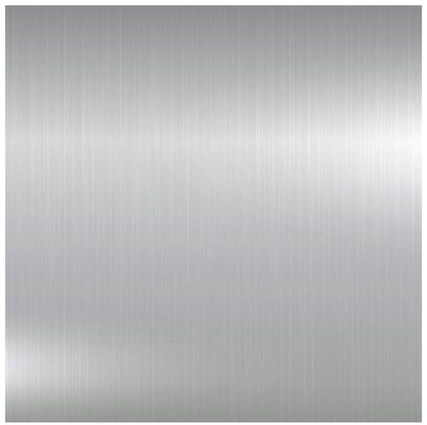
GLAZING #2: LAMINATED GLASS GUARDRAIL, LOW E COATING



METAL #1: WEATHERED METAL



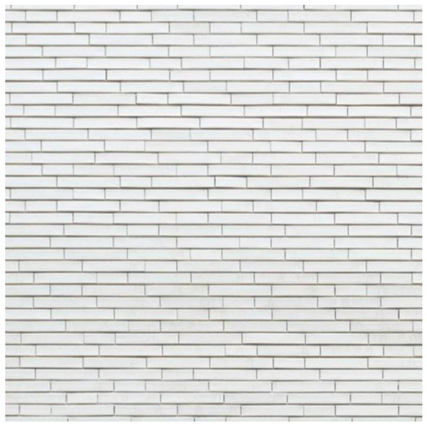
METAL #2: BLACK METAL



METAL #3: POLISHED METAL



METAL #4: METAL SCREEN



BRICK



TERRACOTA

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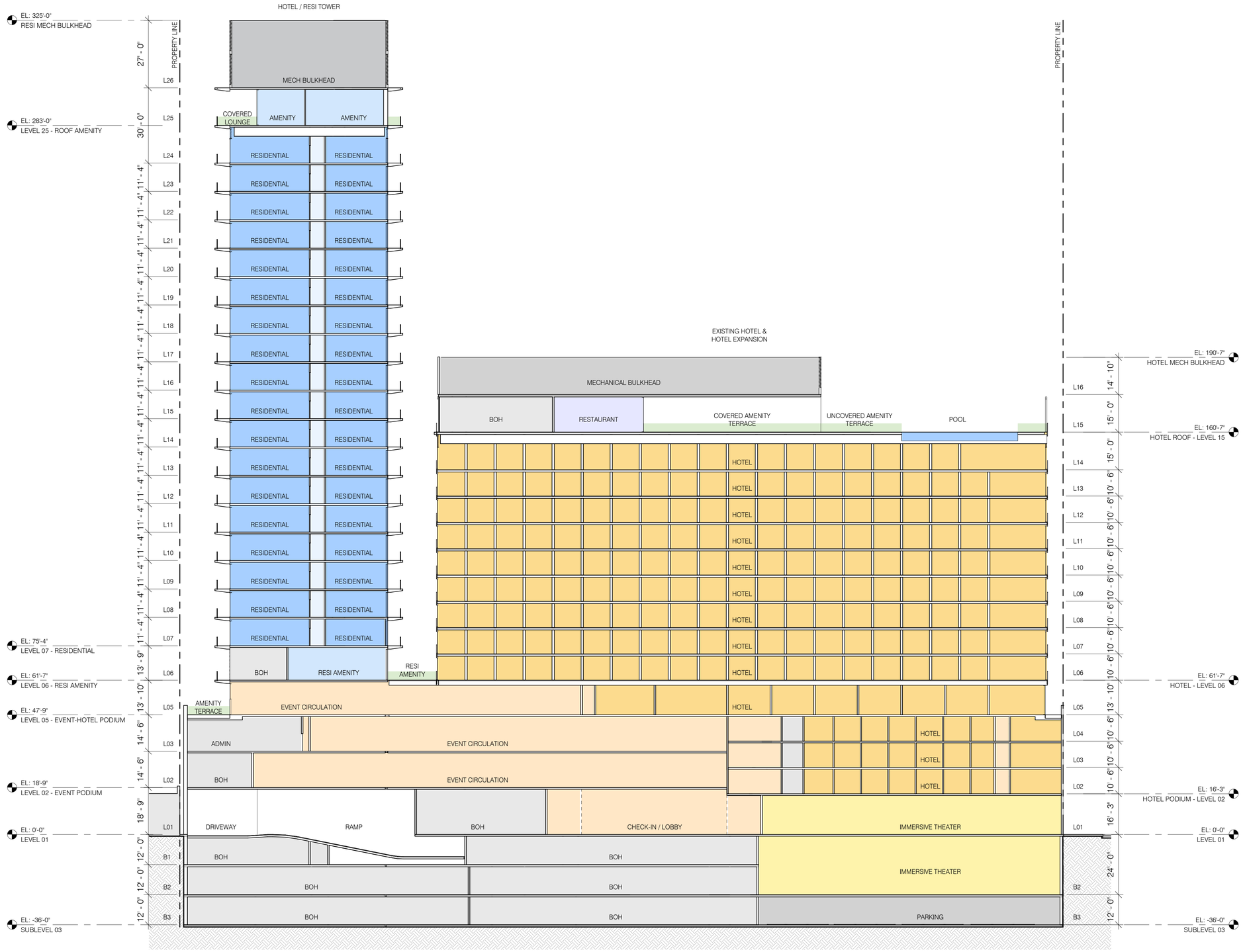
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EXTERIOR MATERIALS

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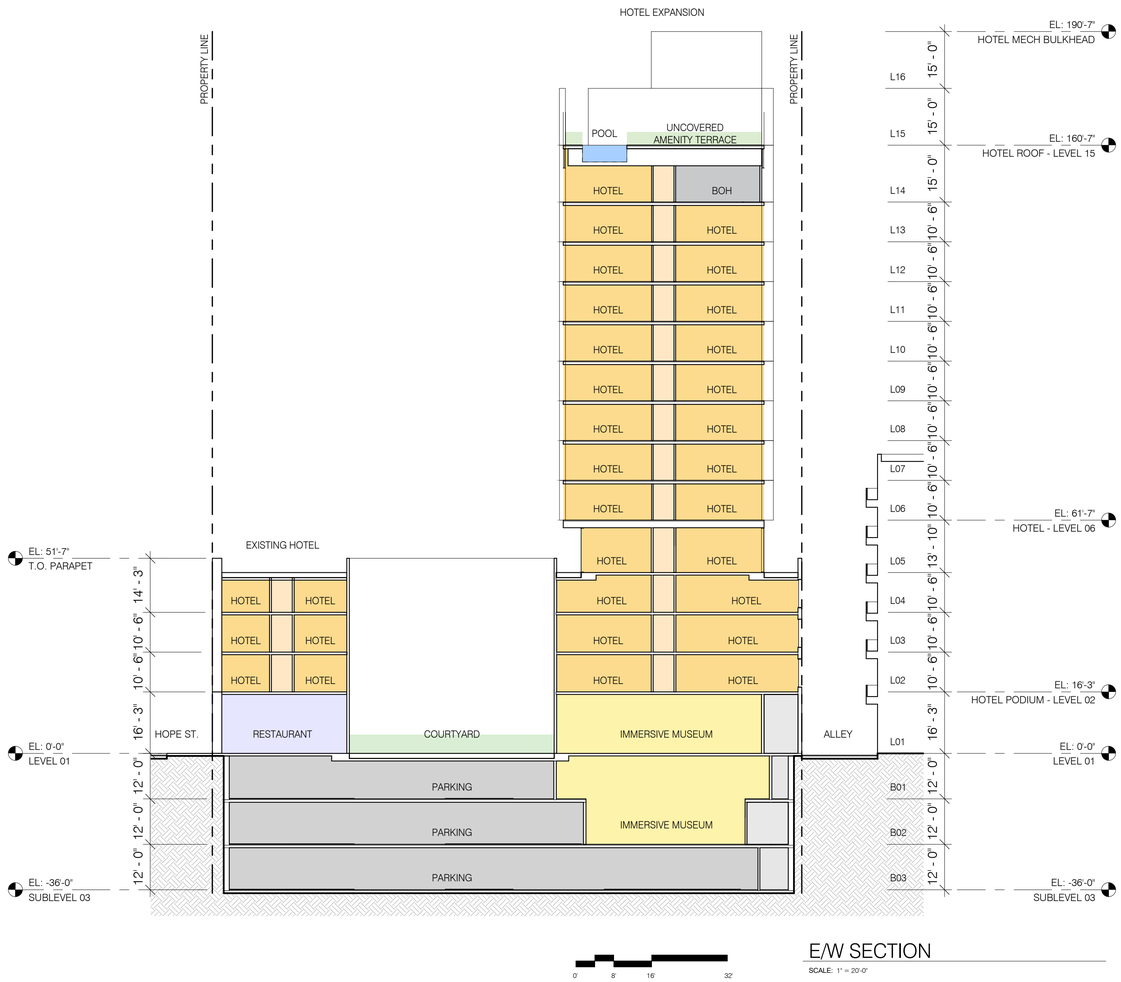
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N/S SECTION

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E/W SECTION

SCALE: 1" = 20'-0"

- HOTEL
- RESIDENTIAL
- RESTAURANT
- IMMERSIVE MUSEUM
- OUTDOOR AMENITY
- BACK OF HOUSE

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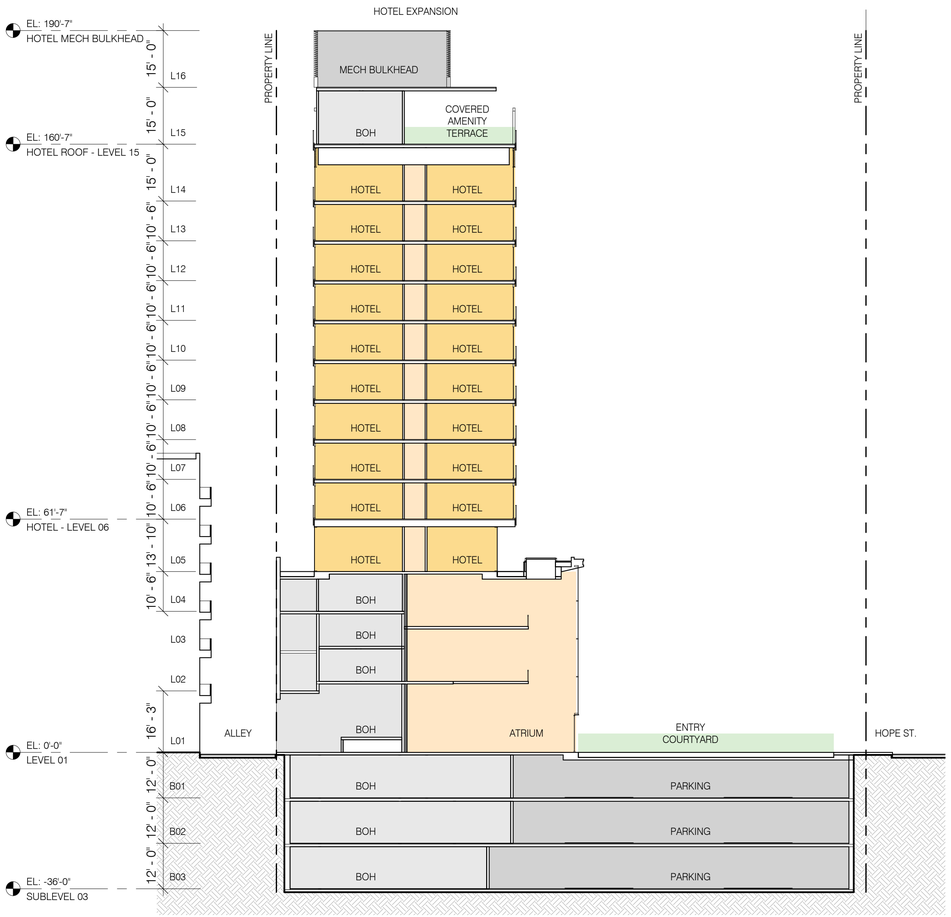
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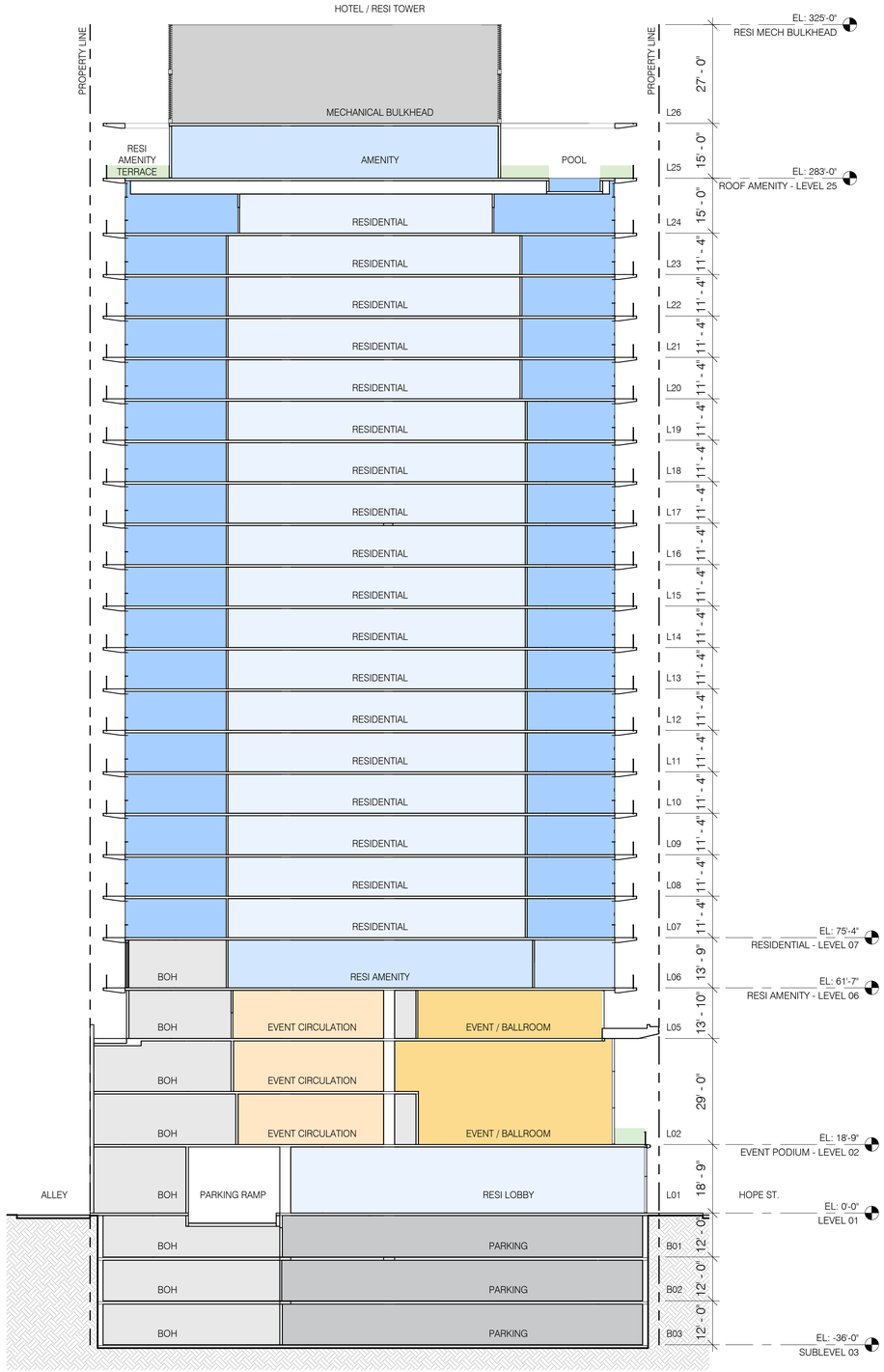
E/W SECTION

A3.12
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E/W SECTION - ATRIUM / GARDEN

SCALE: 1" = 20'-0"



E/W SECTION - RESI TOWER

SCALE: 1" = 20'-0"

0' 8' 16' 32'

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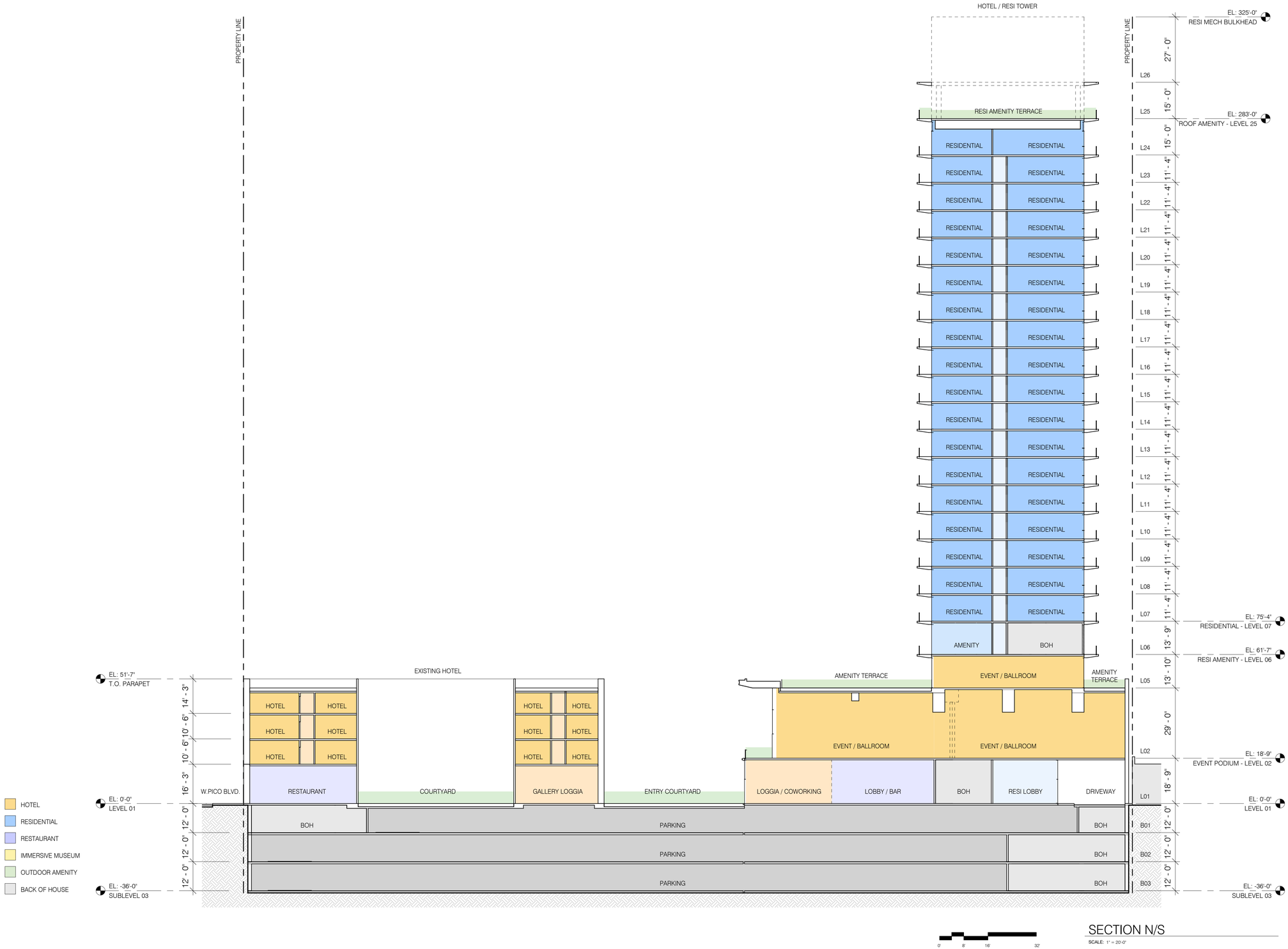
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E/W SECTION

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SECTION N/S

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Attachment E:
Assessment and Materials Testing Report
RLA Conservation

Morrison Hotel
1246-1248 South Hope Street
Los Angeles, California

ASSESSMENT AND MATERIALS TESTING REPORT
MORRISON HOTEL – DOWNTOWN LOS ANGELES



Image Credit: GPA Consulting report, October 2018

Prepared For:
Relevant Group
1605 N. Cahuenga Blvd.
Hollywood, CA 90028

Prepared By:
RLA Conservation, Inc.
5418 Packard Street
Los Angeles, CA 90019
Tel: 323-377-8425

Conservators:
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Date of Report: October 14, 2020

RLA Conservation of Art & Architecture

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I. INTRODUCTION:

RLA Conservation is pleased to submit the following investigation report for testing and materials consultation to Relevant Group, for the historic Morrison Hotel located at 1246 S. Hope St., Los Angeles, CA 90015. On-site assessments and testing were performed by Principal Conservator Christina Varvi along with Conservation Technician Gozie Ojini from September 29th through October 2nd, 2020. Additional preparation and analysis of extracted paint samples were performed off-site at RLA's Los Angeles studio the following week.

Record photographs are included in this report. Additional images were taken throughout the testing and analysis phases. To access all project images, please copy and paste the following Dropbox link into your Internet Browser:

https://www.dropbox.com/sh/o8kmunuggpvjobz/AAAmhyUx_tkd9VgnKCuz5KGqa?dl=0

II. BACKGROUND:

Title:	Morrison Hotel
Architects:	Morgan, Walls, & Morgan
Date:	1913-1915
Materials:	Glazed & unglazed brick, glazed ceramic tile, cast stone, wood, steel

The Morrison hotel, completed in 1915, is a four (4) story building located at the northeast corner of S. Hope Street and W. Pico Boulevard in downtown Los Angeles. The building was commissioned by Victor Ponet and designed by architects Morgan, Walls, & Morgan. Originally designed as a residential hotel with ground floor retail, the building took on several iterations following the decline of the downtown Los Angeles area between 1945 and the early 2000s.

According to archival research performed by GPA Consulting, the original parapet was removed in 1951. Storefront alterations were made in the 1960s, and seismic retrofitting (including visible exterior ties) added throughout the 1970s and 1980s. Despite these alterations, the majority of the building's character-defining features have been retained.

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III. BRICK:

A. GLAZED BRICK:

The primary and most visible facades (west and south) are predominantly clad with white glazed bricks with a satin/semi-gloss sheen. Exceptions include the spandrels (area between the sill of a window and the head of the window below it), which are a mixture of the same white glazed brick as well as matte glazed bricks in a buff/tan color with black speckle and two (2) sizes of matte glazed ceramic tile green squares with rounded edges. Over the majority of these facades, the bricks are laid in a stretcher bond pattern. At façade corners and at stepped borders around vertical window massing, the bricks are laid in a stacked bond pattern. The spandrels consist of a combination of alternating color Flemmish bond, contrasting header borders, with alternating color header and stretcher stacked bond and diamond inlays.

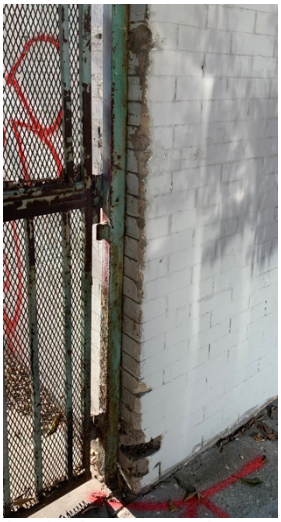
Condition:

The condition of the glazed brick varied by location throughout the west and south facades. The majority of the surfaces appear to be in generally good condition. There are localized areas throughout both facades where conduit, anchors (for signs and seismic retrofitting), and other modifications have resulted in holes being cut through the brick and glaze loss/spalls adjacent to said perforations. At the northwest corner of the building, at street level, there is more prominent damage from impact/abrasion and one partial brick loss. This is likely due to its location next to the alleyway and iron security fencing installed directly into the façade. Hairline cracking through the glaze was also noted in localized areas. Small (< 1") glaze chips and spalls were noted that may be the result of impact, often at corners/edges of bricks. Of most concern is cracking and glaze loss/spalling due to what appears to be soluble salts and water damage. Pressure building up behind the glaze results in cracks and delamination of the glaze from the clay body. White crystalline formations were noted emanating from the grout and beneath select glazed bricks near the northwest corner of the building as well as significant accumulations at the southeast corner of the building, particularly near street level.

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Detail of perforations through bricks and adjacent glaze spalls/losses.



Detail of abrasion and associated losses at northwest corner of the building.



Detail of glaze loss and delamination, likely due to soluble salts and water infiltration.



Detail of white crystals visible behind area of glaze delamination and loss.



Detail of significant salt/efflorescence accumulation at southeast corner of the building, possibly near the fire suppression system/pipes.

Select spandrel areas were sounded for stability and found to be in good condition. There is some grout loss around green inset tiles and miscellaneous patching materials that should be replaced, but otherwise these areas appear to be stable and in good condition.

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Detail of incompatible patching material at speckled buff/tan glazed brick.



Detail of deteriorating and missing grout at spandrel.

Large swaths of thick, commercial overpaint are found throughout the lower first story of the west and south facades. Additional overpaint was noted on either side of the south fire escape. The overpaint presumably covers graffiti/tagging. Extant graffiti was noted at higher surfaces at the southwest corner of the building, along the west façade, and at multiple areas on either side of the fire escape at the south façade.

Overpaint Removal:

RLA tested six (6) different types of paint stripper at an area of thick overpaint at the west façade, at ground level. Though the exact number of overpaint layers was not counted/excavated, we estimate that there was a minimum of five (5) paint and/or graffiti layers; likely more. RLA selected two eco-friendly products (Citristrip® and Back to Nature Ready Strip®), two pH neutral strippers (Smart Strip® and Peel Away 7®), as well as one acidic stripper (Smart Strip Pro®, pH2) and one alkaline one (Peel Away 1, pH 13). Ideally, acidic or alkaline paint strippers should only be used as a last resort. Strong alkalies can promote efflorescence if not neutralized properly. We also wanted to test and see if an acidic stripper would damage/etch the glaze.

Prior to application, the surfaces were quickly dry brushed to remove loose dirt and particulate matter. Each product was applied with chip brushes to the thickness specified by their respective manufacturer. Protective paper and plastic sheeting were applied and secured for the duration of the dwell time since the area is highly accessible to the general public. All products were allowed to dwell for four (4) hours, which is the minimum dwell time for the majority of the applied strippers.

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After the dwell period, RLA removed the protective coverings and utilized plastic putty knives to remove the bulk of the overpaint. For each of the treated areas, it did not appear that the paint stripper fully penetrated all layers. The strippers did solubilize the upper-most layers and softened subsequent layers, allowing for somewhat easier mechanical removal. After bulk removal of the overpaint, we flooded the surface with water from a low-pressure pump sprayer while agitating with nylon bristle brushes to remove additional loose overpaint. When viewing the treated surfaces straight on and in raking light, the overpaint did not appear to have adversely affected the brick glaze; the reflectance was consistent across all treated areas.



Overview of test area after paint removal.



Detail of test areas in raking light indicating that original glaze sheen has been retained through overpaint and removal processes.

Graffiti Removal:

Before resorting to paint stripper testing, RLA tested four (4) organic solvents on an area of graffiti at the top floor, south façade fire escape. The areas of testing had two (2) or more layers of graffiti, which typically has slightly different solubility parameters than the overpaint seen elsewhere throughout the facades (i.e. usually acrylic latex, etc.) and much finer pigments. RLA tested Denatured Alcohol (difficult to obtain in California, but can be specialty ordered through chemical supply companies), Acetone, Painter's Solvent (substitute for MEK, Toluene, Xylene, and VM&P Naphtha), and Lacquer Thinner. Each glazed tile surface was wiped with each solvent on cotton batting. For grout lines, RLA used the solvents applied and agitated with nylon bristle brushes, then blotted with cotton batting dampened with the same solvent.

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Overview of area before testing.



Overview of area after testing.

B. UNGLAZED BRICK:

Though the primary facades are those with white glazed brick, RLA also tested overpaint removal on unglazed brick within the current light courts at the first story. The overall condition of these bricks was not assessed as it was not included in the scope of work requested by the client. Once again, the same six (6) paint strippers were utilized in this area. The paint consists of several layers of graffiti/tagging and brick-colored overpaint, though not as many layers/as thick as the overpaint found at the west or south facades.

Prior to application, the surfaces were quickly dry brushed to remove loose dirt and particulate matter. Each product was applied with chip brushes to the thickness specified by their respective manufacturer. Protective paper coverings were applied and secured for the duration of the dwell time. All products were allowed to dwell for four (4) hours, which is the minimum dwell time for the majority of the applied strippers.

After the dwell period, RLA removed the protective coverings and utilized plastic putty knives to remove the bulk of the overpaint. For each of the treated areas, the paint strippers did appear to penetrate the full depth of the layers to the brick surface. After bulk removal of the overpaint, we flooded the surface with water from a low-pressure pump sprayer while agitating with nylon bristle brushes to remove additional loose overpaint. Higher pressure and warm water would likely assist with additional paint removal from the brick pores.

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Overview of area before testing.



Overview of area after testing.

C. RECOMMENDATIONS:

Glazed Brick Repair:

Prior to completing any in-situ repairs, the client/contractor should mitigate areas of water infiltration and poultice/remove extant salts from the areas exhibiting crystalline deposits on the grout/tile surfaces. Failure to remove these contaminants may result in future failure of repairs and/or new damage at adjacent tiles. Previous repairs with poor, incompatible patching materials should also be removed, as should areas of lifting/flaking glaze. Deteriorated glaze should be removed down to sound material prior to extracting soluble salts/efflorescence.

Once water and salts/efflorescence have been mitigated and previous repairs removed, brick clay body losses should be patched with a conservation-grade patching material that matches the mechanical and physical properties of the original bricks. Using a patching material that is too hard may result in additional damage to the original clay body and/or accelerated deterioration. Once the clay body has been patched and any deteriorated glaze removed, any exposed brick surfaces should be sealed with a compatible coating system that matches the original glaze in color and sheen as well as mimics the porosity (or lack thereof) of the glaze so that the unit functions as a single system. For compatibility and warranty purposes, we do not recommend mixing and matching products from different manufacturers.

The following domestic manufacturers produce conservation-grade patching mortars and systems that could be utilized to repair all brick and tile surfaces at the exterior façade of the Morrison Hotel:

- **Edison Coatings:** http://www.edisoncoatings.com/Home/home.html
- **Cathedral Stone – Jahn Mortars:** https://www.cathedralstone.com

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With each of these manufacturers, the client/contractor can (and should) submit samples of original material for precise color matching of original clay body and glaze.

Glazed Brick Replacement:

During this testing and investigation phase, RLA did not note any bricks that required full replacement at this time. However, once full overpaint removal, efflorescence mitigation, and removal/replacement of seismic ties has been completed, the client/contractor may find bricks that warrant removal and replacement. Prior to selecting a vendor for brick replacement, we recommend that the client have the bricks tested by a reputable company to determine the appropriate compressive strength and absorption rate of the original bricks. When replacing historic bricks with contemporary replacements, it is best practice to replace with material as close to the original as possible. Replacement bricks that are too strong, less absorptive, etc., may inadvertently cause damage or accelerated deterioration to adjacent/surrounding original material. The following companies in the US provide brick testing services:

- **Highbridge Materials Consulting:** http://www.highbridgematerials.com
- **Wiss, Janney, Elstner:** https://www.wje.com/expertise/services/laboratory/materials-evaluation-and-testing

The following companies are two domestic manufacturers that should be able to replicate the original white glazed brick with the same sheen, as well as the buff/tan speckled brick at the spandrels.

- **Glen-Gerry:** https://www.glengery.com/products/brick/glazed
- **Elgin Butler:** https://elginbutler.com/product-lines/glazed-brick/

Information provided by the materials testing scientist should be provided to any contemporary glazed brick manufacturer to ensure that their product can meet similar parameters as the original brick.

Overpaint & Graffiti Removal:

Glazed Brick:

For the thickness of overpaint in this particular area a longer dwell time and/or multiple applications may be required. With additional testing, it may also be advisable to utilize a warm pressure washer between 100-400 PSI for removal of extant material after bulk overpaint removal. While all of the strippers worked reasonably well on the relatively slick, non-porous glaze surfaces, some facilitated overpaint removal from the grout better than others. Dumond

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Chemicals® Smart Strip™ was the most effective at facilitating overpaint removal on the glazed surfaces and removed the most overpaint from the grout with a single application and a four (4) hour dwell. Dumond Chemicals® Peel Away 1™ was also effective at relatively quick overpaint removal, but did not remove as much overpaint from the grout lines and its high pH is not advisable when there is a better alternative with a neutral pH.

For strict graffiti removal (no additional overpaint), Lacquer Thinner appeared to remove the tagging the fastest and most completely. The solvent could be applied via cotton rag or microfiber if cotton batting is not available. None of the organic solvents removed much of the tagging from grout lines. An additional pass over the grout lines with Citristrip® paint stripper would likely be effective at removing any extant, thin layers of tagging as evidenced by its performance on thin layers of paint at various cast stone elements (see below).

Unglazed Brick:

Due to the porosity of the brick, longer dwell time, and/or multiple applications will likely be required. With additional testing, it may also be advisable to utilize a warm pressure washer between 100-400 psi in conjunction with paint stripping as this may further remove material trapped in the pores of the brick. After the initial testing, there was still a considerable amount of graffiti ghosting on the brick surfaces. Dumond Chemicals® Smart Strip™ was the most effective at facilitating overpaint removal on the unglazed brick surfaces and removed the most overpaint/graffiti from the grout with a single application and a four (4) hour dwell period. Dumond Chemicals® Peel Away 1™ was also effective at relatively quick overpaint removal, but did not remove as much overpaint from the grout lines and its high pH is not advisable when there is a better alternative with a neutral pH.

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IV. WINDOWS:

A. WOOD:

Sash Paint Analysis:

The area selected for sampling is located at the west façade at the first floor; four (4) bays in from the north end of the building. A total of five (5) samples were extracted from this window grouping. They include the outer frame (righthand side), center of the central mullion, outer decorative edge of the center mullion, the rail, and the sill. Two samples were extracted from the central mullion to determine whether the color scheme for the windows is polychrome or monochrome. Samples were removed using a scalpel and including parts of the wood substrate to ensure all layers were removed. Overall, the paint is in poor condition with extensive checking/crazing and easily debonds from the surface; the bulk of the existing paint on the exterior can likely be removed by scraping with plastic scrapers. The binder is breaking down on the top/exterior coat of paint, exposing pigments. The surface is very dry/matte and somewhat chalky. The color has lightened/faded over time.



Exact window from which samples were taken. Window selection based on accessibility from interior rooms.

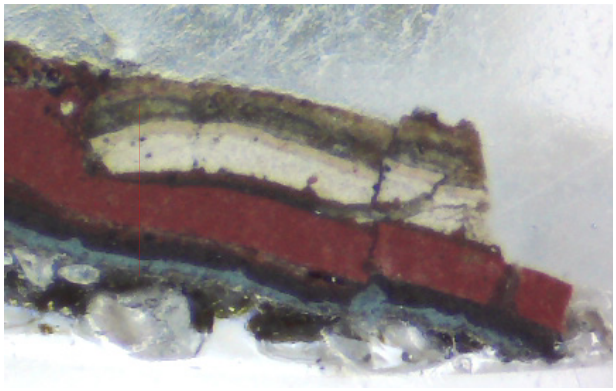


Overview of window indicating locations from which paint samples were collected. 1. Sill, 2. Frame – Outer Center, 3. Frame – Center, 4. Frame – Right Hand Side, 5. Rail

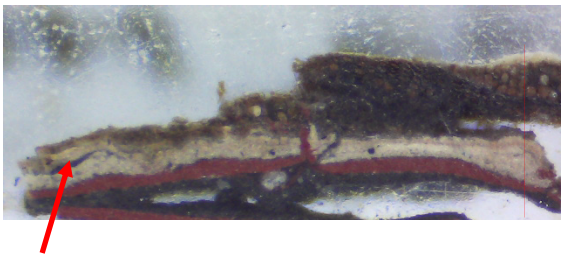
The cross-section analysis shows fairly consistent stratigraphy across all sample areas, meaning that all exterior elements of the wood sash windows were painted the same color. There appears to be anywhere between three and six (3-6) fairly distinct layers outside of the base wood layer. They include a peach/tan color (similar to the color of the tan speckled bricks at the spandrels), a more yellow cream/beige color, followed by brick red, brown, black, and teal/blue green. However, all of the samples contain the first three colors. As such, we believe the base layer (against the wood substrate) is likely the original color for the windows. The base color for the exterior wood sash windows at the west and south facades most closely matches Munsell Color

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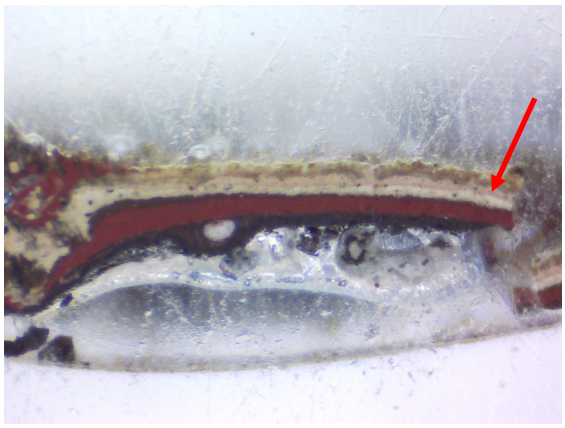
7.5 YR 8/4 and most closely corresponds to Sherwin-Williams color SW 7687 August Moon In the micrographs below, the wood substrate is at the top and the outer most/current layer is on the bottom.



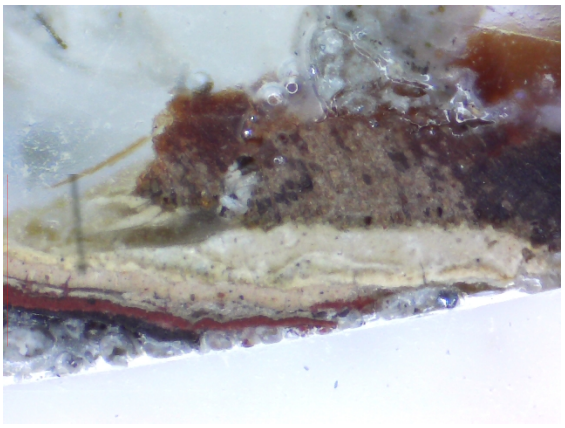
Sample 1. Sill



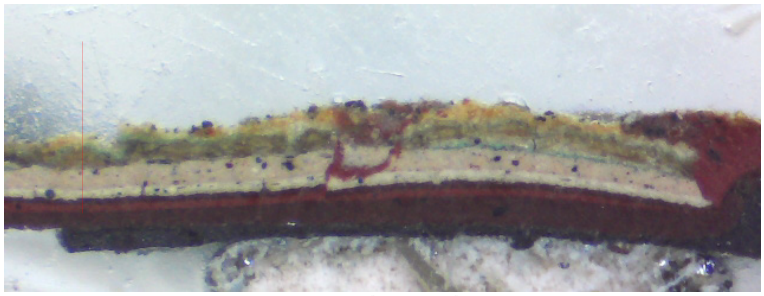
Sample 2. Frame – Outer Center



Sample 3. Frame – Center



Sample 4. Frame – Right Hand Side



Sample 5. Rail

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Munsell Color 7.5 YR 8/4

Sherwin-Williams Color SW 7687 August Moon

Transom Paint Analysis:

While the majority of the ground-level transom windows have a painted galvanized iron frame/border, there is one transom window towards the middle of the west façade that has a painted wood frame. Per the 1910s drawings (included in GPA's report), the painted galvanized iron elements are original to the building, so this is either an anomaly or the original molding has been lost/removed over time. Three samples were removed from the lower right-hand side of the element using a scalpel and included parts of the wood substrate to ensure all layers were removed. One sample was removed from the frame, one from the sill, and another from the fascia. Overall, the paint is in fair to poor condition. The binder is breaking down, exposing pigments. The surface is very dry and somewhat chalky. The color has lightened/faded over time.

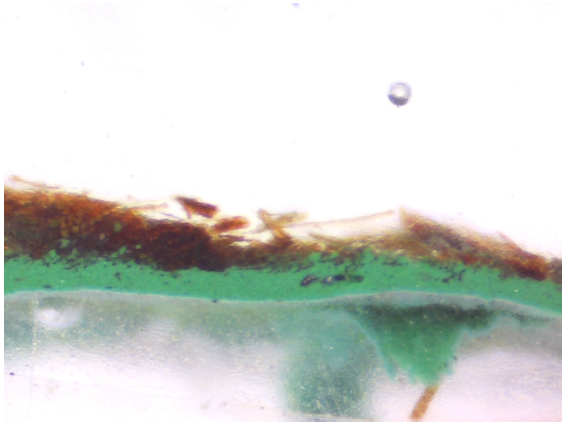


Overview of window indicating locations from which paint samples were collected. 1. Sill, 2. Frame, 3. Fascia

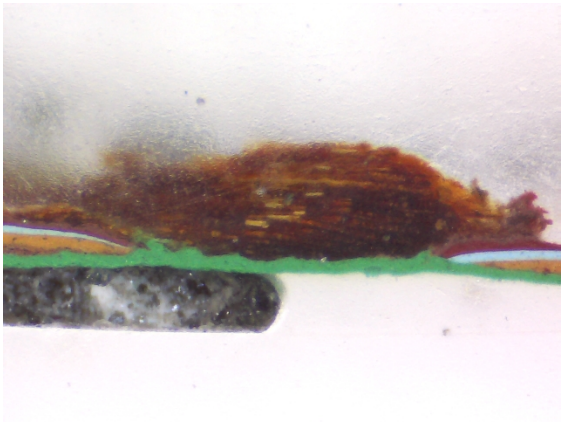
The cross-section analysis shows different stratigraphy across all three samples. This may indicate that elements have been replaced or stripped of overpaint over the years. The fascia below the sill has the most layers and likely is original to the building's construction. The lower layers of paint

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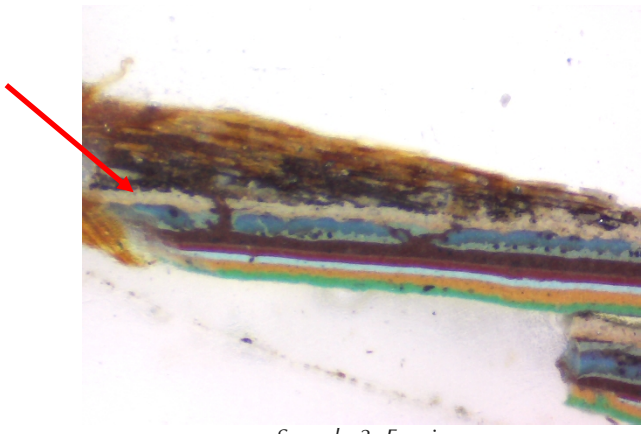
generally appear to follow the same color layering as the wood sash windows above until the brick red layers where it then more closely resembles other painted decorative elements such as the cast stone belt course and galvanized sheet iron decorative elements (i.e. golden yellow followed by jade/teal green). As such, we believe the base layer (against the wood substrate) is likely the original color for the windows. The base color for the exterior wood sash windows at the west and south facades most closely matches Munsell Color 7.5 YR 8/4 and most closely corresponds to Sherwin-Williams color SW 7687 August Moon In the micrographs below, the wood substrate is at the top and the outer most/current layer is on the bottom.



Sample 1. Sill



Sample 2. Frame



Sample 3. Fascia

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Munsell Color 7.5 YR 8/4

Sherwin-Williams Color SW 7687 August Moon

B. METAL:

Sash Paint Analysis:

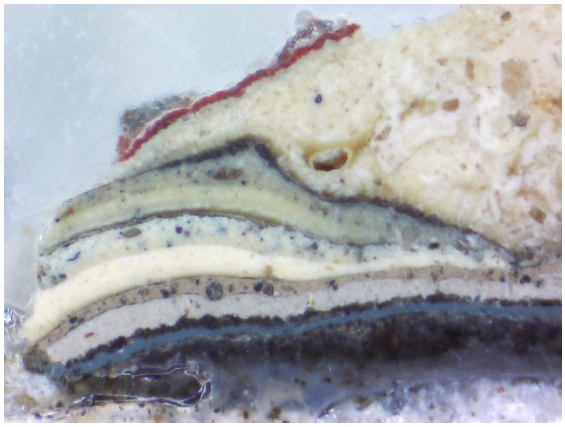
Windows that face the inner light courts are painted steel (possibly galvanized) with the exception of the sill, which is wood. Unlike the twin double hung windows at the south and west exterior facades, these windows are large, single double hung windows. Three (3) samples were extracted from a window at the first floor that faces north (less direct UV light) to see if the color scheme may help inform or tie together the color scheme elsewhere throughout the building façade. One sample was extracted from the rail, another from the frame, and the third from the sill. The samples were removed using a scalpel. Wood fragments were removed with the sill sample. Where possible, RLA attempted to have fine metal shavings included in the samples from the rail and frame since pieces of the metal cannot be removed with scalpels alone. This would indicate that all extant layers have been included in the sampling. Overall, the paint is in poor condition. In all areas, the binder is breaking down, rendering the surface dry/matte and chalky. Extant paint at the frame is actively crazing and debonding from the metal surface. At the sill, there is extensive surface soiling which has worked under and between paint layers throughout the surface.

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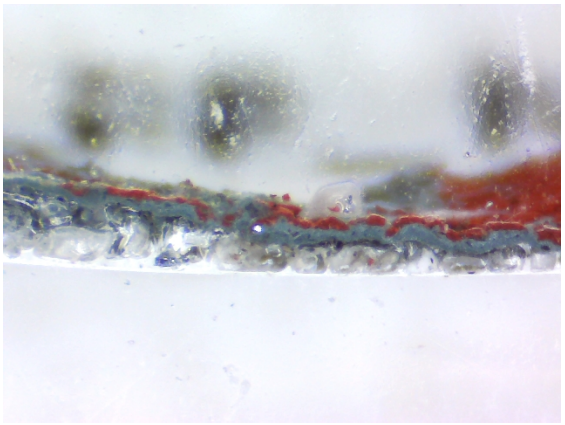


Overview of window indicating locations from which paint samples were collected. 1. Sill, 2. Frame, 3. Rail

The cross-section analysis shows different colors at each of the different surfaces of the window sampled. The frame sample exhibits a brick red color (possibly red lead primer?) with a blue gray over coat. The sill exhibits at least seven (7) different colors ranging from more yellow beige to the peach/tan found as the base layer of the wood sash windows, as well as teal/blue green. The sample from the rail exhibits a light-yellow beige, followed by a more mottled light golden yellow, followed by light teal green, a pinker cream, and a light peach/orange. It is not clear from the sampling what the original color scheme of these metal sash windows would have been and it does not necessarily appear to support or inform the color scheme of the exterior wood sash windows other than to say similar colors were used at various points since the building's completion in 1915.

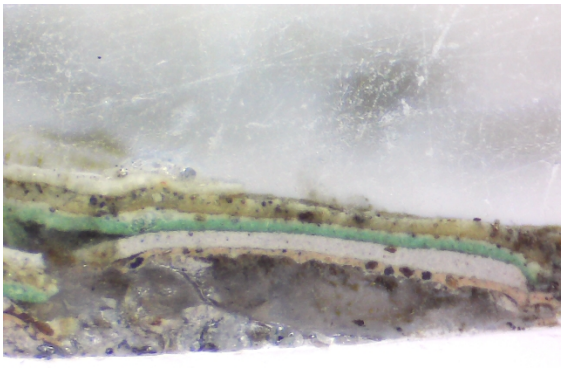


Sample 1. Sill



Sample 2. Frame

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Sample 3. Rail

Transom Paint Analysis:

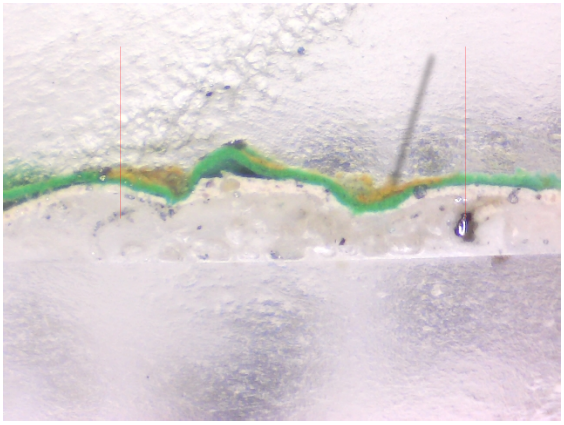
The rest of the transom frames throughout the ground floor are comprised of painted galvanized iron. One (1) sample was extracted from the lower right-hand side of the transom located immediately to the south of the main entrance/entry lobby. The sample was removed using a scalpel. RLA attempted to have fine metal shavings included in the sample since pieces of metal cannot be removed with scalpels alone. This would indicate that all extant layers have been included in the sampling. Overall the paint is in fair to poor condition. In Google Maps street view circa April 2019, the frame was previously painted teal green. It has since been overpainted cream. However, previous layers of paint were not removed beforehand and are visible lifting below the cream-colored surface.



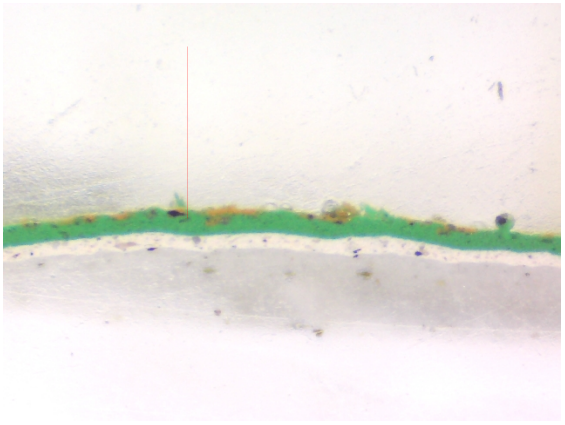
Overview of window indicating locations from which paint samples were collected. 1. Inner Frame, 2. Outer Frame

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The cross-section analysis shows the same stratigraphy across both samples. Similar to the cast stone belt course and galvanized iron frieze, the base layer appears to be a golden yellow color followed by layers of jade/teal green and then beige. The layer of golden yellow paint is very thin and sparse. This may man that it was either severely deteriorated or partially abraded prior to re-painting. The base color for the metal transom window frames at the west and south facades most closely matches Munsell Color 10.0 YR 8/6 and most closely corresponds to Sherwin-Williams color SW 6668 Sunrise. In the micrographs below, the metal substrate would be at the top and the outer most/current layer is on the bottom.



Sample 1. Inner Frame



Sample 2. Outer Frame

Munsell Color 10.0 YR 8/6



Sherwin-Williams Color SW 6668 Sunrise

C. RECOMMENDATIONS:

Where indicated through hazardous materials testing, lead-containing paint must be removed and disposed of in accordance with local, state, and federal guidelines. This includes mechanical or

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chemical stripping. We recommend that any paint that can be removed through scraping with plastic scrapers be done so before resorting to chemical stripping using materials required to meet abatement guidelines.

Many of the operational windows (wood and metal) will need treatment by professionals who specialize in historic window repair prior to re-coating.

For galvanized steel surfaces, we recommend an industrial-grade two-part primer and topcoat system. For exterior wood surfaces, we recommend either a two-part primer and topcoat system or high end self-priming topcoat. The selected brand would ideally have anti-microbial properties to help mitigate micro biological growths. A technical representative from the selected company should be contacted for exact coating combinations, products, and specifications based on the location, substrate, and environment. Suppliers for such a system include:

- **Tnemec:** https://www.tnemec.com
- **Sherwin-Williams:** https://www.sherwin-williams.com
- **PPG:** https://www.ppgindustrialcoatings.com/en-US

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V. DOORS:

A. MAIN ENTRANCE PAINT ANALYSIS:

Two (2) paint samples were extracted from the main entrance doors within the recessed entryway. The first sample was located along the proper left lower side of the frame. The second was removed from the bottom proper left side of the proper left swinging door. Both samples were removed with a scalpel. Part of the wood substrate was included in the sample to ensure that all layers were included in the sample. Extraction of a sample from the door frame showed many layers of thick overpaint build-up while there only appears to be one layer on the doors themselves. This indicates that while the frame and likely transom are original, the swinging doors are replacements. This is further supported by remnants of the original door pivoting mechanisms visible at ground level and along the top frame. A ring-like element is extant adjacent to the frame on either side of the marble threshold. There are also patches in the top frame on either side where there was likely additional hardware to facilitate the doors pivoting. The newer doors may have been added when the floor inside was raised through the addition of tile/concrete. They are set at the far back of the door frame and a new stop rail has been screwed into the top frame to further secure and stabilize the new replacement doors. The paint on the frame and doors appears to be in fairly good condition as it is largely protected from the elements and direct UV light.

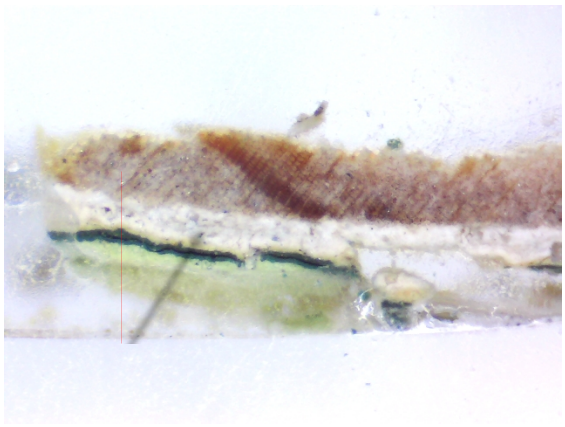


Overview of main entry door indicating locations from which paint samples were collected. 1. Door Jamb, 2. Door Panel

Since the swinging doors are not original to the building, the cross-section analysis from the frame should be used for the entire door assembly. The analysis shows approximately fifteen (15) layers of overpaint. The base color appears to be the thickest and a light beige/cream color. This color

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most closely matches Munsell Color 2.5Y 9/2, which in turn most closely corresponds to Sherwin-Williams color SW 6672 Morning Sun. In the micrographs below, the wood substrate is at the top and the subsequent layers are on the bottom. Due to the thick build-up of overpaint on the jamb surfaces, the additional layers continuously broke away from the sample substrate. Additional images of the upper layers can be observed via the Dropbox link included at the beginning of this report.



Sample 1. Door Jamb



Sample 2. Door Panel (doors are not original)

Munsell Color 2.5Y 9/2

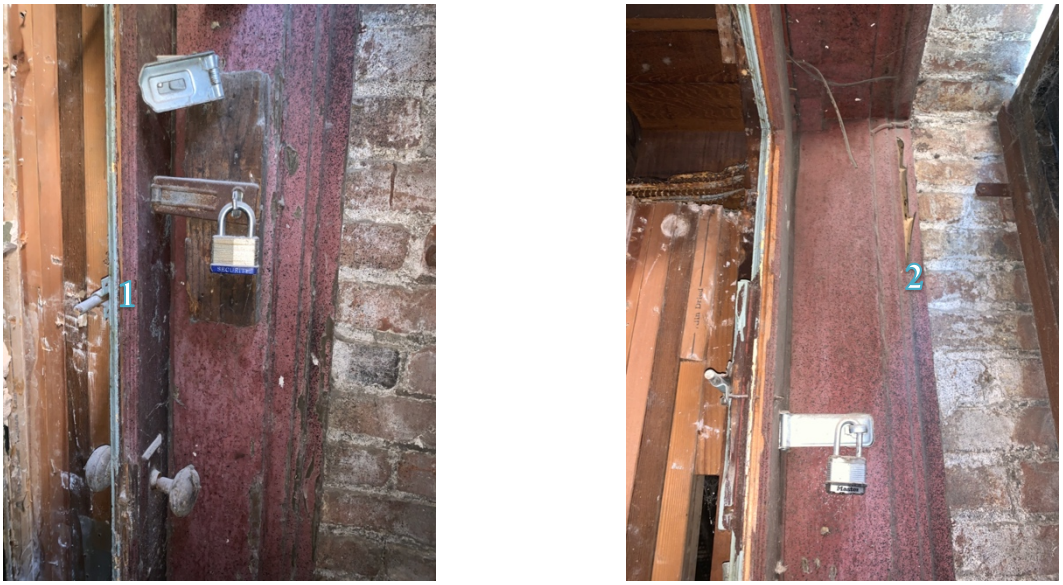
Sherwin-Williams Color SW 6672 Morning Sun

B. North Exterior Paint Analysis:

RLA examined the other exterior doors around the site and with the exception of the main entrance door and fragments of a door at the north exterior, all remaining doors appear to be modern/contemporary replacements. As such, those other doors were not tested. The fragment at the north façade is below the main staircase. It appears to have been a wood panel door that is now secured with a wrought iron gate. The original wood frame appears to be intact, as are the top and bottom rails, lock stile, and hinge stile. With the exception of a few rogue panels along the

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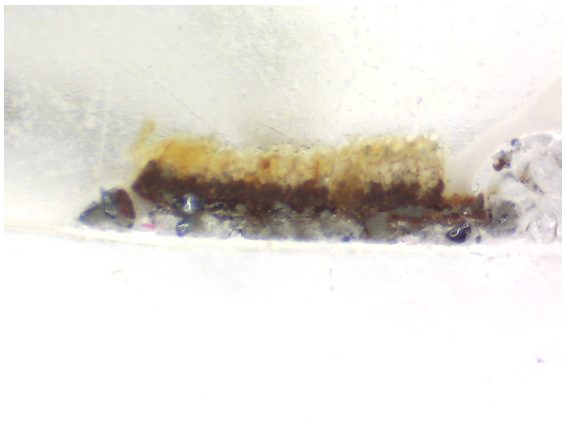
bottom, the majority of the door is missing. RLA removed two (2) samples from this door to see if the color scheme may help inform or tie together the color scheme elsewhere throughout the building façade. One (1) sample was taken from the outer proper left frame as well as the outer surface of the lock stile using a scalpel. Part of the wood substrate was included in each sample to ensure that all layers were included in the sample. The paint on both surfaces is in poor condition. It is fairly brittle and weathered with extensive surface soiling. There appears to be multiple layers of overpaint on the frame and much fewer on the door.



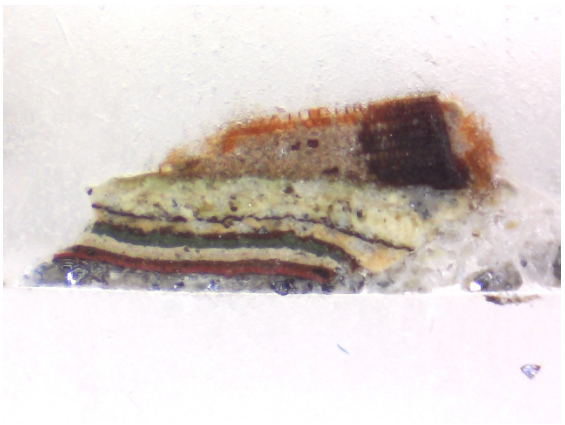
Details of north exterior door indicating locations from which paint samples were collected. 1. Door Panel, 2. Door Frame

The cross-section analysis shows differing stratigraphy between the door panel and frame. Since the door is so deteriorated, it is possible that panel sections had been replaced in the past versus a two-toned door, similar to the main entryway. The color scheme of the frame stratigraphy does not appear to correspond to any other area of the building; though similar colors are utilized, they do not appear to have been applied in the same sequence as in other areas of the building. As such, these samples do not necessarily appear to support or inform the color scheme of the main entry door other than to say similar colors were used at various points since the building's completion in 1915.

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Sample 1. Door Panel



Sample 2. Door Frame

C. RECOMMENDATIONS:

Where indicated through hazardous materials testing, lead-containing paint must be removed and disposed of in accordance with local, state, and federal guidelines. This includes mechanical or chemical stripping. We recommend that any paint that can be removed through scraping with plastic scrapers be done so before resorting to chemical stripping using materials required to meet abatement guidelines.

The main entry door should be restored to its original mode of functionality and style. Refinishing and restoration of the door functionality can be done by a professional who specializes in mill work and carpentry.

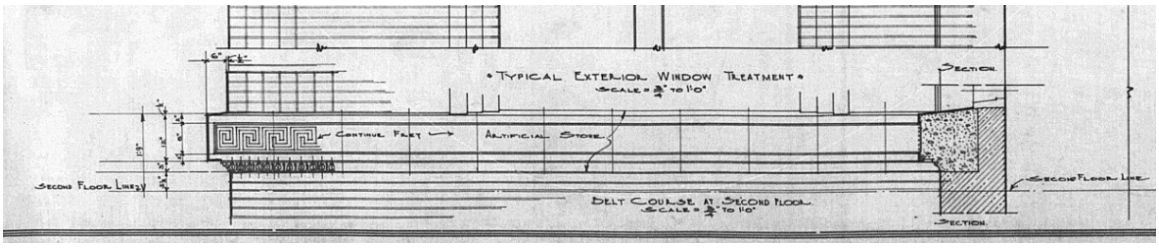
For exterior wood surfaces, we recommend either a two-part primer and topcoat system or high end self-priming topcoat. A product with anti-microbial properties may not be necessary for the main entrance door since it is protected from the rain. A technical representative from the selected company should be contacted for exact coating combinations, products, and specifications based on the location, substrate, and environment. Suppliers for such a system include:

- **Tnemec:** https://www.tnemec.com
- **Sherwin-Williams:** https://www.sherwin-williams.com
- **PPG:** https://www.ppgindustrialcoatings.com/en-US

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VI. Belt Course:

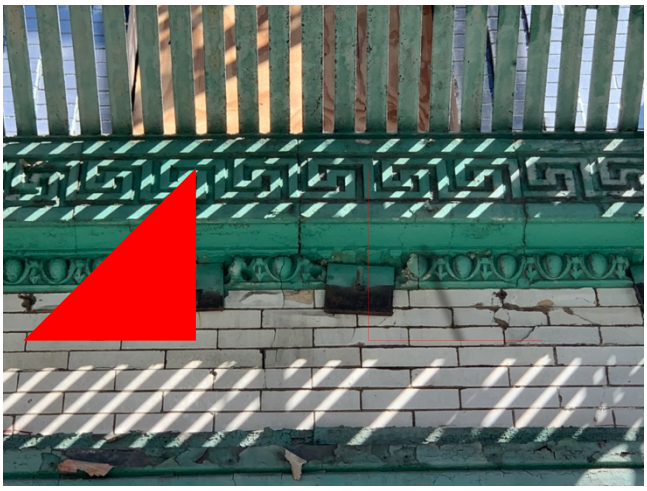
The decorative cast stone belt course (indicated as "Art Stone" on original drawings) consists of sections measuring approximately 1'-8.5" H x 16" W. From the original drawings, it is not clear how it is anchored into the façade, though it is likely through a system of embedded ferrous ties. The vertical face consists of a continuous Greek Key/Fret relief with an Egg and Dart motif at its soffit.



Detail of belt course from original drawings. (Credit: GPA Consulting October 2018 report)

A. Condition:

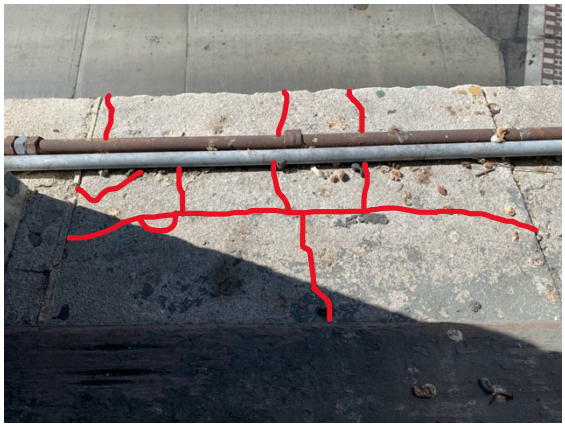
Overall, the feature appears to be in fair condition. RLA sounded the majority of skyward surface where accessible from the ground floor windows. None of the individual sections appeared to be loose or unstable. Vertical displacement was noted at two (2) locations at the south façade. The most noticeable one is centered below the fire escape, where two blocks are lifting upward on either side of the central joint. The cause of the displacement is unknown. However, there is cracking and physical damage in the glazed brick masonry below and to either side of this area, possibly indicating larger structural issues all around.



Detail of displaced cast stone units with associated damage below.

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Hairline cracking perpendicular to the element face was noted in localized areas. More cracking of this nature was observed at the south façade than at the north façade and is visible at generally the same location across each unit. Some of these cracks have additional perpendicular cracks radiating off of the primary crack. Vertical cracking mid-way through the faces of masonry units was also noted at the majority of the units along the south façade. The exact source of the cracking could not be ascertained, though it may correspond with embedded ferrous reinforcement. Further investigation may be warranted to ensure there is no ongoing corrosion of embedded ferrous components.

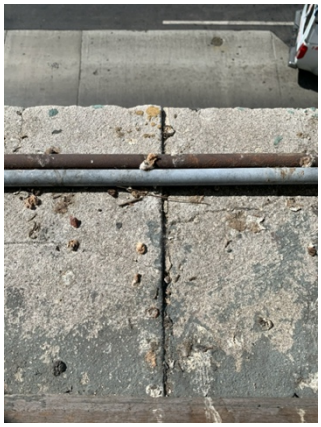


Detail of network of cracks at skyward surface of belt course masonry unit at south façade.



Detail of vertical cracking through center face and soffit of belt course masonry unit.

There are multiple areas of cracking grout or grout loss. There are also several localized areas of what appears to be replacement grout that is too hard for the surrounding cast stone and stands proud of these adjacent surfaces. Essentially, the cast stone is weathering preferentially to the grout when it should be the other way around.





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Detail of masonry joint exhibiting grout loss.

Detail of grout that is too hard for the cast stone. The original material is weathering preferentially to the grout.

There are approximately 6" wide losses of soffit Egg and Dart motif at areas where seismic reinforcement ties have been added to the façade. In locations where the tie was added at a unit joint, the joint is open at the soffit as they were not filled with grout after the Egg and Dart motif was cut out of the units. If the ties are removed, these will require patching or Dutchman replacement in kind, depending on the size of the loss. At the west façade, there are thirty-eight (38) areas where the motif is completely missing and one where it is partially missing and could likely just be patched. At the south façade, there are thirty-one (31) areas where the motif is completely missing and one where it is partially missing and could likely just be patched. Additional losses were noted at corners/edges in localized areas, possibly due to added ferrous metal strapping (for conduit or signage?) or other unknown interventions. The largest three (3) edge losses are at the south façade and span at least half (if not the full length) of their respective masonry units. Total losses that are larger than 1-2" square and should be patched are five (5) at the south façade and four (4) at the west façade. Localized areas of patching/previous repairs were noted at skyward surfaces, possibly after signage or other anchors were removed.



Detail of areas of Egg and Dart motif that was removed to facilitate seismic retrofit ties and plates.



Detail of edge losses at top and bottom edges of belt course masonry unit, unrelated to seismic retrofitting.

All of the vertical and soffit surfaces have been painted with two to three layers of paint (unknown binder). It does not appear that the top surfaces have ever been painted. If they had been painted at some point, the overpaint was fully removed a long time ago and the top/exposed surfaces allowed to weather naturally. Extensive soiling from bird droppings, vehicle exhaust particulate staining/soiling, and ferrous corrosion runoff staining from conduit and other ferrous elements was observed throughout the skyward surfaces of the belt course.

At areas where paint removal tests were conducted, the cast stone below the coating appeared soft and somewhat friable. This may be due to years of having a coating over the vertical faces and

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underside, but not at the top edge of the belt course. This would allow for moisture/water to penetrate down into the masonry unit and deteriorate the material over time. Extensive salts/efflorescence was noted emanating through the paint layers at the southeast corner of the building, where extensive efflorescence was noted elsewhere throughout the exterior masonry. These migrating, soluble minerals can also lead to softening and deterioration of the belt course units.

Additionally, overpaint may be obscuring additional hairline cracking throughout the masonry units. All overpaint should be removed in order to address any hidden underlying issues with the cast stone.



Detail of hairline crack in cast stone that had been obscured by overpaint applied within the last year. Note, surface is still wet from rinsing.

B. PAINT REMOVAL:

RLA tested six (6) different types of paint stripper at an area of thickest overpaint (three layers versus two) at the west façade. RLA selected two eco-friendly products (Citristrip® and Back to Nature Ready Strip®), two pH neutral strippers (Smart Strip® and Peel Away 7®), as well as one acidic stripper (Smart Strip Pro®, pH2) and one alkaline one (Peel Away 1, pH 13). Ideally, acidic or alkaline paint strippers should only be used as a last resort. Strong alkalies can promote efflorescence if not neutralized properly.

Prior to application, the surfaces were quickly dry brushed to remove loose dirt and particulate matter. Each product was applied with chip brushes to the thickness specified by their respective manufacturer. Protective paper was applied and secured for the duration of the dwell time. All products were allowed to dwell for four (4) hours, which is the minimum dwell time for the majority of the applied strippers.

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After the dwell period, RLA removed the protective coverings and utilized plastic putty knives to remove the bulk of the overpaint. For each of the treated areas, the paints strippers fully penetrated all layers. After bulk removal of the overpaint, we flooded the surface with water from a low-pressure pump sprayer while agitating with nylon bristle brushes to remove additional loose overpaint.

Surprisingly, the Citristrip® performed the best of the six (6) paint strippers. It removed the most material with the initial pass, especially in the corners of the design recesses and top/horizontal surfaces where the paint tends to be thicker than other areas. The second-best performing stripper was the Back to Nature Ready Strip®, followed by Dumond Chemicals® Smart Strip™.



Overview of test area before (left) and after (right) paint stripper application. From left to right, products applied are 1. Citristrip®, 2. Back to Nature Ready Strip®, 3. Dumond Chemicals® Smart Strip™, 4. Dumond Chemicals® Peel Away 7™, 5. Dumond Chemicals® Smart Srip Pro™, and Dumond Chemicals® Peel Away 1™. Surfaces in after images are still wet from rinsing.



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Detail of area treated with Citristrip® before (left) and after (right) application. Surfaces in after treatment image are still wet from rinsing.

C. PAINT ANALYSIS:

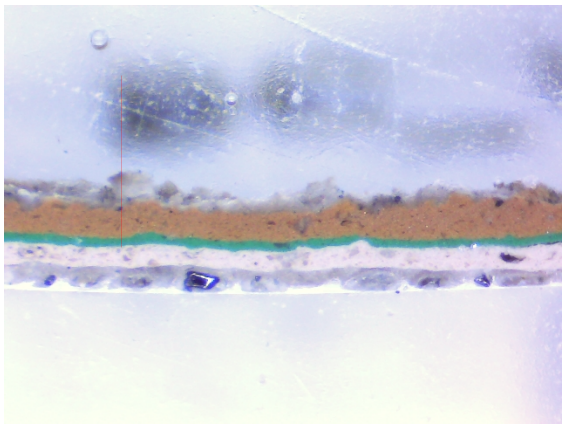
Two (2) paint samples were extracted from the belt course at the west facade. Both samples were generally located just to the south of the main entryway. One was taken from an area with beige/cream overpaint while a second taken from an area of teal green overpaint. Both samples were removed with a scalpel. Since the substrate was relatively soft, part of the cast stone was included in the sample to ensure that all layers were included in the sample.



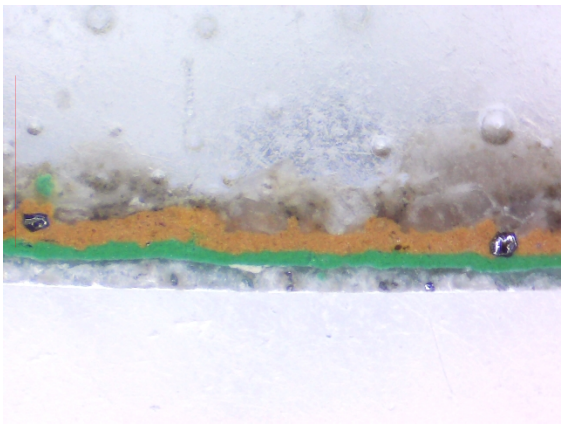
Section of west façade belt course from which paint samples were collected. 1. Beige Overpaint, 2. Teal Overpaint

The analysis shows that there are between two and three (2-3) layers of overpaint on the belt course. The first two colors were the same at both samples. The base color appears to be a fairly thick layer of rich golden yellow followed by a layer of jade/teal green. At one sample, the top layer is a warm cream. The base golden yellow color is similar (though not exact) to what was observed at the painted galvanized steel frieze and complements the golden yellow tiles in the main entryway. It is possible that the coating at the belt course was in better overall condition than that at the frieze, which is much more exposed to prolonged, direct UV light. It would make sense that these two prominent design elements would be similar or the same color. The observed color is between Munsel colors 10.0 YR 7/8 (lighter) and Munsel 10.0 YR 6/8 (darker), which correspond most closely with Sherwin-Williams colors SW 6375 Honey Comb (lighter) and SW 6376 Gold Coast (darker). In the micrographs below, the cast stone substrate is on the top while the most recent/outer layer is on the bottom.

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Sample 1. Beige Overpaint



Sample 2. Teal Overpaint



Munsell Color 10.0 YR 7/8



Sherwin-Williams Color SW 6375 Honey Comb



Munsell Color 10.0 YR 6/8



Sherwin-Williams Color SW 6376 Gold Coast

We did want to note that it is not clear whether or not the belt course was originally painted. While the paint samples indicate that the belt course was at one time the same color as the frieze, we should point out that the main entry surround does not appear to have been originally painted.

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As we indicate in subsequent sections of this report, the interior surfaces of the cast stone entryway surround do not appear to have ever been painted. Exterior surfaces of this element do not have the same golden yellow paint below the top layer of paint.

D. RECOMMENDATIONS:

Where indicated through hazardous materials testing, lead-containing paint must be removed and disposed of in accordance with local, state, and federal guidelines. This includes mechanical or chemical stripping. Based upon our observations and testing, we recommend the following scope of work be performed throughout the belt course:

1.) Remove all superfluous conduit and extant embedded hardware.
2.) Strip all extant coatings down to bare cast stone.
    a. Based on our testing, we recommend utilizing the Citristrip® paint stripper for a minimum dwell of 4 hours. Additional applications and/or longer dwell time may be warranted for surfaces located in direct/strong UV, as this can accelerate aging and cross linking of paint layers.
3.) Rake and repoint all mortar joints with a suitable grout that is soft enough for the adjacent cast stone masonry. Type N mortar is standard for cast stone applications.
    a. Suppliers for conservation-grade pointing mortars:
        i. **Cathedral Stone:** https://www.cathedralstone.com/IMS/Shop/Products/?deptid=1125&mid=18691
        ii. **Edison Coatings:** http://www.edisoncoatings.com/Home/Repointing/repointing.html
        iii. **US Heritage Mortar:** https://usheritage.com/repointing-mortars/
4.) Once the surfaces have dried, determine if consolidation of the cast stone is warranted.
    a. Consolidation parameters (i.e. materials, adequate saturation and number of applications) should be determined with additional on-site testing on stripped and dry cast stone.
5.) Employ structural engineers to perform a more in-depth investigation of the belt course, particularly at the south façade, to determine the cause of extensive cracking in the masonry units.
    a. Address as needed based on the findings and recommendations of the structural engineers, preservation architect, and conservator.
    b. Recommended companies with structural engineers that can perform testing:
        i. **SGH** (Simpson, Gumpertz & Heger: https://www.sgh.com
        ii. **WJE** (Wiss, Janney, Elstner Associates): https://www.wje.com
        iii. **GBG** (GB Geotechnics USA, Inc.): https://www.gbg-us.com/core-services
6.) Rout and inject cracks to stabilize (unless further intervention warranted based on results of additional testing).

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a. Suppliers for conservation-grade injection mortars include:
    i. **Cathedral Stone:** https://www.cathedralstone.com/IMS/Shop/?deptid=1125
    ii. **Voidspan:** https://www.voidspan.com
    iii. **Edison Coatings:** http://www.edisoncoatings.com/Home/Concrete_Restoration/concrete_restoration.html

7.) Once seismic retrofit plates removed (assuming they will be), replace losses in Egg and Dart soffit with cast stone Dutchmen cast from molds taken from the original material using a conservation-grade casting mortar that is compatible with cast stone substrates.
    a. Samples of original material should be sent out for matching by the product manufacturer.
    b. Suppliers for conservation-grade casting mortars include:
        i. **Cathedral Stone:** https://www.cathedralstone.com/IMS/Shop/Products/?deptid=1125&mid=18849
        ii. **Edison Coatings:** http://www.edisoncoatings.com/Home/Concrete_Restoration/concrete_restoration.html

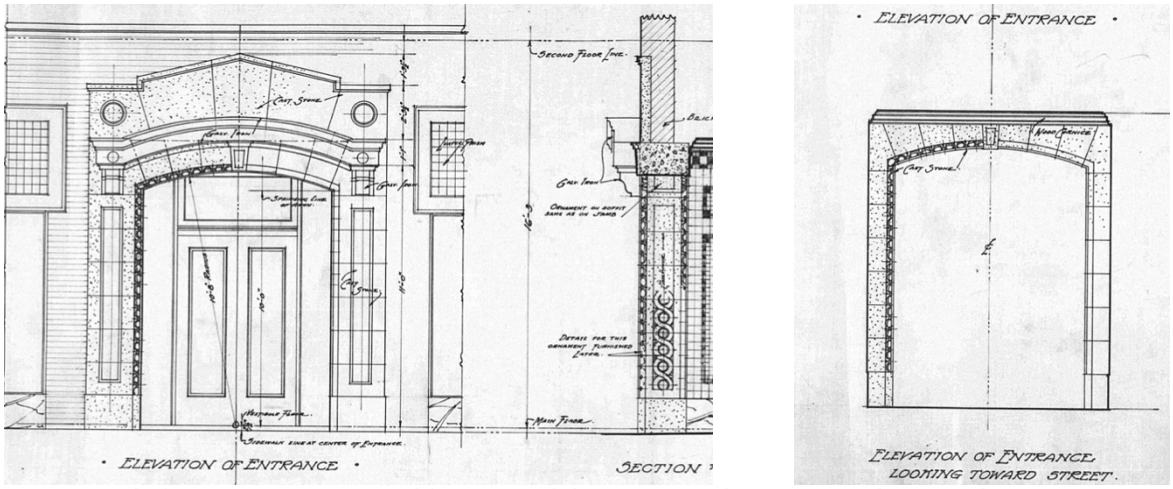
8.) Patch all remaining, non-decorative losses with a conservation-grade patching mortar that is compatible with cast stone substrates.
    a. Samples of original material should be sent out for matching by the product manufacturer.
    b. Suppliers for conservation-grade patching mortars include:
        i. **Cathedral Stone:** https://www.cathedralstone.com/IMS/Shop/Products/?deptid=1125&mid=18694
        ii. **Edison Coatings:** http://www.edisoncoatings.com/Home/Concrete_Restoration/concrete_restoration.html

9.) If determined that the belt course was original painted/coated, consider coating with a vapor-permeable coating, such as an opaque potassium silicate mineral coating, to help mitigate future deterioration from moisture infiltration.
    a. Suppliers for opaque, “breathable” potassium silicate coatings include:
        i. **Keim:** https://keim-usa.com/Product-Categories/Concrete-Systems/Concrete-Stains-and-Finishes
        ii. **Cathedral Stone:** https://www.cathedralstone.com/IMS/Shop/Products/?deptid=1132&mid=18852

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VII. Main Entrance Surround:

According to GPA's original report, the cast stone surround at the main entrance is a geometric abstraction of a Tudor arch with a floral pattern at its center. The entryway is made of cast stone elements. The narrower, decorative chamfered edges at the interior and exterior of the archway appear to have been cast separate from the larger "block" units and added later. The method of attachment for these sections is not readily apparent and not clear in original drawings. Galvanized iron header with corbeled brackets is attached to the cast stone archway and appears to be original to the building's construction. The method of attachment is not evident from visual inspection.



Detail of main entrance surround from original drawings. (Credit: GPA Consulting October 2018 report)

A. Condition:

Overall, the element appears to be in fair condition. RLA sounded all accessible interior and exterior cast stone surfaces relating to the entryway. Multiple sections of the decorative chamfered edge molding exhibit a distinct hollow sound when sounded with a sounding hammer. These areas are primarily at the haunches, on either side of the keystone, as well as upper sections of the vertical supports. At the interior chamfered edges, there is a clear gap/separation between the arch structure and the applied decorative element, especially at the north side of the entryway. There is also a gap on the other side of the arch, but not as wide/severe. These sections also vibrate noticeably more than lower units, further underscoring their general instability. Any noted areas of delamination/vibration were outlined with blue painter's tape.

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Detail of separation/gap of chamfered edge decoration at interior south side of arch from main arch structure.



Detail of chamfered edge decoration at interior north side of arch with large gaps between the element and adjacent surfaces.

Diagonal stress cracks were noted at interior surfaces at either side of the arch corners. Cracking was also observed at the joint to the north end of the keystone and upper horizontal cast stone element joints. There is a large gap on the underside of the arch along this diagonal crack. There is displacement of the chamfered edge decorative molding on either side of the arch, near the corners with diagonal cracking. The center of the arch seems to have sunken downward, resulting in the cracking and displacement. The cracking is less readily evident at the exterior, which has been overpainted in an abstract, faux stone motif and because of the placement of the painted metal header and corbeled brackets. The exact cause of the cracking is currently unknown, but may be due to overhead stress/insufficient weight, corrosion of the applied metal elements at the exterior, and/or corrosion of internal rebar/reinforcement. The interior surfaces, soffit, and jamb have not been painted, but there may be an applied anti-graffiti coating in these areas. In addition to cracking, there are several minor areas of surface loss, either due to displacement or embedded hardware from the current security door and likely previous signage.

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Detail of diagonal cracking near top corners of arch and to the immediate north of the keystone at interior surfaces.



Detail of separation and slippage/displacement at interior chamfered edge decorative element at south end interior of the arch.

The applied, painted galvanized steel elements are in poor to fair condition. They have been overpainted with several layers of paint, the most recent to match the faux finish of the adjacent cast stone. Bright red/orange active ferrous corrosion products were observed on the underside of the header at the more southern end, as well as the southern corbel. The sheet metal at the northern corbel is splitting at the seams, revealing debris and a nest within this element. RLA staff observed multiple pigeons roosting within the hollow galvanized steel elements. They are able to enter through an opening at the apex of the header's lid.



Detail of north galvanized iron corbel that has split on both sides, likely due to pigeons roosting in the element.



Detail of ferrous corrosion and associated runoff staining at undersides of painted galvanized iron decorative element.

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B. PAINT REMOVAL:
RLA tested six (6) different types of paint stripper on either side of the main entryway at the west façade. RLA selected two eco-friendly products (Citristrip® and Back to Nature Ready Strip®), two pH neutral strippers (Smart Strip® and Peel Away 7®), as well as one acidic stripper (Smart Strip Pro®, pH2) and one alkaline one (Peel Away 1, pH 13). Ideally, acidic or alkaline paint strippers should only be used as a last resort. Strong alkalies can promote efflorescence if not neutralized properly.

Prior to application, the surfaces were quickly dry brushed to remove loose dirt and particulate matter. Each product was applied with chip brushes to the thickness specified by their respective manufacturer. Protective paper was applied and secured for the duration of the dwell time. All products were allowed to dwell for four (4) hours, which is the minimum dwell time for the majority of the applied strippers.

After the dwell period, RLA removed the protective coverings and utilized plastic putty knives to remove the bulk of the overpaint. For each of the treated areas, the paints strippers appeared to penetrate all layers. After bulk removal of the overpaint, we flooded the surface with water from a low-pressure pump sprayer while agitating with nylon bristle brushes to remove additional loose overpaint.

There only appeared to be two distinct layers of overpaint on these exterior surfaces; the outer gray/purple faux finishing and a more green/gray layer below. The bright teal green or gold colors observed at the belt course and frieze were not observed at the cast stone surround, leading us to believe that it was not originally painted.

While Dumond Chemicals® Smart Strip Pro™ proved to provide the best results given the allotted dwell time, the product has a very low pH, and is thus very acidic. Citristrip® provided very good results (similar to the cast stone frieze) and is preferable to the more acidic Smart Strip Pro™. Following overpaint removal, the cast stone did not appear as soft as the cast stone at the belt course.

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Overview of one test area before (left) and after (right) paint stripper application. From top to bottom, products applied are 1. Dumond Chemicals® Peel Away 7™, 2. Dumond Chemicals® Smart Strip™, and 3. Citristrip®. Surfaces in after images are still wet from rinsing.



Overview of one test area before (left) and after (right) paint stripper application. From top to bottom, products applied are 1. Dumond Chemicals® Peel Away 1™, 2. Dumond Chemicals® Smart Srip Pro™, and 3. Back to Nature Ready Strip®. Surfaces in after images are still wet from rinsing.

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Detail of area treated with Citristrip® before (left) and after (right) application. Surfaces in after treatment image are still wet from rinsing.

Overpaint removal testing at the painted galvanized iron header/corbels and paint analysis of either element of the entryway were not part of RLA's scope of work. Based on materials sampling elsewhere, we assume that the galvanized steel elements were likely painted the same color as the galvanized steel frieze and that the cast stone was unpainted. Additional testing and paint analysis can be performed upon request at a time and materials basis.

C. RECOMMENDATIONS:

Where indicated through hazardous materials testing, lead-containing paint must be removed and disposed of in accordance with local, state, and federal guidelines. This includes mechanical or chemical stripping. Based upon our observations and testing, we recommend the following scope of work be performed throughout the entryway surround:

1.) Remove all superfluous embedded hardware and miscellaneous materials.
2.) Strip all extant coatings down to bare cast stone and galvanized steel.
    a. Based on our testing, we recommend utilizing the Citristrip® paint stripper for a minimum dwell of 4 hours. Additional applications and/or longer dwell time may be warranted for the galvanized steel elements as overpaint removal in this area was not tested.
    b. Remove sample of extant coatings from galvanized steel elements to confirm original coating color via cross section microscopy.
3.) Employ structural engineers to perform a more in-depth investigation of the entry surround to determine the cause of cracking, delamination, and displacement in the masonry units.
    a. Address as needed based on the findings and recommendations of the structural engineers, preservation architect, and conservator.
    b. Recommended companies with structural engineers that can perform testing:
        i. **SGH** (Simpson, Gumpertz & Heger: https://www.sgh.com

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ii. **WJE** (Wiss, Janney, Elstner Associates): https://www.wje.com
iii. **GBG** (GB Geotechnics USA, Inc.): https://www.gbg-us.com/core-services

4.) Rake and repoint deteriorated mortar joints with a suitable grout that is soft enough for the adjacent cast stone masonry. Type N mortar is standard for cast stone applications.
   a. Suppliers for conservation-grade pointing mortars:
      i. **Cathedral Stone:** https://www.cathedralstone.com/IMS/Shop/Products/?deptid=1125&mid=18691
      ii. **Edison Coatings:** http://www.edisoncoatings.com/Home/Repointing/repointing.html
      iii. **US Heritage Mortar:** https://usheritage.com/repointing-mortars/

5.) Rout and inject cracks to stabilize (unless further intervention warranted based on results of additional testing).
   a. Suppliers for conservation-grade injection mortars include:
      i. **Cathedral Stone:** https://www.cathedralstone.com/IMS/Shop/?deptid=1125
      ii. **Voidspan:** https://www.voidspan.com
      iii. **Edison Coatings:** http://www.edisoncoatings.com/Home/Concrete_Restoration/concrete_restoration.html

6.) Remove loose chamfered edge molding elements and re-install with proper anchoring, mortar, and/or structural adhesive.
   a. Reattachment methodology to be specified in conjunction with a structural engineer and architect.

7.) Patch any losses with a conservation-grade patching mortar that is compatible with cast stone substrates.
   a. Samples of original material should be sent out for matching by the product manufacturer.
   b. Suppliers for conservation-grade patching mortars include:
      i. **Cathedral Stone:** https://www.cathedralstone.com/IMS/Shop/Products/?deptid=1125&mid=18694
      ii. **Edison Coatings:** http://www.edisoncoatings.com/Home/Concrete_Restoration/concrete_restoration.html

8.) If graffiti mitigation is of concern, consider application of a clear, sacrificial coating over the treated cast stone.
   a. Test coating(s) in a discrete location to see if they saturate/darken the cast stone surfaces.
   b. Suppliers for sacrificial anti-graffiti coatings include:
      i. **Prosoco® – Sacrificial Coating SC-1™:** https://prosoco.com/product/sacrificial-coating-sc-1/

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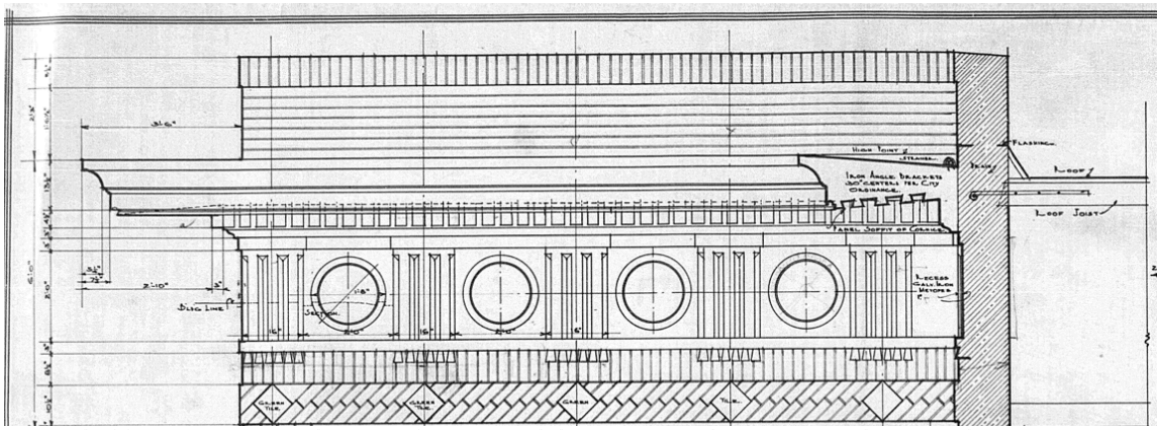
ii. **Monochem® Permashield™ Sacrificial:** https://monopoleinc.com/product/permashield-sacrifical/
iii. **Chemique® Artisan™ Sacrificial Anti-Graffiti Coating:** https://chemique.com/product/artisan-sacrificial-anti-graffiti-coating/

9.) For galvanized steel surfaces, we recommend a two-part, exterior-grade primer and topcoat system.
   a. A technical representative from the selected company should be contacted for exact coating combinations, products, and specifications based on the location, base metal, and environment.
   b. Suppliers for such a system include:
      i. **Tnemec:** https://www.tnemec.com
      ii. **Sherwin-Williams:** https://www.sherwin-williams.com/home-builders/products/families/pro-industrial-high-performance-coatings?gclid=Cj0KCQjwoJX8BRCZARIsAEWBFMJ_hh5QoJ_AZQ5yyy92IJn67tYqBBGKAzN_3_XQPGyXe7RPwduA2C0aAoYhEALw_wcB#facet:&productBeginIndex:0&orderBy:&pageView:grid&minPrice:&maxPrice:&pageSize
      iii. **PPG:** https://www.ppgindustrialcoatings.com/en-US

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VIII. Frieze:

The extant frieze at the west and south facades appears to be original to the building's construction. Fabricated from painted galvanized steel, the frieze is Doric in design, consisting of alternating triglyphs and recessed metopes with a circular/ring pattern. As previously noted, the parapet was removed in 1951. With that alteration, it appears that the pressed metal cornice (presumably also painted galvanized steel and indicated in original drawings) was also removed at that time. The method of attachment is not readily apparent since there is no visible hardware at the exterior surfaces.

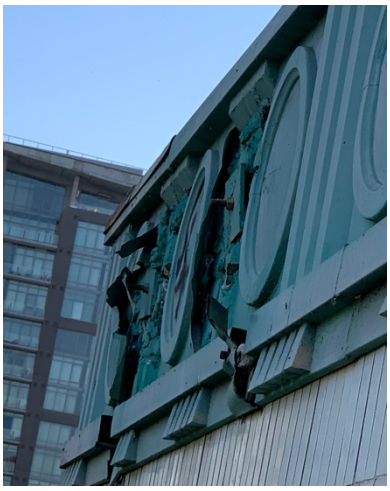


Detail of frieze, cornice, and parapet from original drawings. (Credit: GPA Consulting October 2018 report)

A. Condition:

For being original to the building, the frieze appears to be in fair condition. Similar to the belt course, there are sections of the frieze that have been cut away to allow for the addition of seismic retrofit anchors and plates. These areas of loss are approximately 6″-8″ square. There are approximately thirty (30) areas of material loss at the west façade and seventeen (17) areas at the south façade. There is one significant area of damage at the northwest corner of the building where there is a significant amount of original material missing, including two entire triglyphs. The extant design elements in the metopes are somewhat mangled and out of plane.

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Detail of extensive damage at northwest corner of the building, including complete loss of two triglyphs.



Detail of seismic retrofit rod and plate installed where portion of original frieze has been cut away.

The majority of the horizontal seams through the circular elements at the recessed metopes exhibit signs of movement or separation. This is not uncommon given their age, being in a seismic zone, and decades of exposure to fluctuating temperatures and resulting expansion and contraction of the base metal. Open seams can be secured and/or filled before repainting. Minor surface dents were noted in localized areas as well, but to not appear to be adversely impacting the frieze and are not visible from ground level.

Ferrous corrosion and associated runoff staining were noted in localized areas along the top edge of the frieze as well as at localized areas at cutouts for seismic retrofits and patches throughout the element where the overpaint coatings may have been thinner than other areas or otherwise breached. This should be easy to mitigate and passivate before re-painting.





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Detail of visible slight separation at horizontal seam at recessed metope design element.

Detail of ferrous corrosion along top edge and vertical face of frieze element.

B. PAINT ANALYSIS:

Overpaint removal testing at the painted galvanized iron frieze and paint analysis was not part of RLA's scope of work. However, we felt that color matching this prominent element would be beneficial in terms of tying together the overall color palette of the building. One (1) paint sample was extracted from the frieze at the west facade. The sample was generally located just to the north of the main entryway. The sample was removed with a scalpel. RLA attempted to have fine metal shavings included in the sample since pieces of metal cannot be removed with scalpels alone. This would indicate that all extant layers have been included in the sampling. Overall the paint was in fair to poor condition with areas of corrosion coming through the coating.

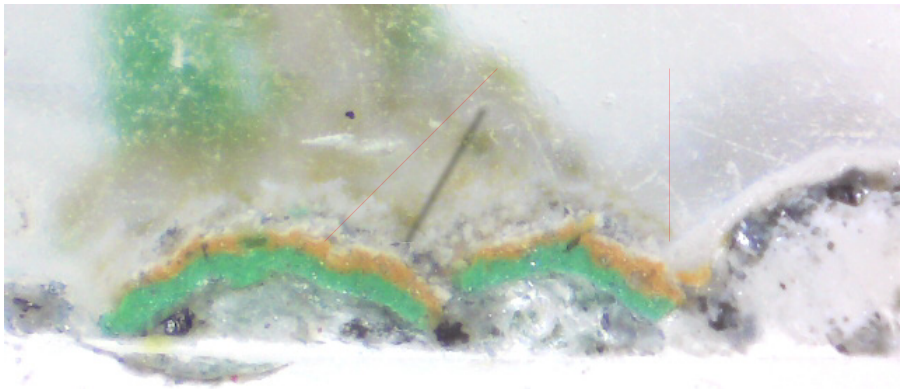


Detail of section of painted galvanized iron frieze at west façade from which paint sample was collected.

The analysis shows a very similar color stratigraphy to that of the belt course. Only two (2) colors were detected during the analysis. The base layer is a golden yellow while the top layer is jade/teal green. It is improbable that the galvanized iron would have been originally left unpainted. Unless the element was completely stripped and re-painted, then the golden yellow color appears to be the original coating, which complements the golden yellow tiles used in the main entryway. Furthermore, the fact that the backfill surfaces behind the frieze and seismic retrofit plates (added post 1950) have also been partially painted the teal/jade green as the current topcoat, this further supports cross section analysis that the green is not the original color scheme. The Munsell color that most closely matches the sample is 10.0 YR 8/6, which most closely corresponds to the Sherwin-Williams color SW 6668 Sunrise. It is possible that the frieze and belt course were painted the same color but the paint at the frieze deteriorated more over time/shifted color due to prolonged UV exposure. Another explanation may be that the frieze was originally painted, but

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the belt course was originally unpainted. When it was later painted, someone may have attempted to match the color of the frieze as closely as possible, resulting in a slight shift in color. In the micrograph below, the metal substrate would be at the top with the most current/outer layer on the bottom.



Sample 1. Frieze, West Façade

Munsell Color 10.0 YR 8/6

Sherwin-Williams Color SW 6668 Sunrise

C. RECOMMENDATIONS:

1.) Remove all seismic retrofit plates and ties as part of larger structural reinforcement.
2.) If deemed necessary, strip all extant coatings down to bare galvanized steel. Abate in accordance to local, state, and federal guidelines if any of the layers contain lead.
    a. Partial stripping will be required around areas that require patching/repair.
    b. Perform additional paint removal testing to determine the most effective and efficient paint stripper.
3.) Work with a contractor that specializes in sheet metal repair to fabricate custom patches in galvanized iron for the various holes/losses created due to seismic retrofit installation that can be welded into place.

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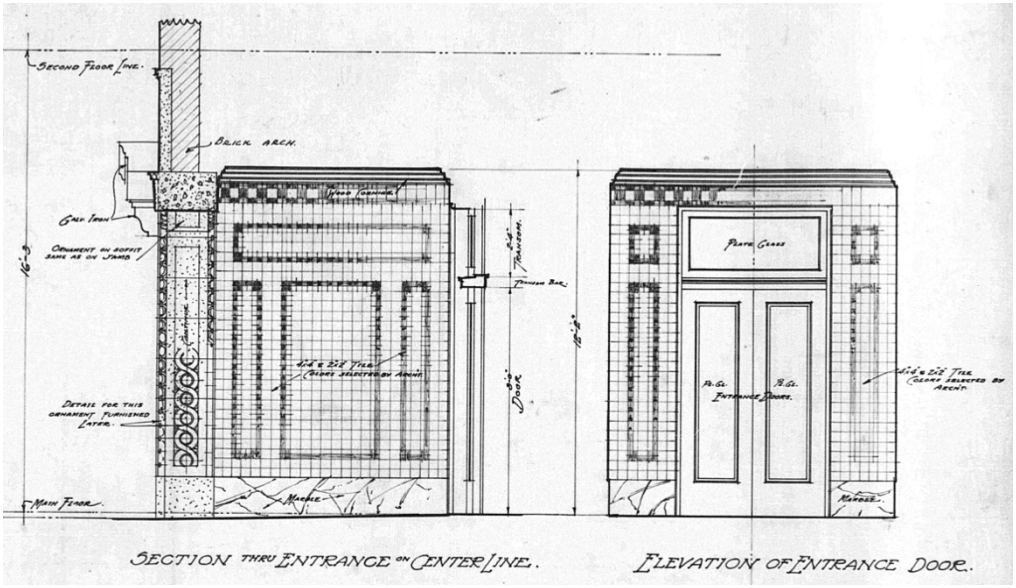
a. Where possible, retention of historic material is preferred to full-scale replacement in-kind, especially when a significant percentage of the original material is still viable.

4.) The large section at the northwest corner of the building may be too large of a loss to replace with patches. If necessary, employ a specialty sheet metal fabrication & replication firm to make a new section to replace the severely damaged area of the frieze. Damaged metal can be removed and the new section installed by the same contractor that facilitates the smaller patches.
    a. Specialists for custom sheet metal replication for historic structures include:
        i. **Gotham Metalworks:** https://www.gothammetals.com
        ii. **B&B Sheet Metal:** http://www.bbsheetmetal.com
5.) Where necessary, tack weld open seams at metopes to secure sheet metal. If deemed necessary and appropriate, fill gaps between tack welds with an exterior-grade, paintable sealant to help mitigation moisture infiltration. This can be specified by the project architect.
6.) For galvanized steel surfaces, we recommend a two-part, exterior-grade primer and topcoat system.
    a. A technical representative from the selected company should be contacted for exact coating combinations, products, and specifications based on the location, base metal, and environment.
    b. Suppliers for such a system include:
        i. **Tnemec:** https://www.tnemec.com
        ii. **Sherwin-Williams:** https://www.sherwin-williams.com/home-builders/products/families/pro-industrial-high-performance-coatings?gclid=Cj0KCQjwoJX8BRCZARIsAEWBFMJ_hh5QoJ_AZQ5yyy92IJn67tYqBBGKAzN_3_XQPGyXe7RPwduA2C0aAoYhEALw_wcB#facet:&productBeginIndex:0&orderBy:&pageView:grid&minPrice:&maxPrice:&pageSize
        iii. **PPG:** https://www.ppgindustrialcoatings.com/en-US

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IX. Tiled Entryway:

The tiled entryway is original to the building's construction. It consists of two (2) different size tiles; 4″x4″ and 2″x2″. There are four (4) different colored tiles throughout the space; golden yellow, jade green, light/sky blue, and a lighter navy blue. The same tiles are used for the walls and floor. The grout appears to be beige/tan in color and non-sanded/ very smooth. The majority of the 4″ square tiles are golden yellow, with the exception of jade green tiles around the top border. The patterning of the tiles appears to mimic/complement the pattern of the original wood paneling that was in the lobby. Original drawings indicate that there may have been marble baseboards in the lobby. The area where these may have been located is now filled in with plaster. There is a strip of what appears to be marble at the threshold into the hotel lobby. The wood cornice and plaster ceiling in the entryway appear to be original, though likely overpainted.



Detail of tiled entryway from original drawings. (Credit: GPA Consulting October 2018 report)

A. Condition:

Overall, the majority of the tile appears to be in fairly good condition. There is a large section of missing tile at the south wall, which has now been filled in with plaster. However, these tiles appear to be fairly straightforward in their fabrication and color palette and should be easy to have replicated. There are two (2) 2″ square tiles missing above the transom. From the south wall, there are 183 four-inch square tiles missing and 276 two-inch square tiles missing.

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Overview of intact north wall of entryway.



Overview of south wall. All tiles at and below white surfaces have been lost.

In addition to missing tiles, there are several that are damaged. There is one light blue tile that is exhibiting glaze and minor clay body loss, which can be patched and in-painted. At the floor surrounding what appears to be a covered drain or pipe, there are seven (7) cracked golden yellow 4″ square tiles and one light blue cracked tile. All of these can be replaced in kind. There is another 4″ square golden yellow tile exhibiting glaze spall that should be replaced because of its location on the floor (i.e. high abrasion due to foot traffic). At the righthand side of the main door jamb, there is a 4″ square golden yellow tile that has three (3) holes, likely for wiring. This tile can be patched and in-painted as it is otherwise secure.



Detail of damaged 2″x 2″ tile with clay body and glaze loss.



Detail of cracked tiles emanating from closed off pipe.

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Even though the floor is significantly soiled, one can see that there are multiple tiles along the main foot traffic throughway where the applied glaze has partially or completely worn away due to abrasion over time. The most worn area is directly in front of the double doors. Since this will continue to be one of the most high-traffic areas, we recommend that worn tiles be replaced in kind. Application of any type of paint or coating would not be as robust or last as long as a replacement tile.



Overview of floor tiles near lobby doors where the glaze has been partially or completely worn away due to abrasion over time.



Close-up detail of tiles where glaze is fully worn away (left-hand side), partially worn away (center), and extant (right-hand side).

In addition to visually inspecting the entryway, RLA sounded all tiles with a sounding hammer. All of the tiles along the north wall are secure. Three (3) two-inch square tiles along the top of the transom may require stabilization. There are larger sections of loose/delaminating tiles at the south wall. This is not surprising given the amount of tile that was previously removed. At the border between extant tile and areas of removal/infill, one can see slight gaps between the tile and bedding mortar. In the areas of delamination, hairline cracking was also observed in the grout. This is most prominent at the southeast corner of the entryway.

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Overview of south wall after sounding, marked with blue painter's tape. Surfaces below/lower than tape exhibit signs of delamination/debonding and should be stabilized through injection grouting.



Detail of cracking through grout at southeast corner of entryway.

Only one area of graffiti was noted along the north wall. There does appear to be some type of clear protective coating over the tiles and grout (possibly anti-graffiti?). This coating itself appears somewhat dingy and may have discolored over time as it has aged. The floor is heavily soiled and does not appear to have any protective coatings.

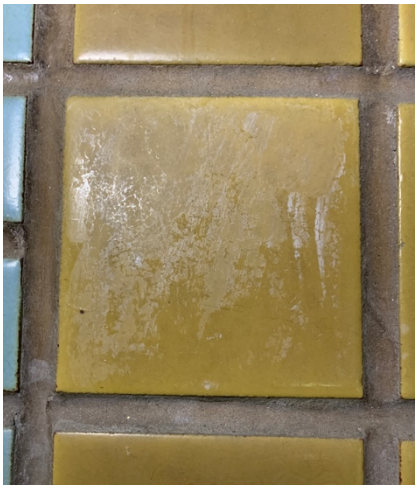
B. COATING & GRAFFITI REMOVAL:

Upon visual inspection alone, it was not clear whether or not a protective coating was present on the tiles. The generally soiled appearance could have merely been the result of surface soiling. However, the tiles were fairly glossy in a manner that did not appear consistent with an applied glaze. RLA first tested spirit-based solvent to see if there was any wax-like, sacrificial coating. While some surface soiling came off on the swab, it did not appear to be removing anything else from the surface. Next, we tested denatured alcohol on cotton swabs, which confirmed the presence of a coating. When applied over the surface, the coating blanched (i.e. turned white) and became streaky. The surface became more matte as the coating was removed. RLA also tested acetone, Painter's Solvent, and lacquer thinner to see which solvent might be most efficient at coating removal. While all four (4) solvents solubilize this coating, lacquer thinner was the most efficient means of complete removal. Denatured alcohol and acetone leave streaky residue on the tile surfaces.

RLA tested graffiti removal on the one area of spray paint tagging at the north wall. Due to the solubility parameters of the overpaint/tagging, it does not appear to be possible to remove just the overpaint without impacting the coating below. As such, while acetone and denatured alcohol did move the overpaint, it left a hazy, streaking pattern of residue on the surface of the tile. Painter's

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Solvent and lacquer thinner removed both the tagging and coating, with Painter's Solvent removing the most material from both the tile and the grout below.



Detail of partial coating removal mid-testing. Extant coating appears darker/more saturated as well as patches of white streaking from partial solubilization.



Overview of graffiti and coating removal test. From top left corner clockwise: 1. Acetone, 2. Denatured Alcohol, 3. Lacquer Thinner, 4. Painter's Solvent

Based on the results of the testing and graffiti removal, we do recommend removing this extant coating from the tiles. Since we do not know when it was applied or its chemical make-up, it may be past its normal service life and should be removed. It appears to have discolored slightly over time and creates a sheen that is not original to the historic tiles. If deemed necessary, a more compatible anti-graffiti coating can be applied once repairs and general cleaning have been completed.

C. GENERAL CLEANING:

In addition to testing for the presence of a protective coating, RLA also performed one quick, general cleaning test on two sections of tile; one area where the coating was not removed and another where the coating had been removed. In both test areas, RLA utilized Prosoco® 2010 All Purpose Cleaner at concentrations of 1:10, 1:5 and full concentration. We also tested dwell periods of 5 and 10 minutes at each area for each concentration followed by surface agitation with a nylon bristle brush before rinsing. At the areas where the applied clear coating had not been removed, there did not appear to be any noticeable effect with any of the concentrations at any of the dwell times. The detergent also did not remove the coating. This leads us to believe that some of the soiling is embedded in the coating itself.

At the area where the coating was first removed before cleaning, the surface was cleaner and appeared somewhat brighter. The same concentrations and dwell times were tested. We found

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that while several combinations were equally effective, the most efficient (i.e. least amount of material and shortest dwell time) proved to be a concentration of 1:5 with a dwell time of five minutes and agitation after the dwell time.



Overview of cleaning tests before (left) and after (right) testing. Protective clear coating was removed prior to cleaning tests. From left to right (all Prosoco® 2010 All Purpose Cleaner™: 1. Full Concentration, 5 min dwell, 2. Full Concentration, 10 min dwell, 3. 5:1 Concentration, 5 min dwell, 4. 5:1 Concentration, 10 min dwell, 5. 10:1 Concentration, 5 min dwell, 6. 10:1 Concentration, 10 min dwell.

D. RECOMMENDATIONS:

1.) Carefully remove one tile of each color for replication and color matching. We recommend removing one four-inch square golden yellow tile and the rest of the colors as the two-inch square tiles. Removed tiles should be largely free of surface defects as well as stripped of the clear protective coating and cleaned.
   a. Suppliers for replacement glazed ceramic tiles include:
      i. **California Pottery and tile Works:** https://calpot.com
      ii. **Malibu Tile Works:** http://www.malibutileworks.com
      iii. **Native Tile and Ceramics:** https://nativetile.com/our-collection/
2.) Inject and stabilize loose areas of tile and grout before removing areas of plaster so as not to dislodge original tiles that may be loose.
   a. The use of injection ports and damming clay should be employed per the manufacturer's specifications.
   b. Suppliers for conservation-grade injection mortars include:
      i. **Cathedral Stone:** https://www.cathedralstone.com/IMS/Shop/?deptid=1125
      ii. **Voidspan:** https://www.voidspan.com
      iii. **Edison Coatings:** http://www.edisoncoatings.com/Home/Concrete_Restoration/concrete_restoration.html

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3.) Remove all extant hardware, conduit, old plaster and other miscellaneous objects that are not original to the entryway as well as damaged tiles that cannot be repaired in situ (those indicated above in condition section).
4.) Strip all tiles of extant clear protective coating using organic solvents. In our testing, lacquer thinner worked best, followed by Painter's Solvent.
5.) After coating removal, clean tiles with a proprietary detergent, such as Prosoco® 2010 All Surface Cleaner or similar.
    a. Our testing determined that a 1:5 concentration with a five-minute dwell followed by agitation and rinsing worked well on vertical surfaces. Stronger concentration and/or multiple applications may be required for the floor.
    b. If a different cleaner is selected, it should be tested in a discrete area to ensure it will not damage the tiles.
6.) Replace areas of tile loss or irreparably damaged tiles with replica tiles and grout with a commercially available non-sanded grout to match original surfaces.
    a. For warranty purposes, we recommend that the selected contractor use the same manufacturer for the bedding mortar and grout.
    b. Recommended suppliers for tile setting and grouting products include:
        i. **Mapei:** www.mapei.com
        ii. **Laticrete:** www.laticrete.com
        iii. **Custom Building Products:** www.custombuildingproducts.com
7.) Patch and in-paint areas of glaze and bisque loss with a conservation-grade system that is compatible with glazed ceramic substrates and will match the adjacent surfaces in color and sheen.
    a. Suppliers for conservation-grade patching materials include:
        i. **Edison Coatings:** http://www.edisoncoatings.com/Home/home.html
        ii. **Cathedral Stone – Jahn Mortars:** https://www.cathedralstone.com
8.) If there is concern of graffiti tagging, a sacrificial wax-based anti-graffiti coating can be applied to the vertical tile and grout surfaces. These coatings cannot be applied to horizontal/walkable surfaces because they can become slip hazards.
    a. Suppliers for sacrificial anti-graffiti coatings include:
        i. **Prosoco® – Sacrificial Coating SC-1™:** https://prosoco.com/product/sacrificial-coating-sc-1/
        ii. **Monochem® Permashield™ Sacrificial:** https://monopoleinc.com/product/permashield-sacrifical/
        iii. **Chemique® Artisan™ Sacrificial Anti-Graffiti Coating:** https://chemique.com/product/artisan-sacrificial-anti-graffiti-coating/

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X. CONCLUSIONS:

Overall, the exterior decorative elements at the west and south facades appear to be in fair to good condition. It is likely that the majority of original fabric can be saved and restored if qualified tradespeople and contractors that work with historic structures and fabric are utilized for this portion of the development.

We should also note that through microscopic analysis, the gloss/sheen level of original coatings cannot be determined. We will say, however, that the higher the gloss level for applied paint coatings, the longer the coating will tend to resist deterioration from prolonged exposure to UV since glossier surfaces reflect more light. Comparisons to buildings from similar time periods and product/manufacturer literature may give additional clues to the correct sheen for exterior coated surfaces on this building. Furthermore, color matching and recommendations are approximations based upon visual analysis. Sherwin-Williams colors are typically utilized for commercial paint system recommendations. However, the majority of commercially available systems can be custom color-matched to the Munsell color that most closely matches the original paint layer in the paint sample cross section. Colors may vary depending on your computer screen and quality of printer. Any selected color should be tested in a mock-up that is visible from ground level (approximately 2′ x 2′, or as surface area permits).

Though not in our original project scope, we did want to note additional findings while reviewing the original drawings. According to these documents, the bottom edge of the exterior of the building was lined with 7/8″ Alaska Marble, which also was meant to continue into the entrance lobby. There is drywall/plaster in the lobby where a marble border could have been located. However, at the exterior, the glazed brick goes all the way down to the sidewalk and there is no other evidence of a marble border along these two facades. Since there are no extant historic photographs from when the building was completed, it cannot be confirmed whether or not the marble was indeed used throughout the west and south exterior facades. It is likely that it was used in the main entrance lobby and should be replaced if possible.

Thank you for the opportunity to care for your historic resource. Please do not hesitate to contact us with any further questions.

Prepared by:

Christina Varvi

Christina Varvi, Principal Conservator

Approved by:

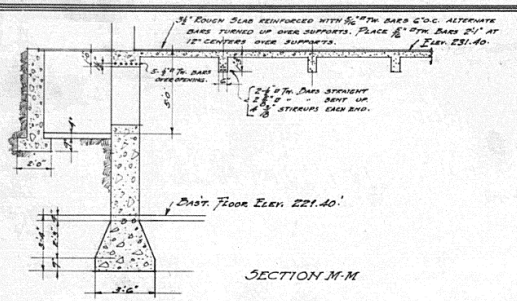
Rosa Lowinger

Rosa Lowinger, President & Chief Conservator

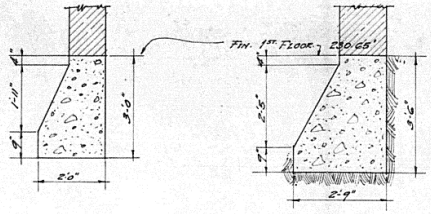
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ATTACHMENT F:
ORIGINAL DRAWINGS
MORGAN, WALLS AND MORGAN

MORRISON HOTEL
1246-1248 SOUTH HOPE STREET
LOS ANGELES, CALIFORNIA

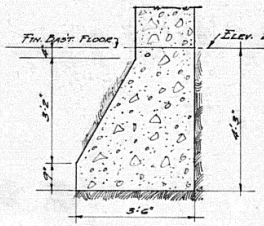


SECTION M-M

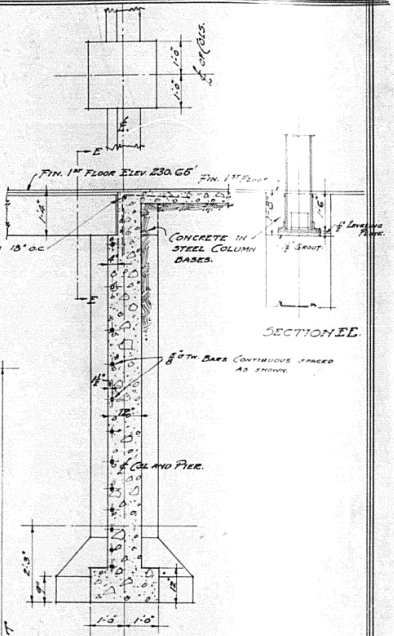


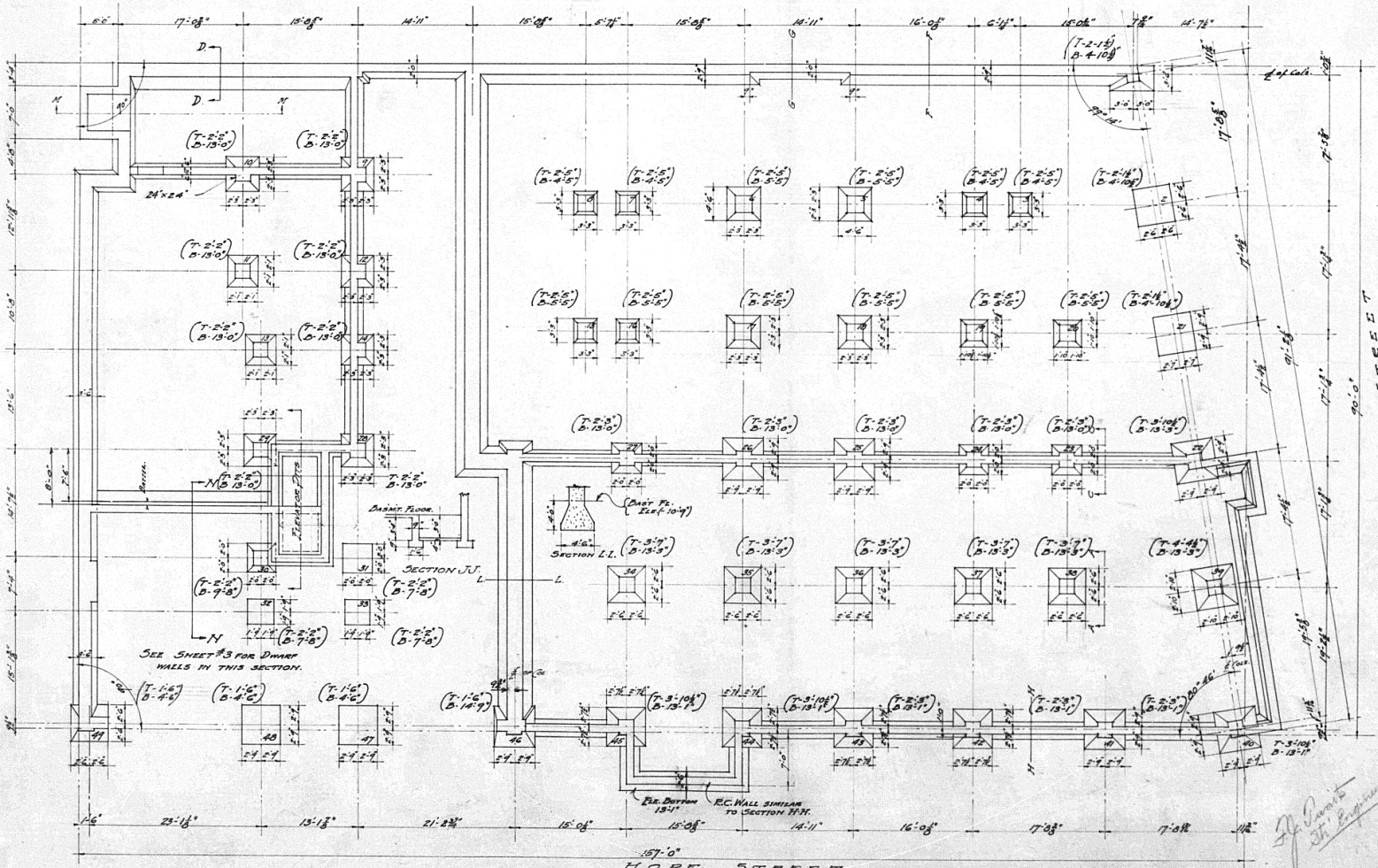
SECTION G-G

SECTION F-F



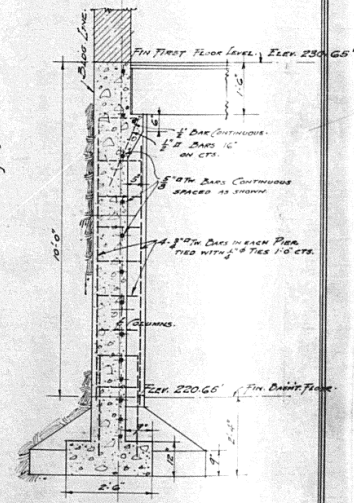
SECTION D-D





HOPE STREET.

• FOUNDATION PLAN •



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

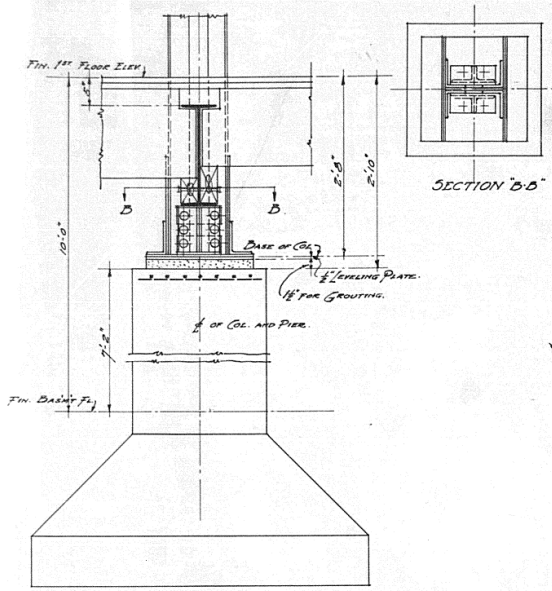
J. J. Parrish Jr. Engineer

"A FOUR STORY HOTEL BLDG."
FOR
"MR. VICTOR PONET"
TO BE ERECTED ON THE CORNER OF HOPE STREET & PICO LOS ANGELES

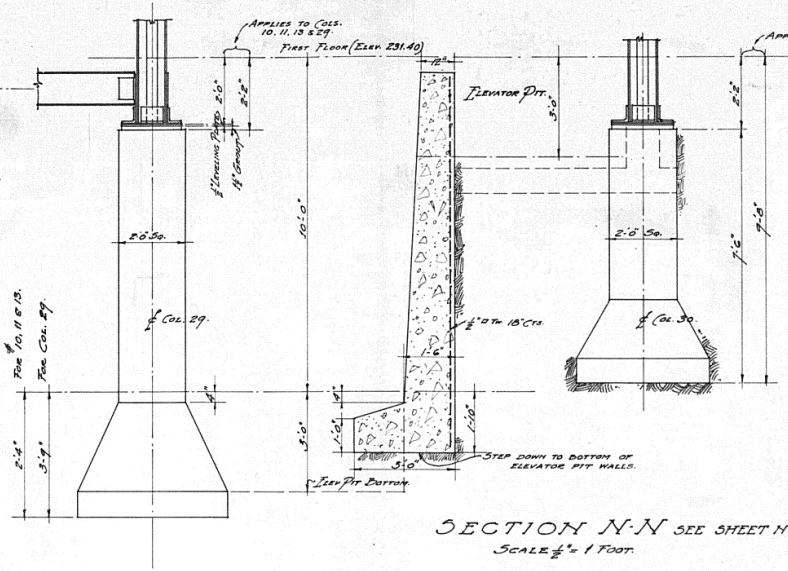
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OCT 27 '26

MORGAN, WALLS AND MORGAN
ARCHITECTS

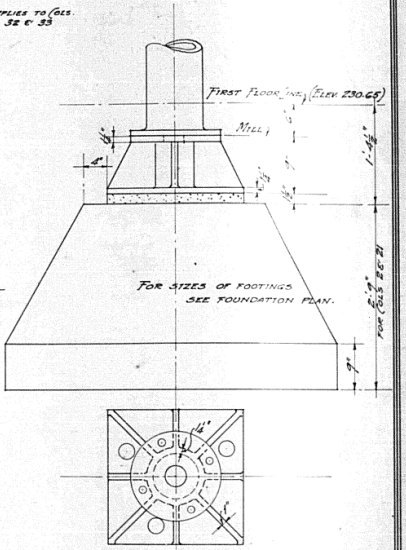
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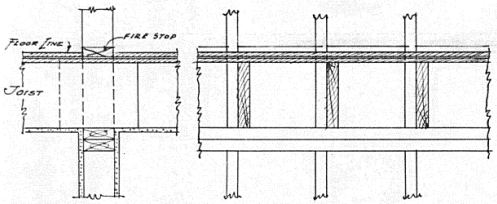
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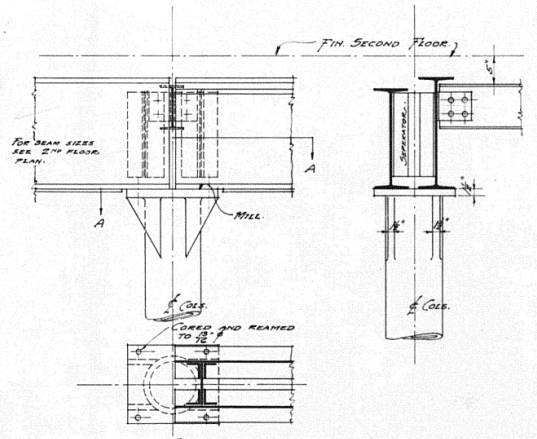
SECTION N-N SEE SHEET No 1.
SCALE ½" = 1 FOOT.



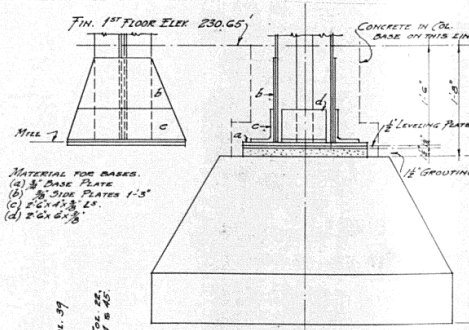
TYPICAL PIER DETAIL FOR COLS. 34 TO 39 INCLS.
SECTION 'A-A' SEE SHEET No 1.



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

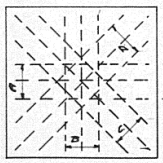


TYPICAL DETAIL OF CONNECTION OF SPANDREL BEAMS TO C.I. COLUMNS.

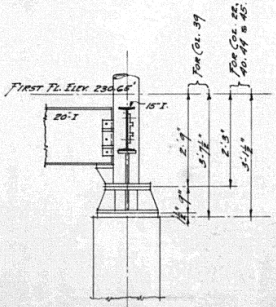


Material for bases.
(a) ½" Base Plate
(b) ⅝" Side Plates 1'-3"
(c) 2-6"x4"x⅝" L's.
(d) 2-6"x6"x⅝"

TYPICAL DETAIL OF STEEL BASES.

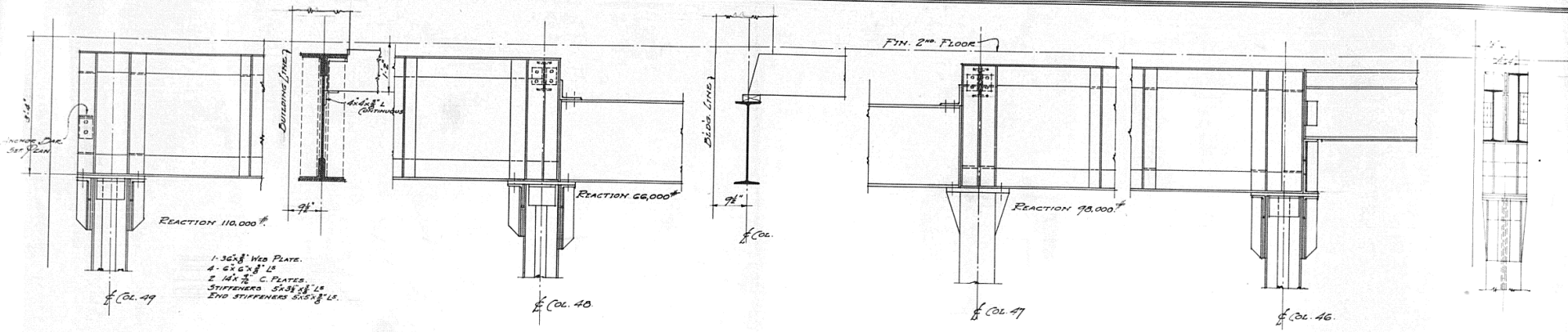


Footings #22 to 27 incl.
34 - 39 "
40 - 44 "
9 " 14 "
To be reinforced with 12 ⅝" Sq. Tw. bars as shown.



Elev. Detail at Col. 39
Cols. 22-40 44 & 45 Similar.

A FOUR STORY HOTEL BLD'G
FOR
MR. VICTOR PONET
TO BE ELECTED ON THE CORNER OF HOUSE ST. & 9TH LOS ANGELES
Made By
Traced By
Oct 24th 1913
MORGAN WALLS AND MORGAN
ARCHITECTS
No 2.



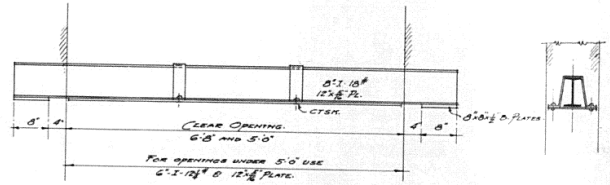
COLUMNS,-

All Cast Iron Columns are { 10" Diam. 1" Metal.

Except Cols. 21, 40 and 41 which are { 10" Diam. 1¼" Metal.

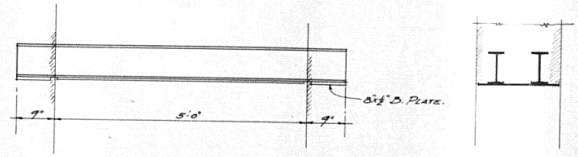
All Steel Cols. are built up of { 4 L's 5"x3½"x⅝" 1 10"x⅝" Web.

Except Cols. Nos 25, 26, 46, 48 & 49 { 4- L's 5"x3½"x⅝" 10"x⅝" Web.



For Lintels over 4th story window Plates are 16"x⅜"

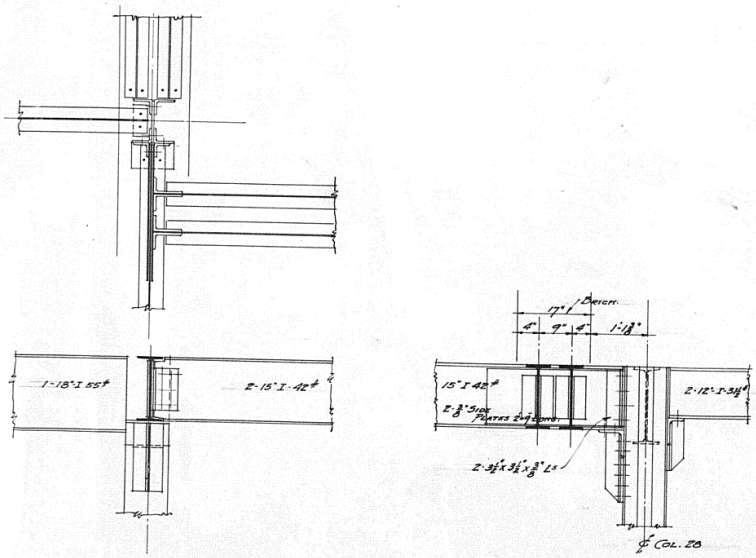
Lintel Beams for Pico and Hope St. Elevation at 3rd, 4th and Roof.



2-8"I-18#
1-20"x⅜" Plate } 1 Req.

2-8"I-18#
1-16"x⅜" Plate } 2 Req.

Lintels over doors thru Division Walls.

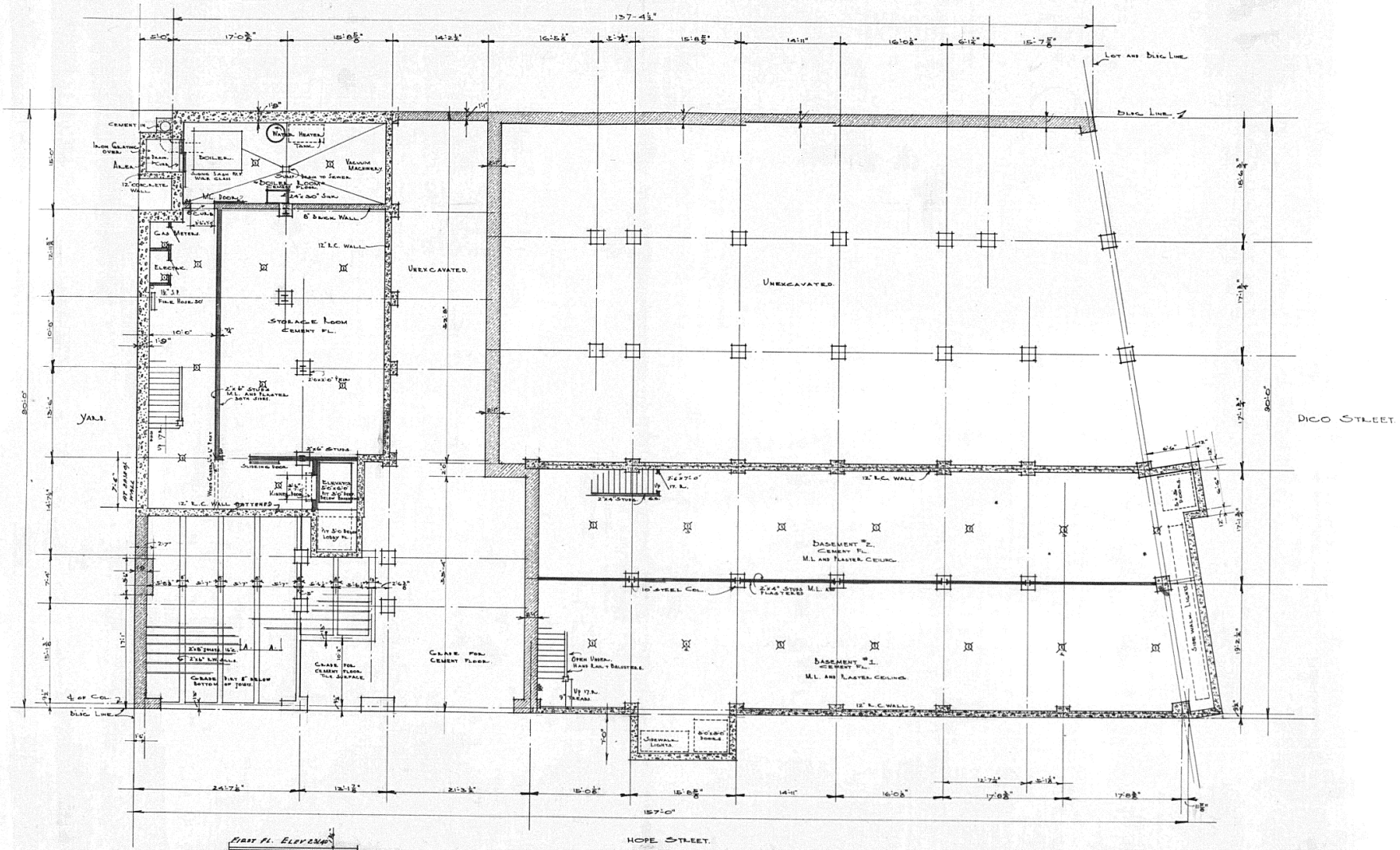


Detail of Col. 28.

A Four Story Hotel Bld'g.
for
Mr. Victor Ponet
To be erected on the corner of Hope & Pico Sts.
Los Angeles.

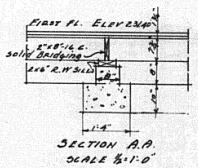
Made By / Traced By: Morgan Walls and Morgan Architects

No 2A



"Basement Plan"
Scale = ⅛" to 1'0"

Note. All ceiling Joist, Wood Beams and Stud Partitions to be Metal Lathes and Plastered.

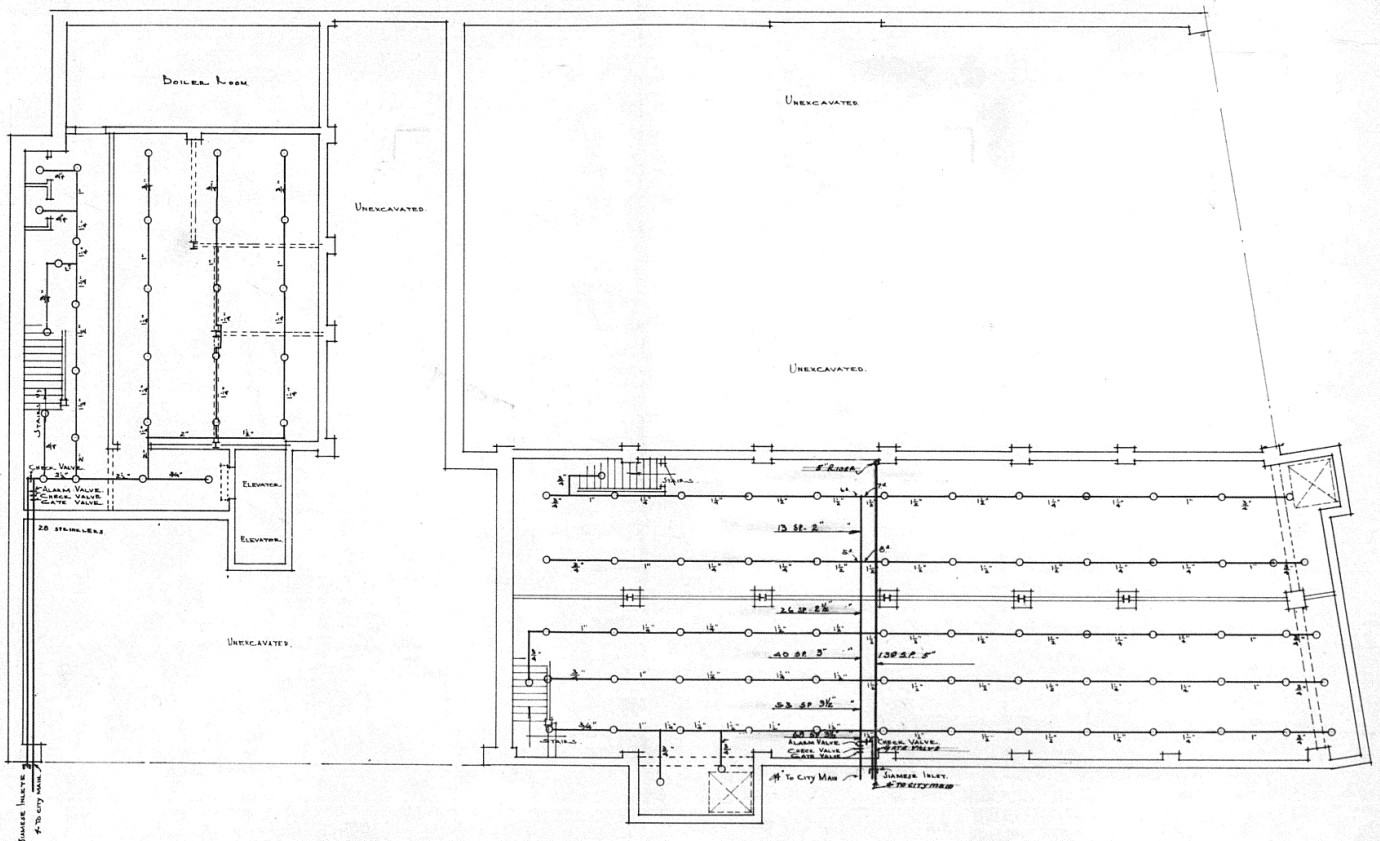


Section A.A.
Scale ½"=1'0"

"A Four Story Hotel Bldg"
for
"Mr. Victor Jonet"
to be Erected on the corner of Hope Street & Dico
Los Angeles

Morgan, Walls and Morgan,
"Architects"

No. 3



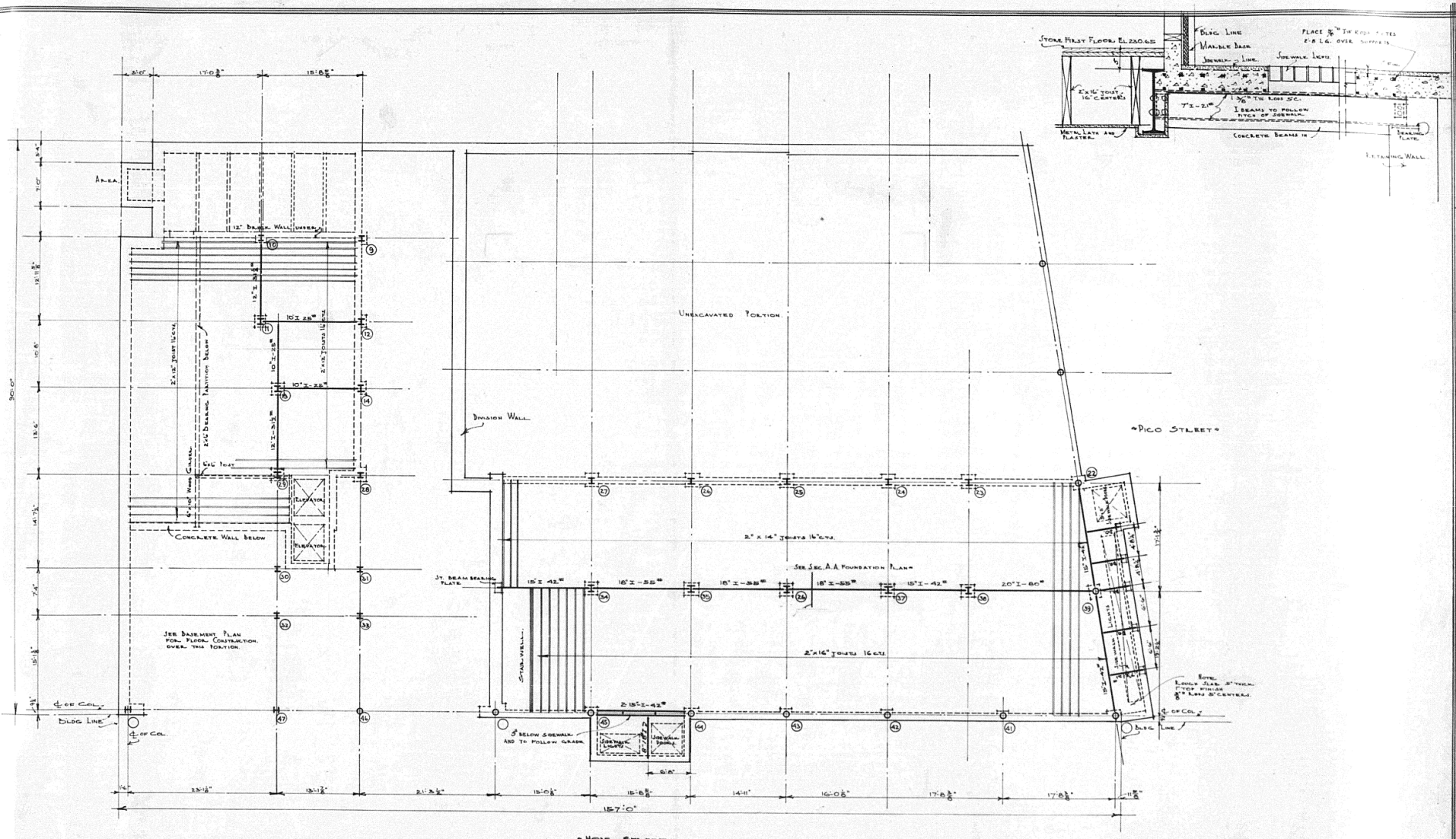
"Hope Street"

"Basement Sprinkler Plan"
Scale - ⅛" to 1'0"

"A Four Story Hotel Bldg."
For
"Mr. Victor Ponet"
To be erected on the corner of Hope Street & Nico
Los Angeles

Morgan, Walls and Morgan
"Architects"

No. 4

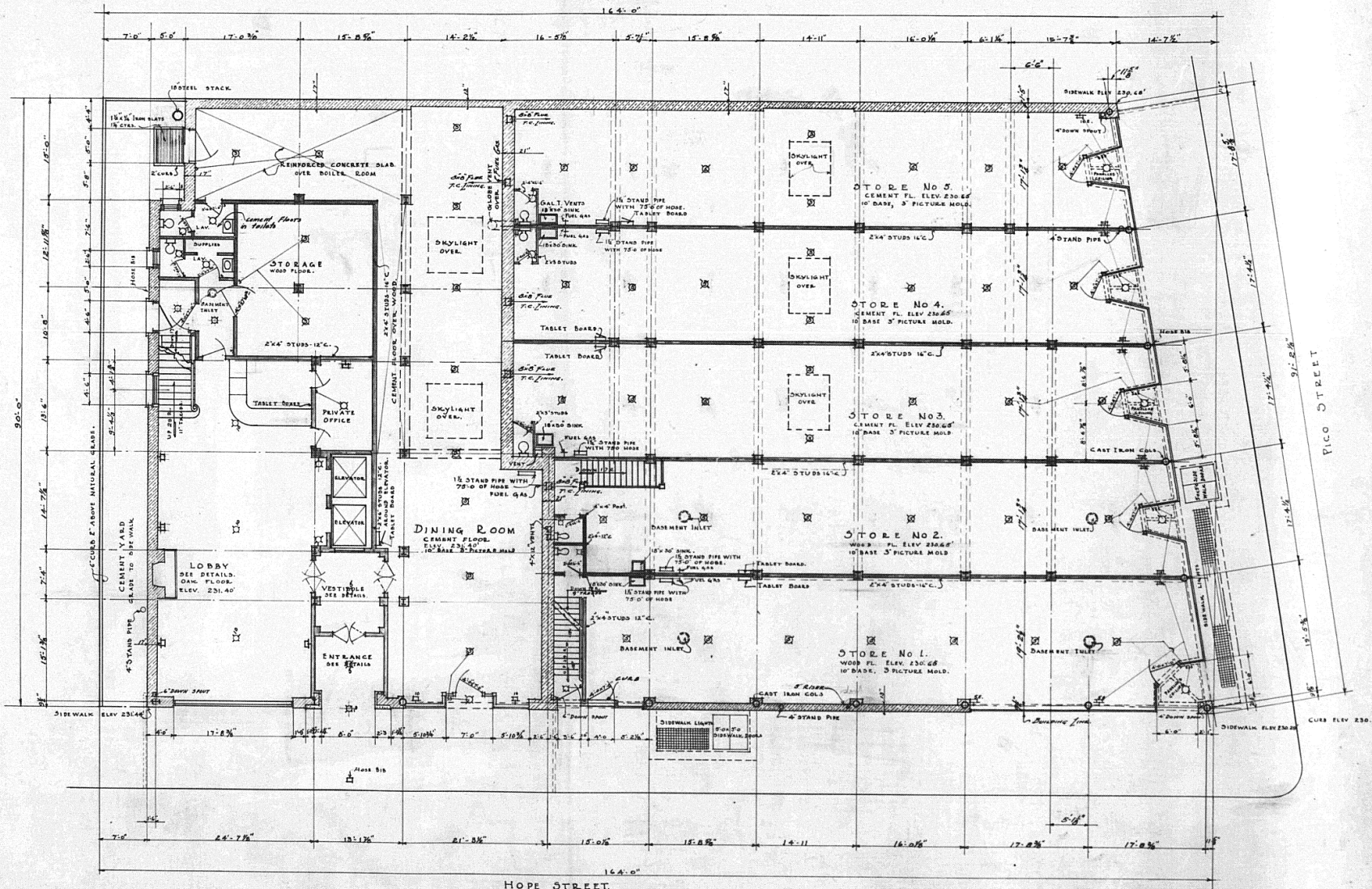


"A Four Story Hotel Bldg."
for
"Mr. Victor Donet"
to be erected on the corner of Hope Street & Pico
Los Angeles.

Plans by [illegible] Date Oct. 1923

Morgan, Walls and Morgan
"Architects"

No. 5



-FIRST FLOOR PLAN

SCALE 1/8"= 1'-0"

-A FOUR STORY HOTEL BLD'G.-

FOR

"MR. VICTOR PONET"

TO BE ERECTED ON THE CORNER OF HOPE ST. AND PICO

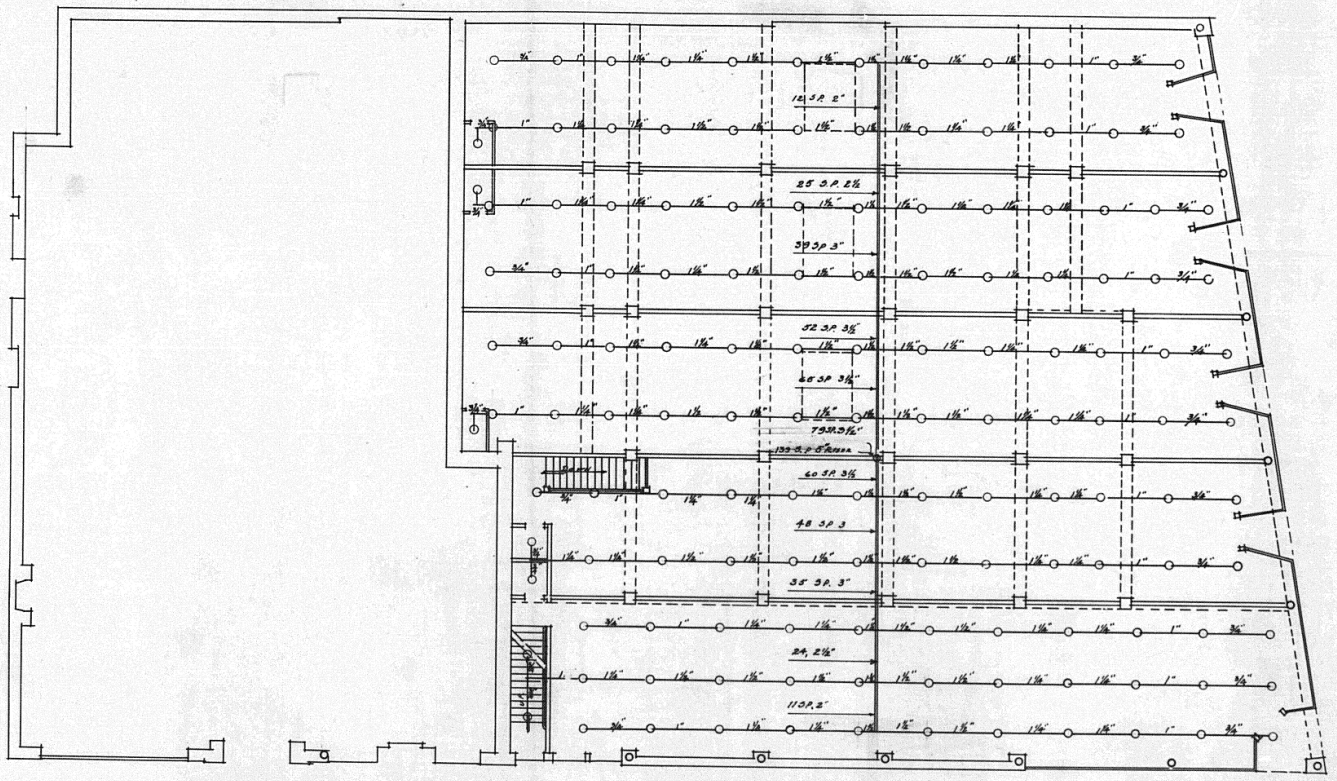
LOS ANGELES

DRAWN BY C.A.WALL. TRACED BY H.A.WALL. OCT 1913.

MORGAN, WALLS AND MORGAN

"ARCHITECTS"

No 6.



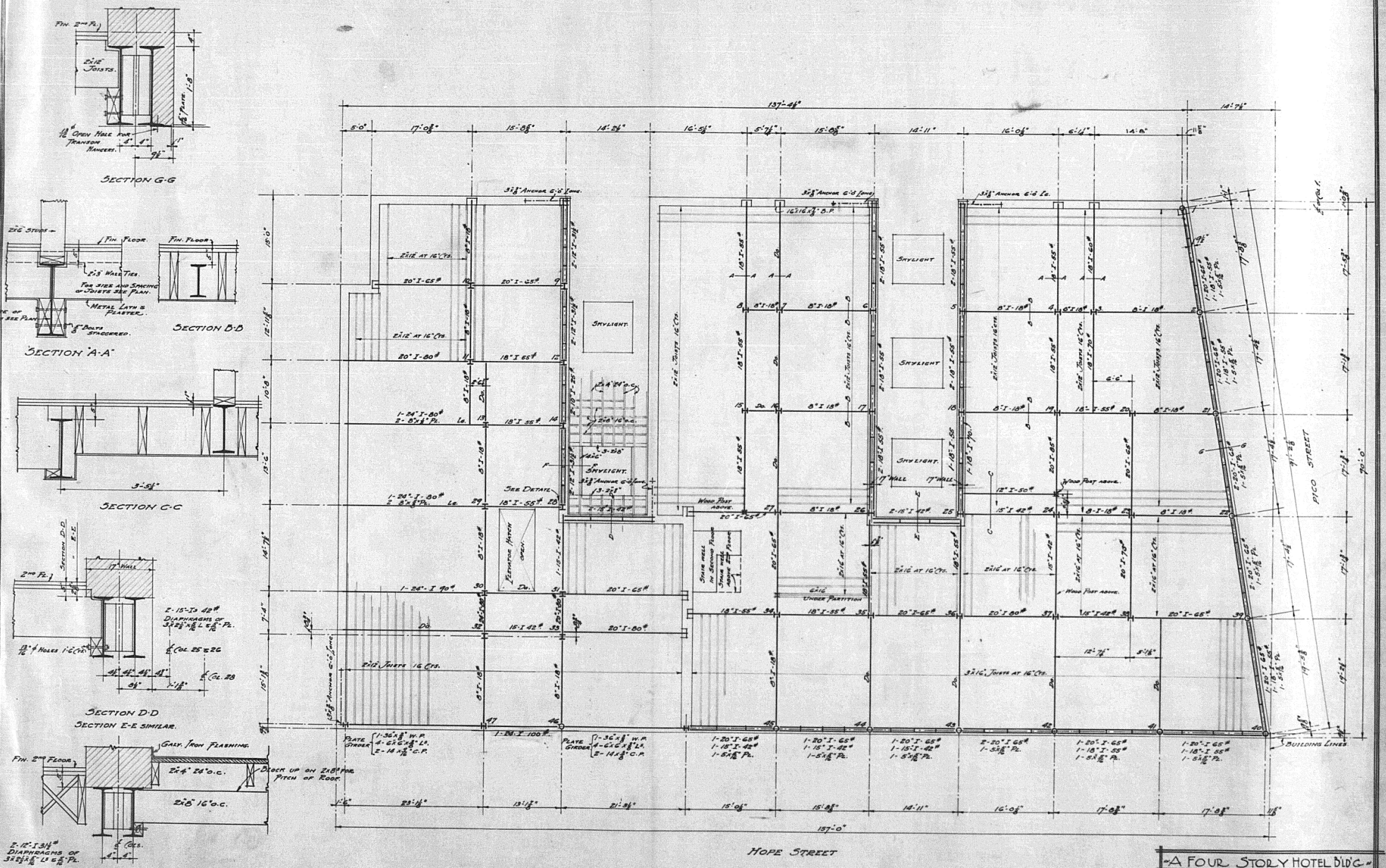
HOPE STREET

FIRST FLOOR SPRINKLER PLAN
TOTAL SPRINKLERS 139.

-A FOUR STORY HOTEL BLD'G-
FOR
-MR. VICTOR PONET-
TO BE ERECTED ON THE CORNER OF HOPE ST. AND PICO.
LOS ANGELES

MORGAN WALLS AND MORGAN
-ARCHITECTS-

No 64



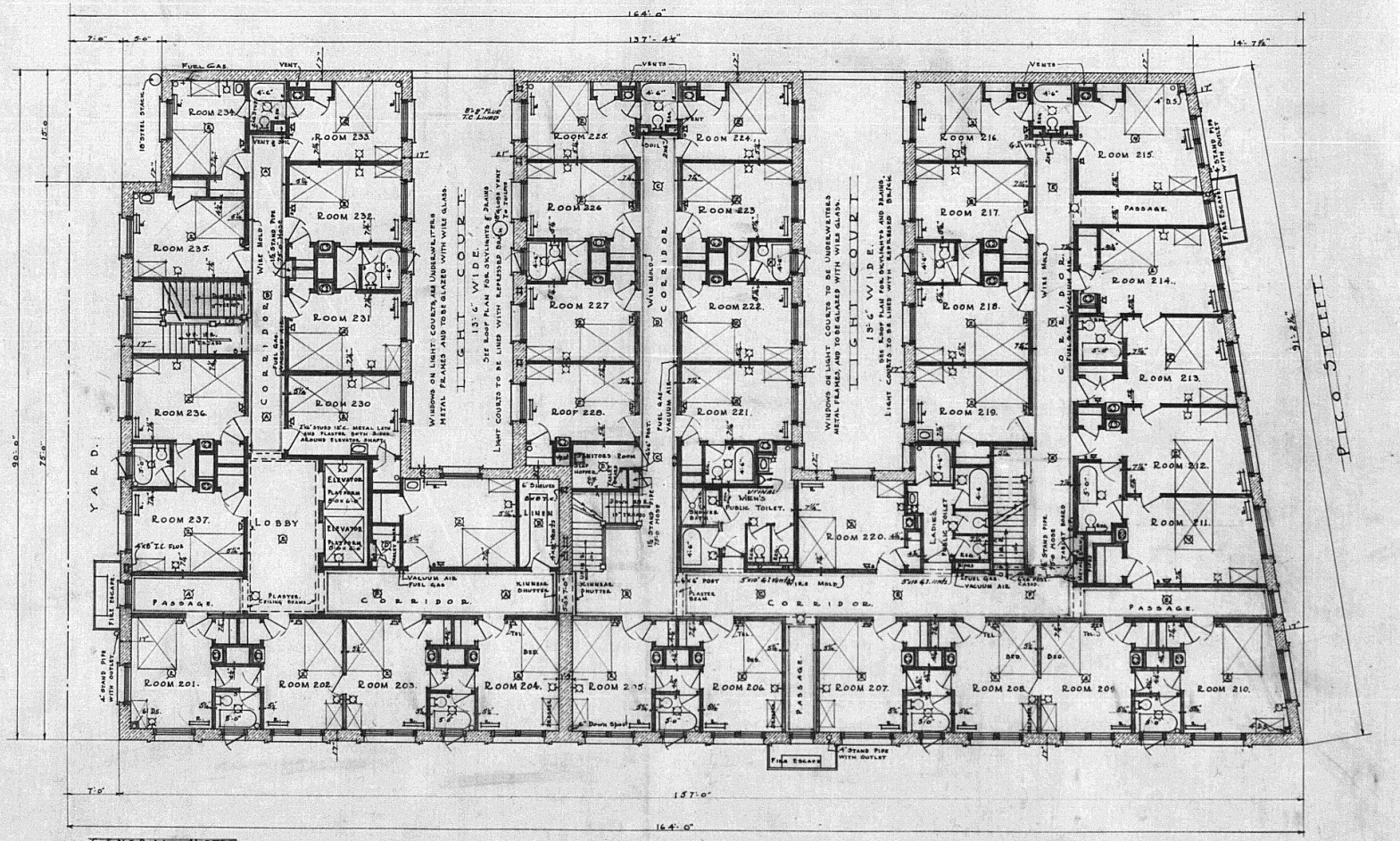
NOTE; TOPS OF BEAMS & GIRDERS ARE 5" BELOW FINISHED FLOOR LINE UNLESS OTHERWISE SHOWN OR NOTED THUS( ).

"A FOUR STORY HOTEL BLD'G"
FOR
"MR. VICTOR PONET"
TO BE ERECTED ON THE CORNER OF HOPE STREET & PICO STREET
LOS ANGELES

DRAWN BY P.D.T. TRACED BY L.C.W. CHECKED BY

MORGAN, WALLS AND MORGAN
ARCHITECTS

No 7.



GENERAL NOTES

CORRIDOR DOORS 2'-6" X 6'-8" X 1⅜" WITH TRANSOMS OVER.
PUBLIC TOILET DOORS 2'-4" X 6'-8" X 1⅜" " " "
CLOSET DOORS 2'-4" X 6'-8" X 1⅜" " " "
BATH ROOM DOORS 2'-4" X 6'-10" X 1⅜" ALSO IN PASSAGE WAYS TO BATH ROOMS.
COMMUNICATING DOORS 2'-6" X 6'-10" X 1⅜"

OVER ALL LAVATORIES PLACE A 14"X18" MIRROR IN A 2" WOOD FRAME, ALSO A 6" SHELF.

ALL BATH ROOMS AND PUBLIC TOILETS TO HAVE CEMENT FLOORS WITH A 4" SANITARY BASE, A PLASTER WAINSCOT MARKED OF IN 3"X6" TILES 5'-0 HIGH WITH A 4" WAINSCOT CAP.

TABLET BOARDS AND HOSE CLOSETS TO HAVE METAL BACKS AND SASH DOORS.

THE LOWER SASH OF WINDOWS IN LIGHT COURTS TO HAVE POLISHED WIRE PLATE.

PASSAGE TO FIRE ESCAPES, SOFFITS OF ALL STAIRWAYS, AND ELEVATOR SHAFT INSIDE AND OUTSIDE, TO BE METAL LATH AND PLASTERED.

IN CORRIDORS THERE WILL BE A MOLDED 8" BASE, A 4" CHAIR RAIL, AND A WIRE MOLD AT CEILING.

ALL ROOMS TO HAVE A 10" MOLDED BASE AND A PICTURE MOLD.

CLOSETS TO HAVE A 12" SHELF WITH HOOK STRIP UNDER AND A 6" BASE.

ALL INSIDE TOILETS AND BATH ROOM VENT DUCTS TO BE 8"X10" GAL. IRON WITH HEAT 10"X10" W.I. REGISTERS.

BATH ROOM FLOORS TO BE RAISED AND CEILINGS FURRED WHERE DIRECTED TO ACCOMADATE PIPES.

ALL VENT AND PIPE SHAFTS TO BLOCKED OF AT FLOORS AND TO BE PLASTERED ON METAL LATH ON EXTERIOR.

HOPE STREET
SECOND FLOOR PLAN
SCALE ⅛" TO ONE FOOT

IMPORTANT NOTE

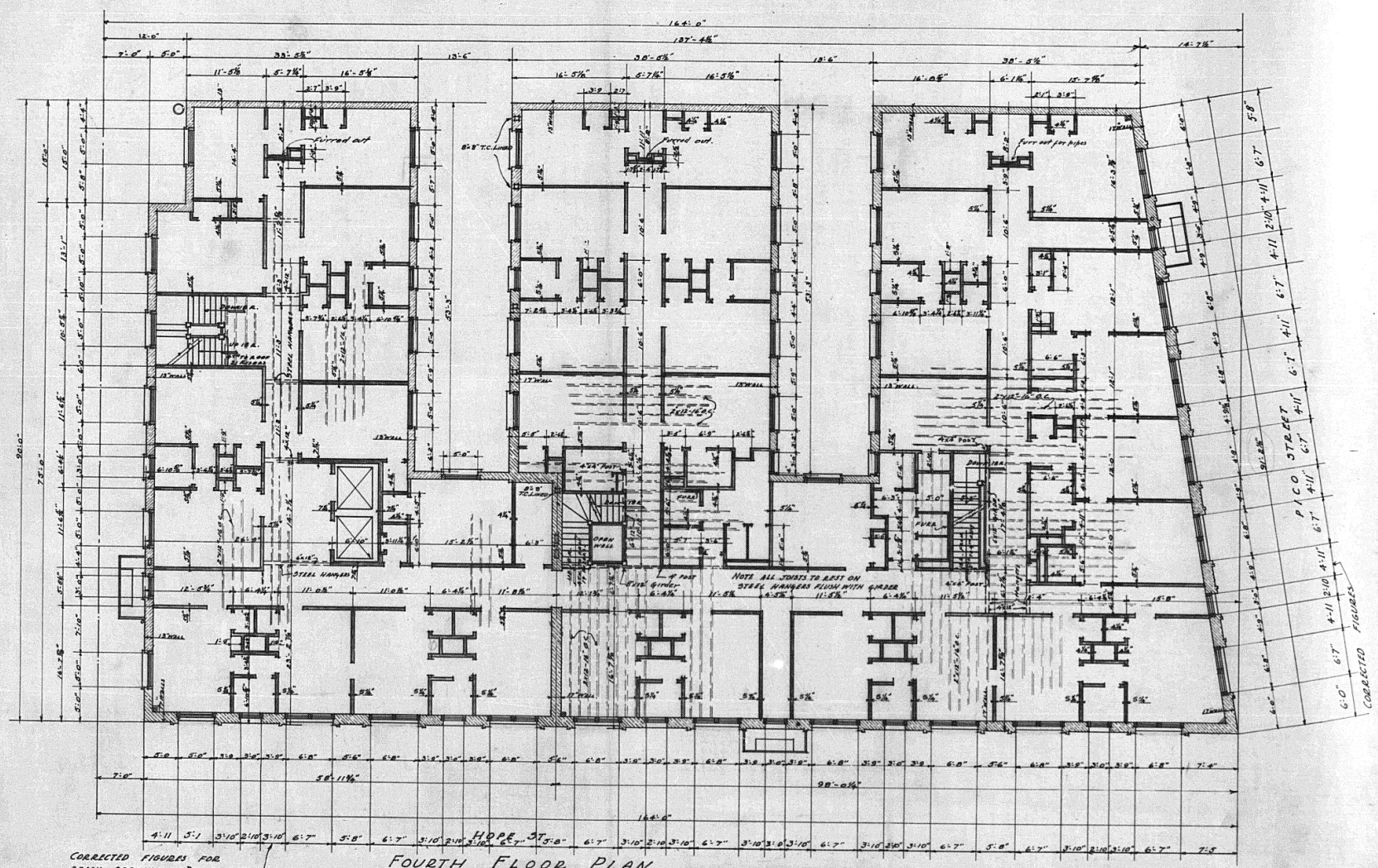
PLUMBING FIXTURES, ELECTRIC OUTLETS, VACUUM AIR, STAND PIPES, GAS OUTLETS, RADIATORS, DOORS AND WINDOWS, FIRE ESCAPES, VENTS, TABLET BOARDS, TELEPHONES, AND ALL GENERAL NOTES ON THIS PLAN ARE TO BE TYPICAL FOR THE THIRD AND FOURTH FLOORS. USE FOURTH FLOOR PLAN FOR THE LOCATION OF WINDOWS AND PARTITIONS SHOWN ON THIS PLAN.

"A FOUR STORY HOTEL BLDG."
FOR
"MR. VICTOR PONET"
TO BE ERECTED ON THE CORNER OF HOPE STREET & PICO
LOS ANGELES

Drawn By
Traced By
Checked By
10-7-'08

MORGAN WALLS AND MORGAN
"ARCHITECTS"

No. 8



CORRECTED FIGURES FOR BRICK OPENINGS DEC. 19 1913.

FOURTH FLOOR PLAN

THIRD FLOOR PLAN IS SIMILAR

SCALE 1/8" = 1'-0"

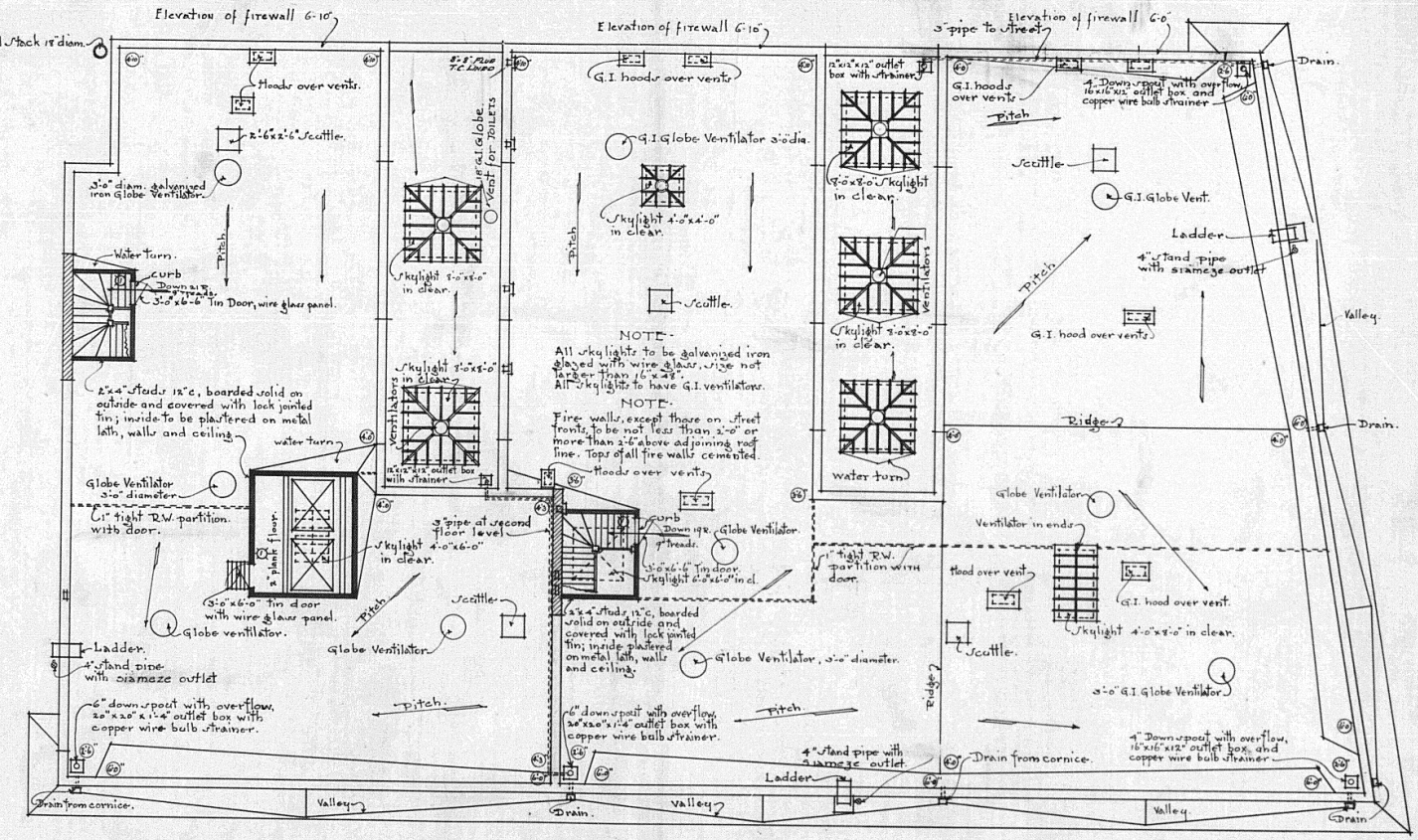
USE THIS PLAN FOR LOCATION OF PARTITIONS AND WINDOWS ONLY.
USE SECOND FLOOR PLAN FOR LOCATION OF ALL PLUMBING FIXTURES, ELECTRIC OUTLETS, TELEPHONES, STANDPIPES, FIRE ESCAPES ETC.
TYPICAL NOTES ON SECOND FLOOR PLAN WILL APPLY ON THIRD AND FOURTH FLOORS.
BATH ROOM WINDOWS TO BE 3'-10" FROM FLOOR AND 3'-8" HIGH.

A FOUR STORY HOTEL BLDG.
FOR
MR. VICTOR PONET
TO BE ERECTED ON THE CORNER OF HOPE ST. AND PICO.
LOS ANGELES

MADE BY CARROLL TRACED BY CHECKED BY

MORGAN WALLS AND MORGAN
ARCHITECTS

No 9



ROOF PLAN.

Scale 1/8 inch to one foot.

NOTE - Dimensions marked ○ thus, taken from fourth floor ceiling to finished roof line.

-A FOUR STORY HOTEL BLD'G-

FOR

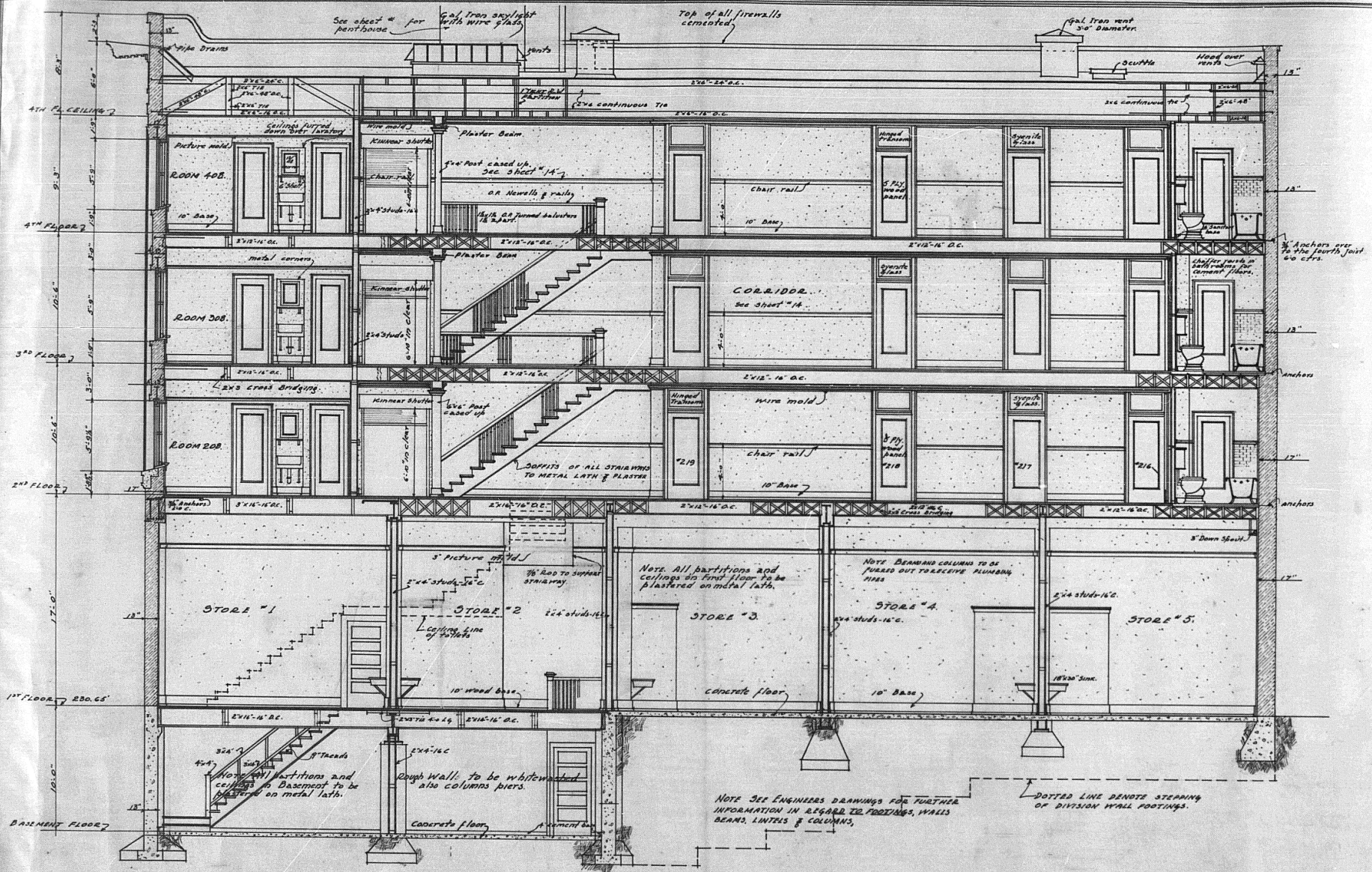
-MR VICTOR PONET-

TO BE ERECTED ON THE CORNER OF HOPE ST AND PICO LOS ANGELES

Drawn by C.A. Wm. Traced by Scale 1/8 Date

MORGAN, WALLS AND MORGAN -ARCHITECTS-

No 10



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

-A FOUR STORY HOTEL BLDG-
FOR
-MR. VICTOR PONET-
TO BE ERECTED ON THE CORNER OF HOPE ST. AND PICO.
LOS ANGELES

MORGAN WALLS AND MORGAN
-ARCHITECTS-

No. 11

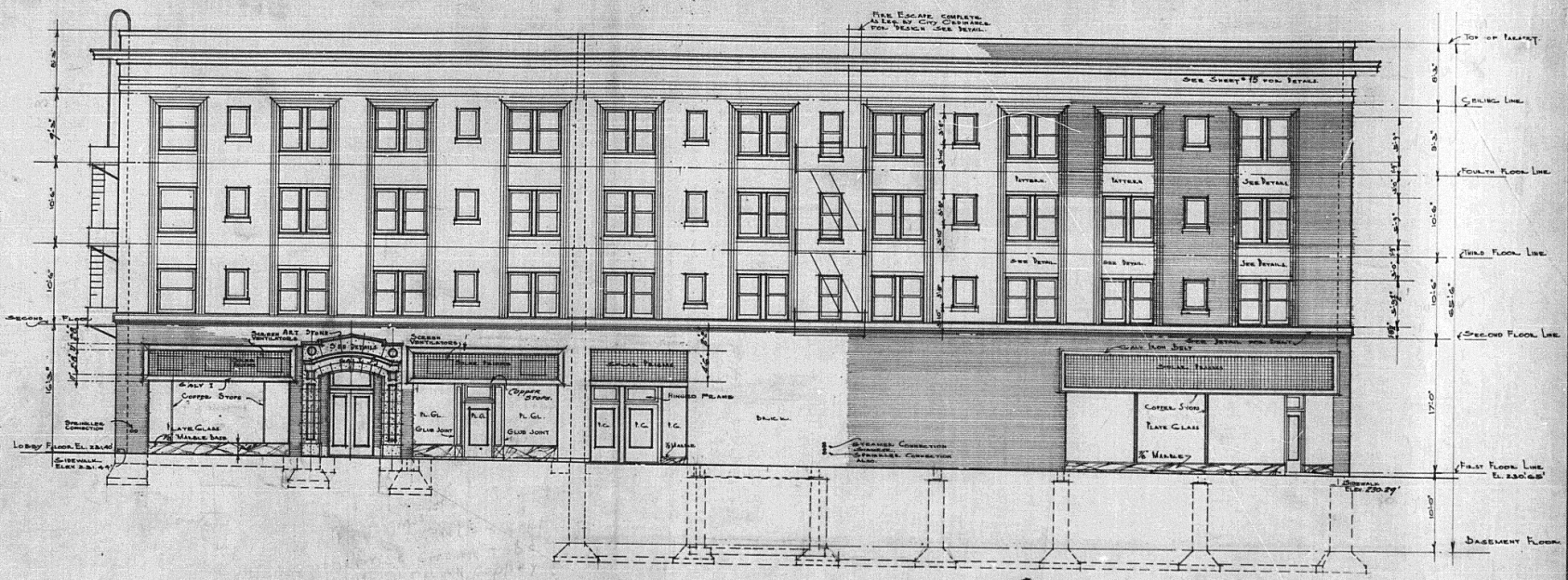


~Pico Street Elevation~
Scale = 1/4" to 1'-0"
Note ~ Contractor to take all Exterior Detail from Sheet No. 15.

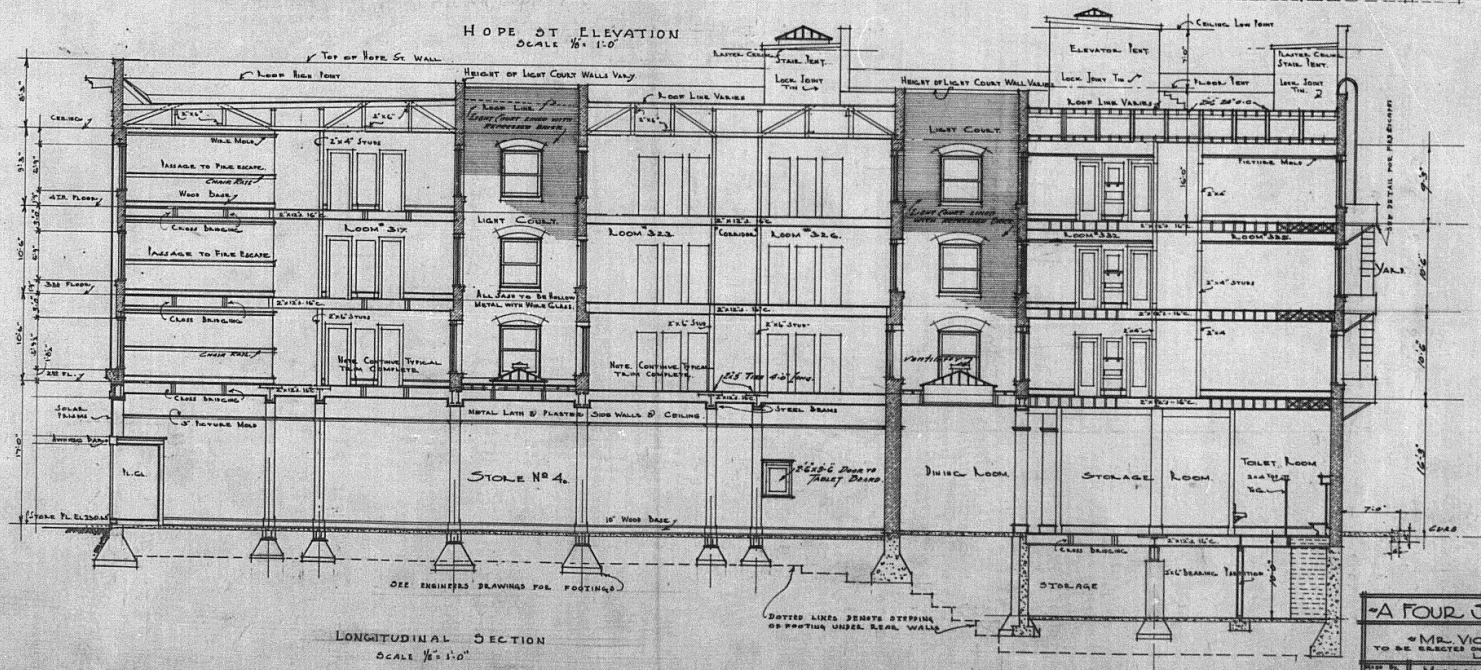
~A Four Story Hotel Bldg.~
for
~Mr. Victor Donet~
to be erected on the corner of Hope St. and Pico
Los Angeles.

Morgan, Walls and Morgan
~Architects~

No. 12



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



Pico Street

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

A Four Story Hotel Bldg.

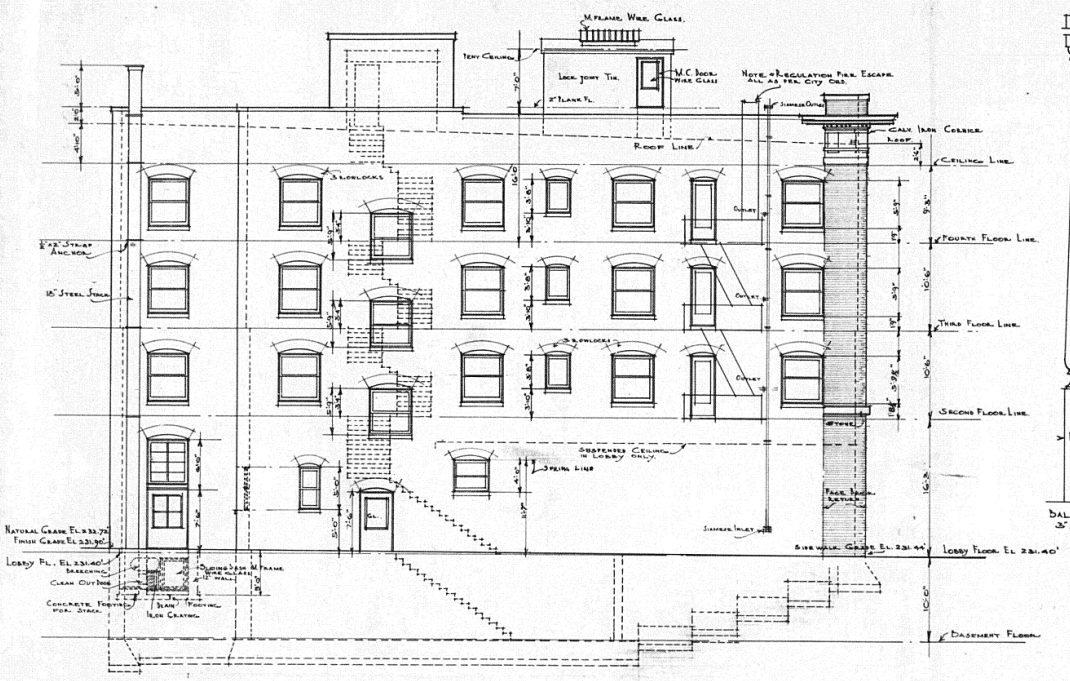
for

Mr. Victor Jonet

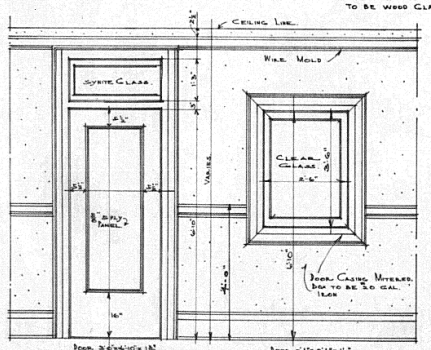
to be erected on the corner of Hope Street & Pico, Los Angeles

Morgan, Walls and Morgan, Architects

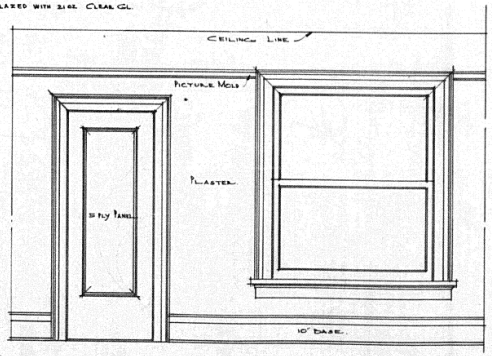
No 15



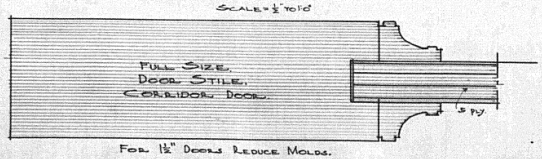
"YARD ELEVATION"
SCALE = 1/8 TO 1'0"
NOTE. ALL WINDOW FRAMES IN THIS ELEVATION TO BE WOOD CLADED WITH 21 OZ. CLEAR GL.



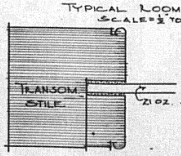
TYPICAL CORRIDOR DOOR.
FIRE HOSE CLOSETS.
SCALE = 1/2 TO 1'0"

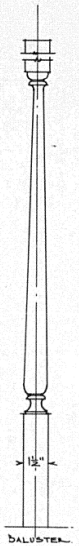


TYPICAL ROOM TRIM.
SCALE = 1/2 TO 1'0"

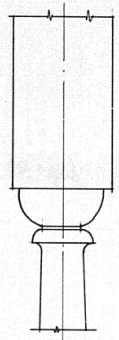


FOR 1 1/2" DOORS REDUCE MOLDS.

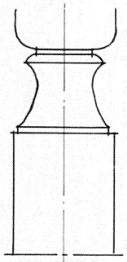




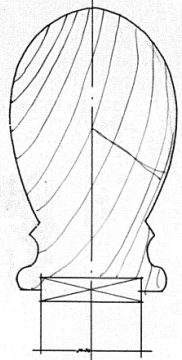
BALUSTER
3" SCALE.



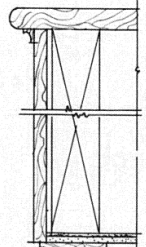
TOP MOLD.
FULL SIZE.



BOTTOM MOLD.
FULL SIZE.

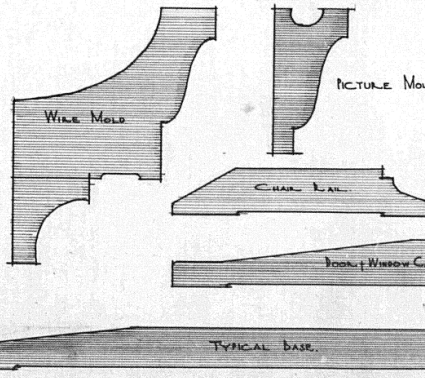


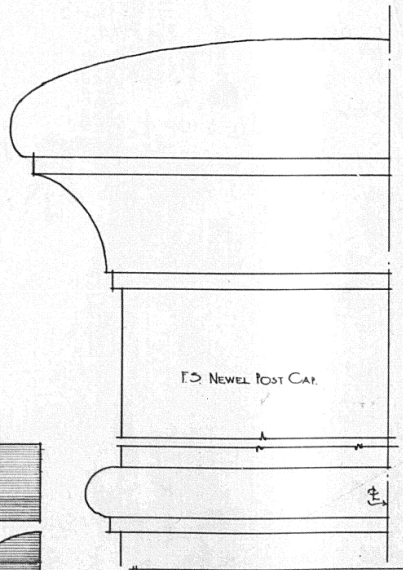
HAND RAIL. F.S.



SECTION THRU STRING.
3" SCALE.

"ELEVATION OF TYPICAL STAIR RUN"
SCALE = 1 1/2 TO 1'0"



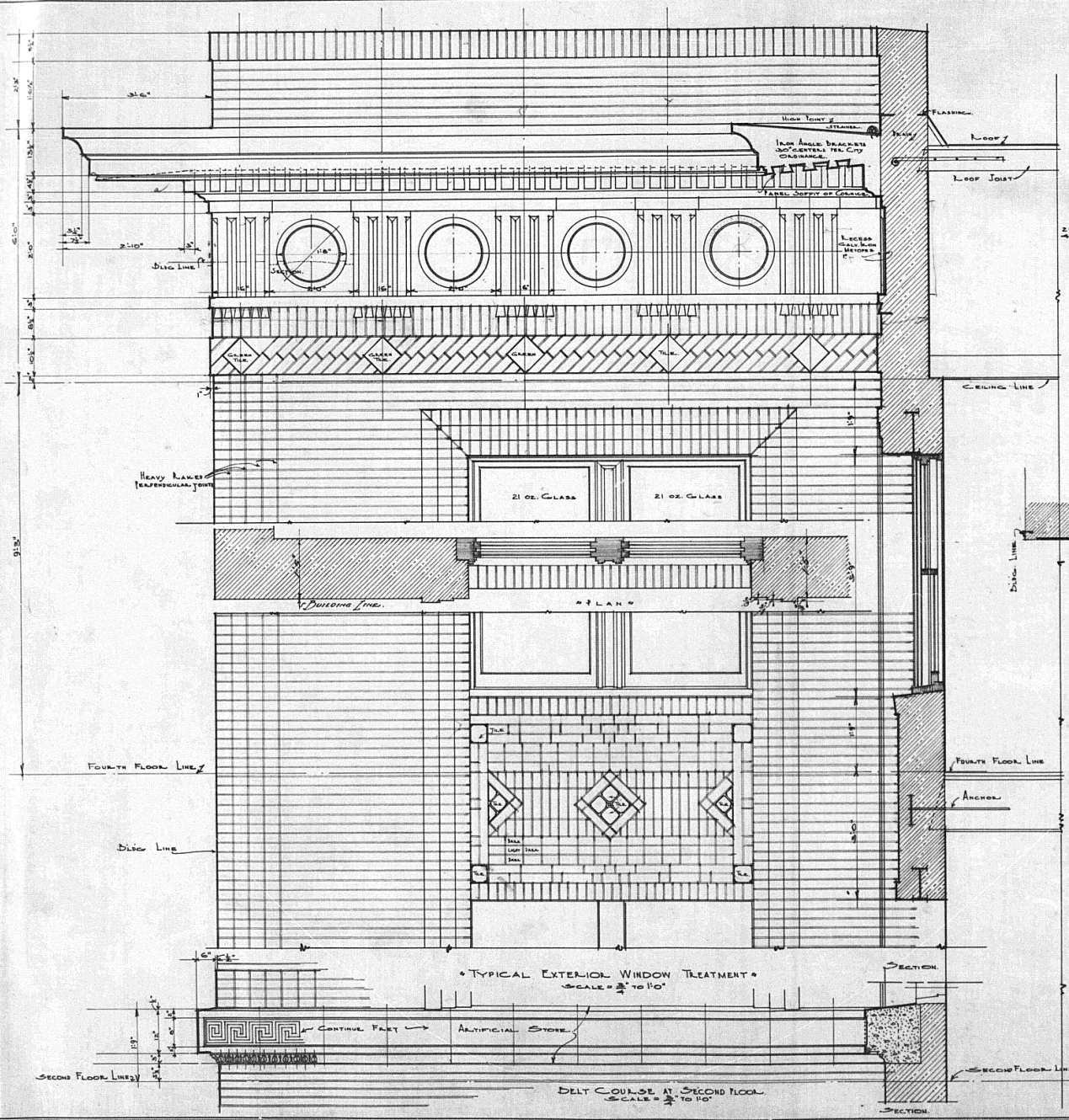


"A FOUR STORY HOTEL BLD'G."
FOR
"MR. VICTOR PONET"
TO BE ERECTED ON THE CORNER OF ROSE STREET & 11TH.
LOS ANGELES.

MADE BY: W.H.B.
TRACED BY: W.H.B.
OCT. 17. 10

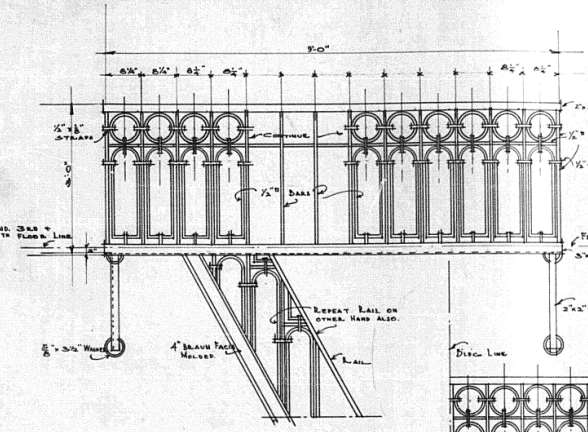
MORGAN, WALLS AND MORGAN
"ARCHITECTS"

No 14



Typical Exterior Window Treatment

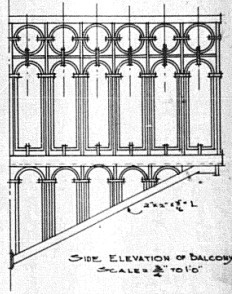
Scale = 3/4" to 1'0"



Front Elevation of Balcony.

Scale = 3/4" to 1'0"

Note. Fire Escape to be built in accordance with the City Ordinance.

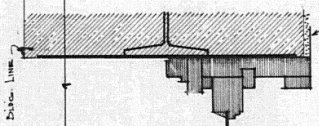


Side Elevation of Balcony

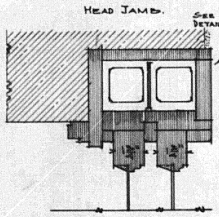
Scale = 3/4" to 1'0"

Typical Fire Escape Details

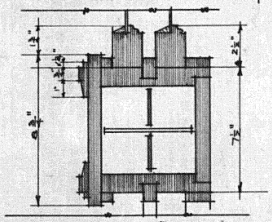
Typical for 1100 & Hope Sts.



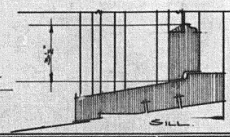
Head Jamb.



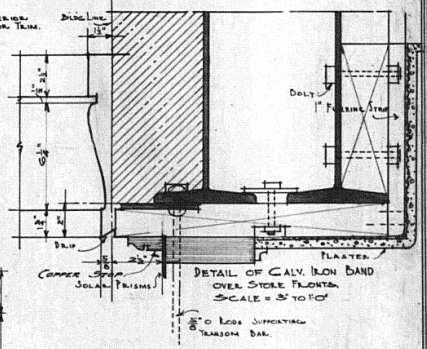
Side Jamb



Mullion Jamb.



Sill.



Detail of Galv. Iron Band over Stone Fronts.

Scale = 3" to 1'0"

3/8" ø Rods Supporting Transom Bar.

Typical Window Frame Details for 1100 Hope Street Elevations.

Scale = 3" to 1'0"

A Four Story Hotel Bldg.

for

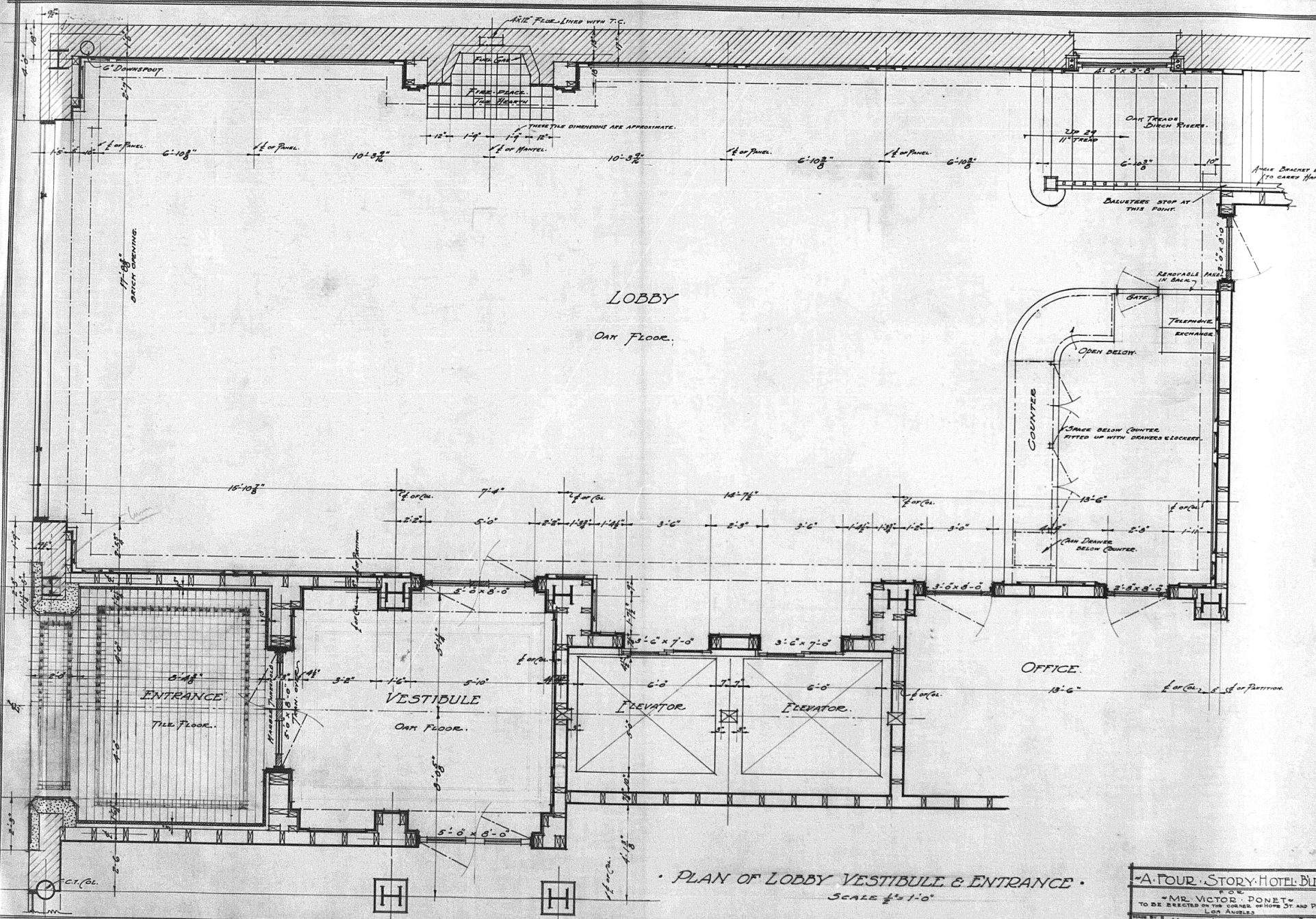
Mr. Victor Ponet

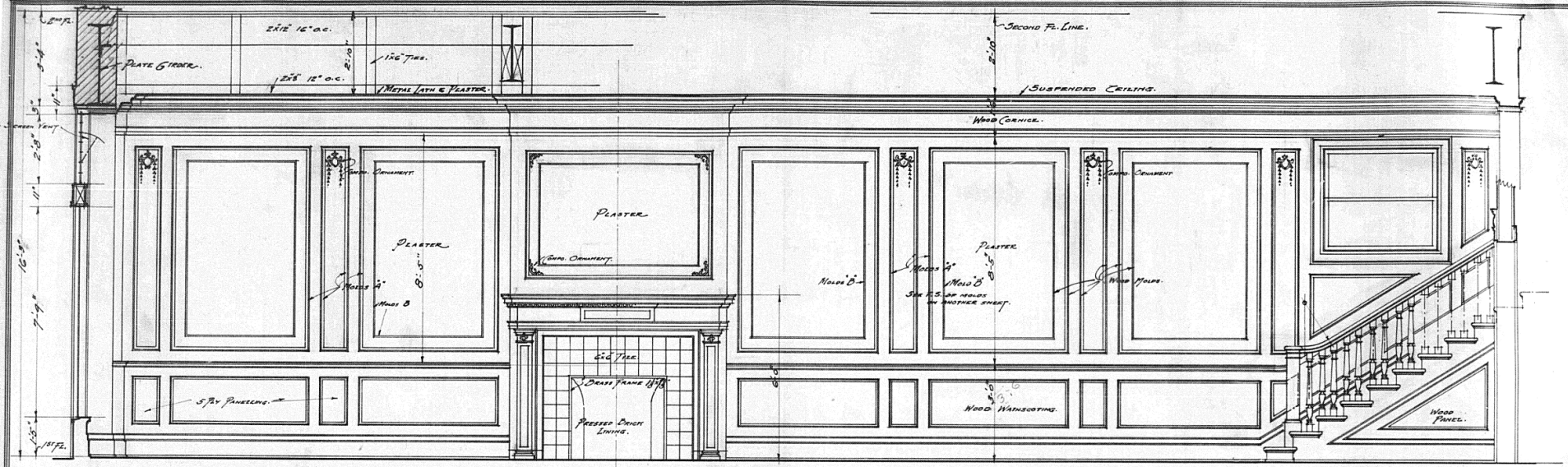
to be erected on the corner of Hope Street & 11th

Los Angeles

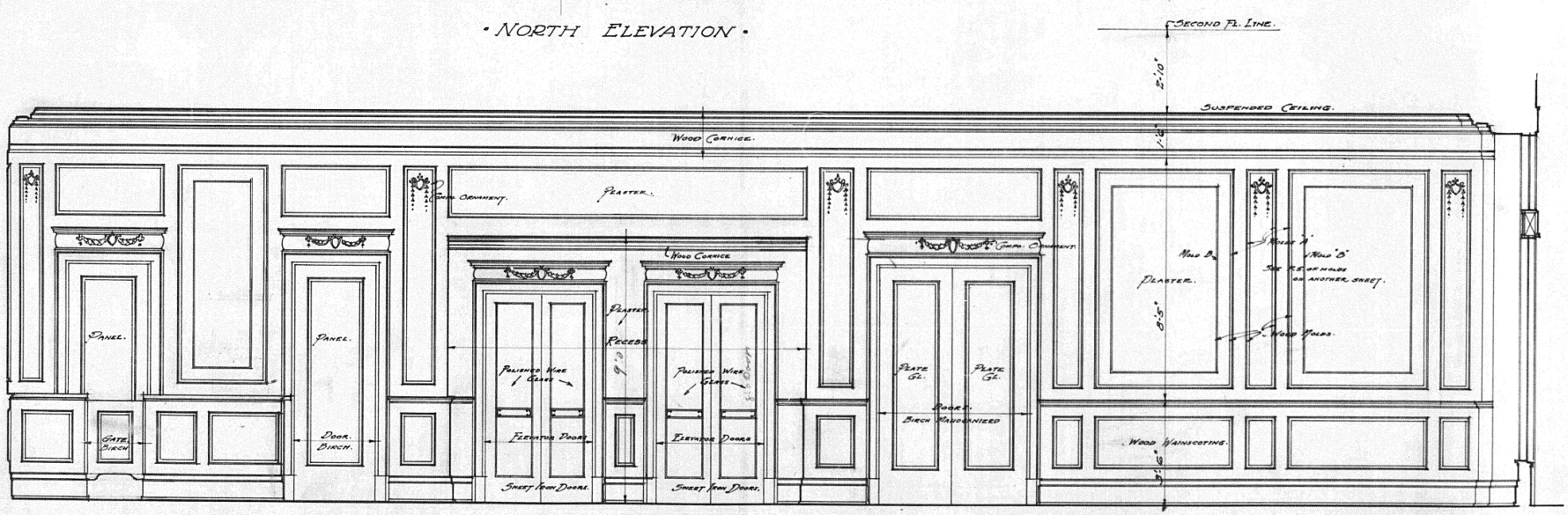
Morgan, Walls and Morgan, Architects

No. 15


4"x12" Flue Lined with T.C.
Flue Cap
Fire-place. Tile Hearth
These Tile dimensions are approximate.
6" Downspout.
Oak Treads Birch Risers.
Up 29
11" Tread
Balusters stop at this point.
Angle Bracket ex to carry Hand
Removable Panel in Back
Gate.
Telephone Exchange.
Open below.
Counter
Space below Counter fitted up with drawers & lockers.
Coin Drawer below Counter.
LOBBY
Oak Floor.
OFFICE.
ENTRANCE
Tile Floor.
VESTIBULE
Oak Floor.
Elevator.
Elevator.
Marble Threshold
Marble Base
Marble Wainscot
Marble Partition
Iron Partition
Iron Grille
Iron Door
Iron Transom
Iron Gate
Wood Partition
Wood Base
Wood Wainscot
Wood Door
Wood Transom
Wood Grille
Wood Gate
Wood Counter
Wood Rail
Wood Panel
Wood Mantel
Wood Shelf
Wood Drawer
Wood Locker
Wood Stairs
Wood Treads
Wood Risers
Wood Newel
Wood Balusters
Wood Handrail
Wood Stringer
Wood Floor
Wood Ceiling
Wood Beam
Wood Joist
Wood Sill
Wood Plate
Wood Header
Wood Trimmer
Wood Studding
Wood Furring
Wood Lath
Wood Plaster
Wood Stucco
Wood Siding
Wood Shingles
Wood Roofing
Wood Flashing
Wood Gutter
Wood Downspout
Wood Conductor
Wood Vent
Wood Chimney
Wood Flue
Wood Fireplace
Wood Hearth



• NORTH ELEVATION •



• SOUTH ELEVATION •

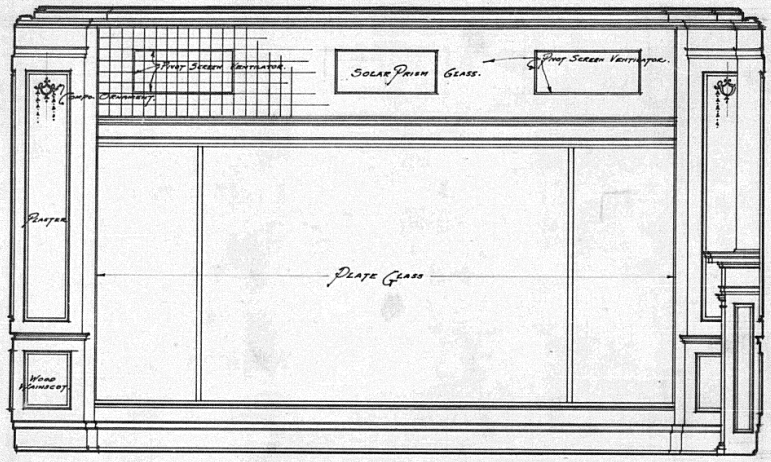
• SCALE DETAILS OF LOBBY •

SCALE ½" = 1 FOOT.

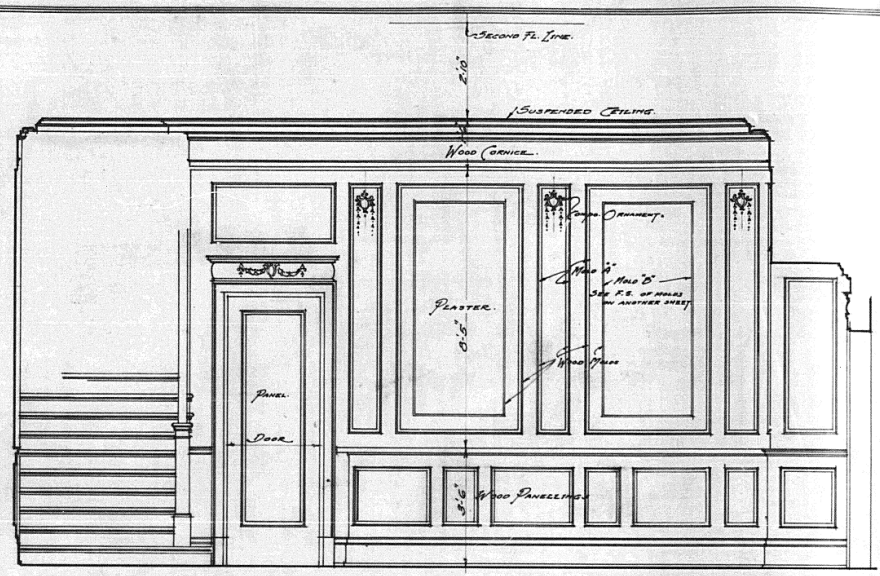
• A FOUR STORY HOTEL BLD'G •
FOR
MR. VICTOR PONET
TO BE ERECTED ON THE CORNER OF HOPE STREET & PICO
LOS ANGELES

MORGAN, WALLS AND MORGAN
ARCHITECTS

No. 17



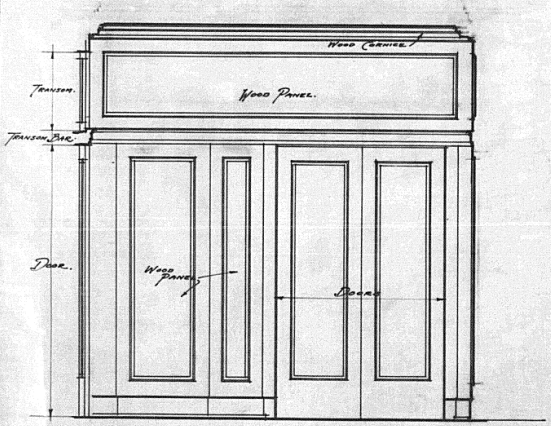
WEST ELEVATION



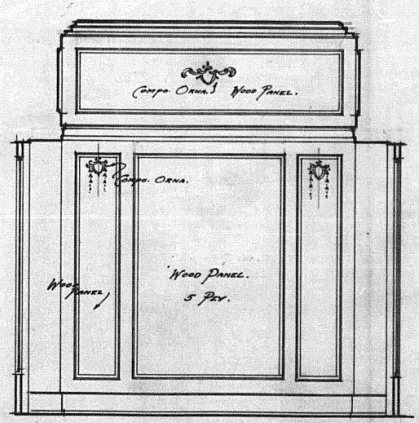
· EAST ELEVATION ·

· SCALE DETAILS OF LOBBY ·

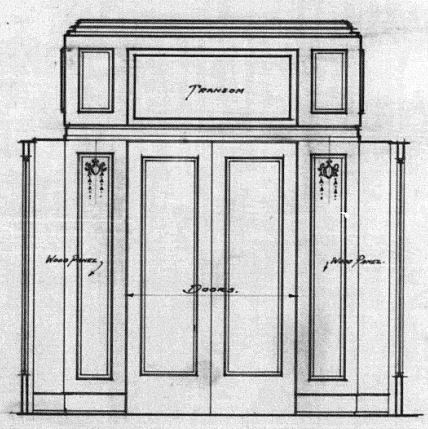
SCALE ½"=1'-0"



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

· SCALE DETAILS OF VESTIBULE ·

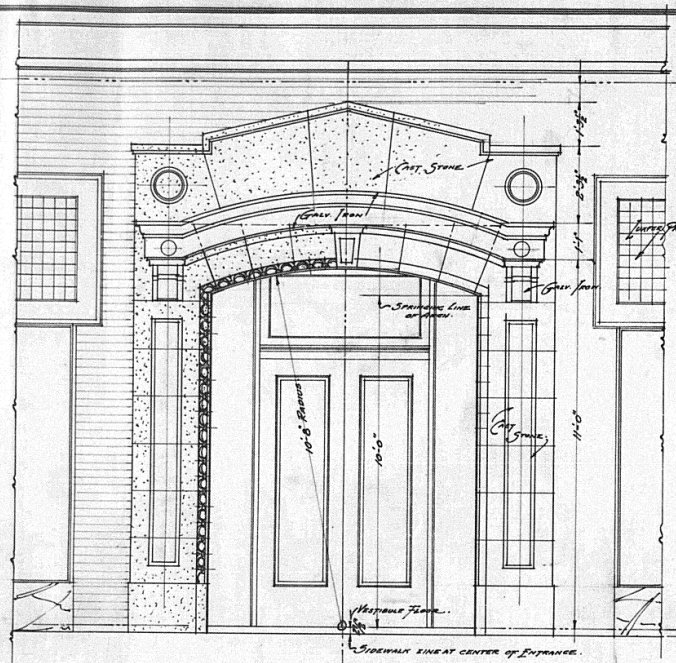
SCALE ½"=1'-0"

"A FOUR STORY HOTEL BLD'G."
FOR
"Mr. VICTOR PONET"
TO BE ERECTED ON THE CORNER OF HOPE STREET & PICO
LOS ANGELES

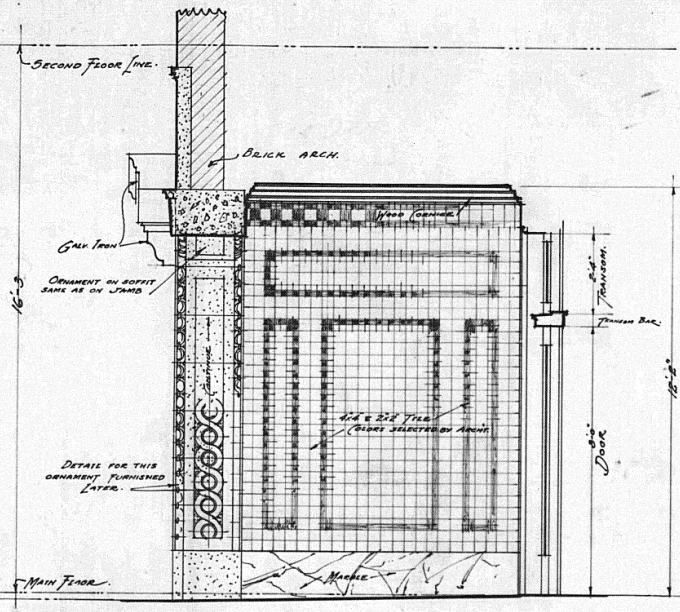
Plans By Sheet No.
Tracing By
Checked By

MORGAN, WALLS AND MORGAN
ARCHITECTS

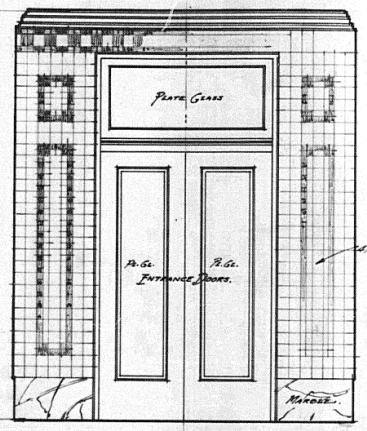
No. 18



ELEVATION OF ENTRANCE

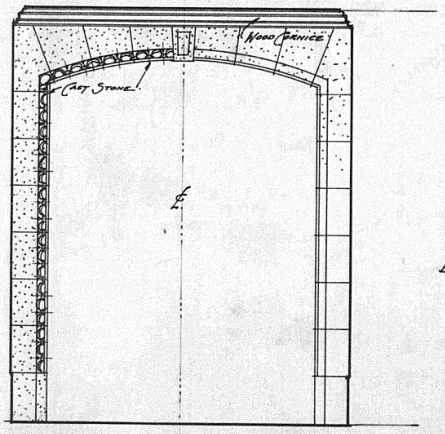


SECTION THRU ENTRANCE ON CENTER LINE.

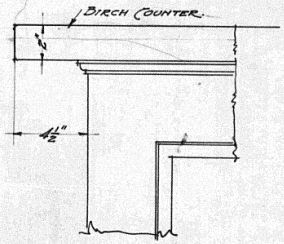


ELEVATION OF ENTRANCE DOOR.

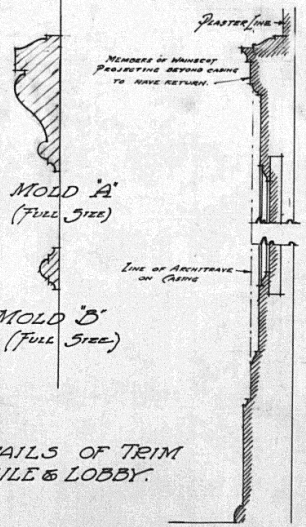
SCALE ½ INCH = 1 FOOT.



ELEVATION OF ENTRANCE LOOKING TOWARD STREET.



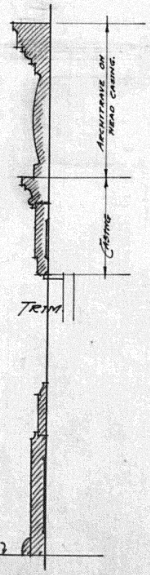
DETAIL OF PROJECTION ON COUNTER.
SCALE 3"=1'-0"



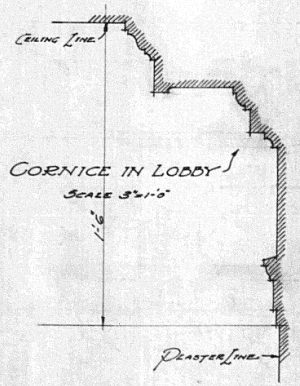
MOLD 'A'
(FULL SIZE)

MOLD 'B'
(FULL SIZE)

SCALE DETAILS OF TRIM IN VESTIBULE & LOBBY.



WAINSCOTING BASE.
SCALE 3"=1'-0"



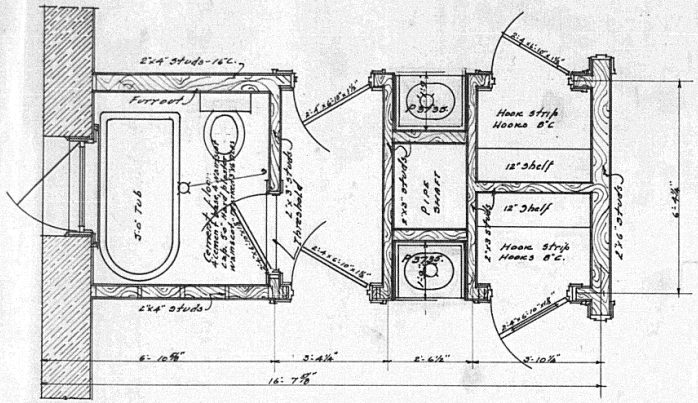
CORNICE IN LOBBY
SCALE 3"=1'-0"

"A FOUR STORY HOTEL BLDG."
FOR
"MRS. VICTOR DONET"
TO BE ERECTED ON THE CORNER OF ROSE STREET & PICO ST. LOS ANGELES

Made By [illegible] Traced By [illegible] Checked By [illegible] Oct 22 12

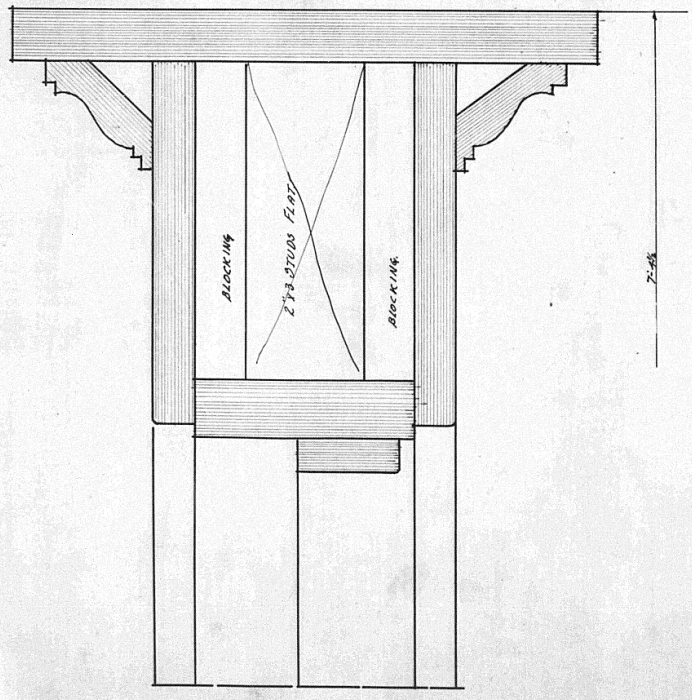
MORGAN, WALLS AND MORGAN
"ARCHITECTS"

No 19

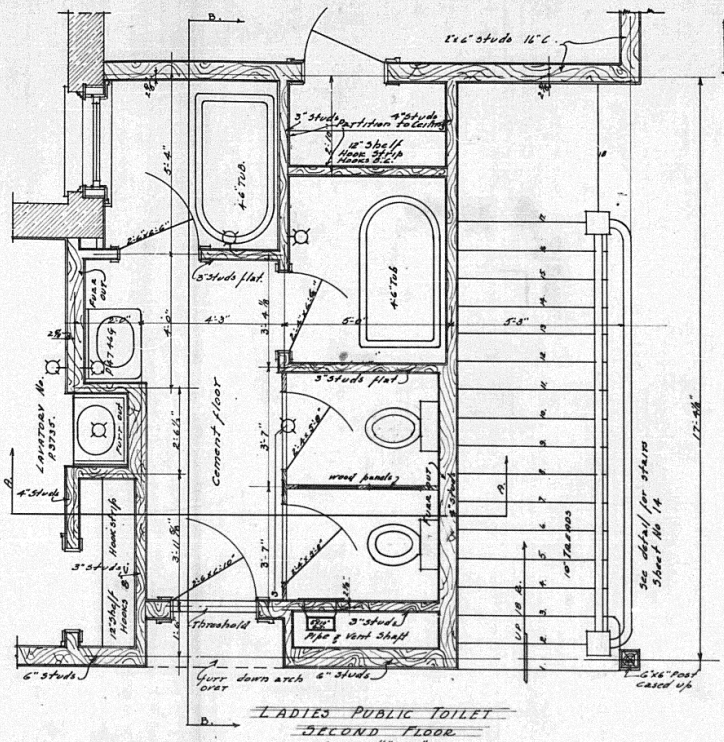


PLAN 2ND FLOOR.
TYPICAL BATH ROOM
SCALE ½"=1'-0"

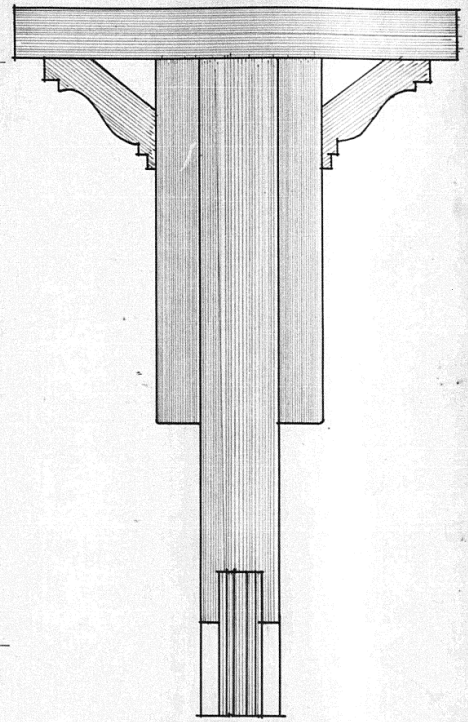
THIS PLAN IS TYPICAL for 3RD & 4TH FL. EXCEPT 2"x4" STUDS ON CORRIDOR PARTITION.



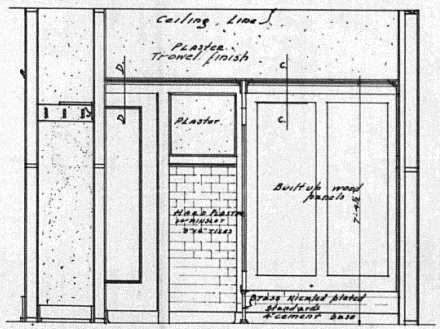
SECTION D.D
FULL SIZE



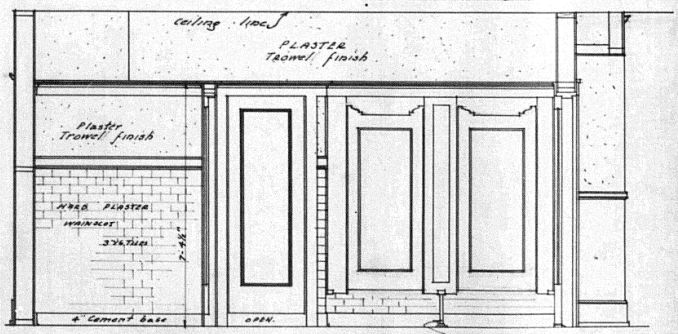
LADIES PUBLIC TOILET
SECOND FLOOR
SCALE ½"=1'-0"



SECTION C.C.



SECTION A.A.
SCALE ½"=1'-0"



Brass Nickle Plated Standards

SECTION D.D.
SCALE ½"=1'-0"

TYPICAL TOILET FINISH
SCALE ½"=1'-0"

A FOUR STORY HOTEL BLDG.
FOR MR. VICTOR PONET
TO BE ERECTED ON THE CORNER OF HOPE STREET & PICO. LOS ANGELES

Made by C.A.W. Traced by C.A.W. Oct. 13

MORGAN WALLS AND MORGAN ARCHITECTS

No 20

ATTACHMENT G:
SHORING PLANS
CEFALI & ASSOCIATES

MORRISON HOTEL
1246-1248 SOUTH HOPE STREET
LOS ANGELES, CALIFORNIA

GENERAL

1. THESE SHORING PLANS SHALL BE REVIEWED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO BEGINNING WORK.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE.
3. ALL CONSTRUCTION SHALL CONFORM TO REQUIREMENTS OF THE 2020 CITY OF LOS ANGELES BUILDING CODE.
4. CONTRACTOR SHALL COORDINATE SHORING WITH DRAWINGS OF RECORD TO ENSURE PROVISIONS FOR POCKETS, BLOCKOUTS, OFFSETS, STEPPED FOOTINGS AND ANY OTHER ITEMS AFFECTED BY THE SHORING.
5. ENGINEER HAS NOT BEEN HIRED TO PERFORM ANY SERVICES RELATING TO, OR IN CONNECTION WITH, WATERPROOFING AND DRAINAGE. ENGINEER ASSUMES NO RESPONSIBILITY FOR PROJECT WATERPROOFING AND DRAINAGE DESIGN. IF WATERPROOFING IS TO BE USED ON THE PROJECT, PROPER COORDINATION OF SAID WATERPROOFING IS TO BE DONE BY OTHERS.
6. CEFALI & ASSOCIATES ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION MEANS AND METHODS.
7. CLIENT AGREES NOT TO USE OR PERMIT ANY OTHER PERSON TO USE PLANS, DRAWINGS, OR OTHER WORK PRODUCT PREPARED BY CEFALI & ASSOCIATES WHICH ARE NOT FINAL AND DO NOT BEAR A SIGNED CEFALI & ASSOCIATES ENGINEER'S STAMP OR SEAL. CLIENT AGREES TO BE LIABLE AND RESPONSIBLE FOR ANY SUCH USE OF NON-FINAL PLANS, DRAWINGS, OR OTHER WORK PRODUCT NOT SIGNED AND STAMPED OR SEALED BY CEFALI & ASSOCIATES AND WAIVES LIABILITY AGAINST CEFALI & ASSOCIATES FOR THEIR USE.
8. HEAVY EQUIPMENT OR CRANES SHALL NOT BE LOCATED ADJACENT TO THE SHORING BULKHEAD EXCEPT WHERE SPECIFICALLY PROVIDED FOR IN THE DESIGN. STOCKPILING OF EXCAVATED MATERIALS SHALL NOT BE ALLOWED ATOP THE EXCAVATION.
9. TEMPORARY BUILDING SHORING IF REQUIRED SHALL BE PROVIDED BY THE CONTRACTOR.
10. PERMISSION FOR THE USE OF TIEBACKS EXTENDING BEYOND THE PROJECT'S PROPERTY LINE SHALL BE OBTAINED BY OTHERS.
11. NO EXCAVATION OR GRADING SHALL COMMENCE UNTIL 30 DAYS AFTER ADJOINING PROPERTY OWNERS HAVE BEEN NOTIFIED IN WRITING AS REQUIRED BY SECTION 3307.1 OF THE CITY OF LOS ANGELES BUILDING CODE.
12. NO EXCAVATION OR GRADING SHALL COMMENCE UNTIL 10 DAYS AFTER ADJOINING PROPERTY OWNERS HAVE BEEN NOTIFIED IN WRITING AS REQUIRED BY SECTION 3301.2 OF THE CALIFORNIA BUILDING CODE.
13. ALL MEMBER SIZES SHALL BE AS SHOWN OR EQUAL. AS APPROVED BY CEFALI & ASSOCIATES, EQUIVALENT OR STRONGER MEMBERS MAY BE SUBSTITUTED TO SUIT THE AVAILABILITY OF MATERIALS.

UNDERGROUND STRUCTURES

1. ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT IN THESE DRAWINGS. THE OWNER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH CONSTRUCTION IN ACCORDANCE WITH THESE DRAWINGS, AGREES TO ASSUME LIABILITY AND TO HOLD CEFALI & ASSOCIATES HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO CEFALI & ASSOCIATES.
2. THE OWNER SHALL LOCATE ALL UTILITIES AND STRUCTURES WITHIN THE PROPOSED EXCAVATION AND MAKE APPROPRIATE ARRANGEMENTS FOR THEIR RELOCATION OR PROTECTION, PRIOR TO THE START OF CONSTRUCTION.
3. THE OWNER IN LOCATING ALL EXISTING UTILITIES AND STRUCTURES SHALL INSURE THAT NO CONFLICT EXISTS BETWEEN SHORING PILES AND TIEBACKS AND EXISTING UTILITIES. IF ANY CONFLICT IS FOUND TO EXIST, IT SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF CEFALI & ASSOCIATES AND CONSTRUCTION SHOULD NOT START UNTIL A RESOLUTION OF THE CONFLICT IS ACCOMPLISHED.
4. THE OWNER SHALL LOCATE AND CAP-OFF ALL SEWER LATERALS BEHIND THE PROPOSED LOCATION OF SOLDIER BEAMS PRIOR TO THE INSTALLATION OF SOLDIER BEAMS.
5. EXISTING UNDERGROUND INSTALLATIONS CARRYING UNSTABLE SUBSTANCES SHALL BE "POT-HOLED" AS REQUIRED BY THE LOS ANGELES MUNICIPAL CODE 62.03.01 AND THE CITY ENGINEER'S SPECIAL ORDER SO06-0279, DATED FEBRUARY 27, 1979.
6. AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER (USA II NO.) MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT. TELEPHONE NUMBER 811.

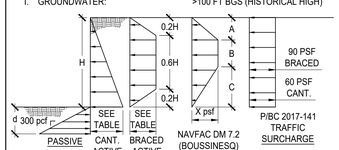
DIGALERT

GEOTECHNICAL DESIGN CRITERIA

1. THESE SHORING PLANS WERE PREPARED WITH CONFORMANCE TO THE GEOTECHNICAL DESIGN RECOMMENDATIONS AS PRESENTED WITHIN THE SOILS REPORT BY GEOCONCEPTS, PROJECT 5076, DATED MARCH 6, 2020.
2. THE GEOTECHNICAL DESIGN VALUES USED ARE AS FOLLOWS:
   A. ACTIVE PRESSURE:

HEIGHT, H (FEET)	EFP CANTILEVER TRIANGULAR (PCF)	EFP BRACED TRAPEZOIDAL (PSF)
H ≤ 15	36	25H
15 < H ≤ 35	40	30H

   B. PASSIVE PRESSURE:
   B.A. ISOLATED PILES (2 o.c.) 300 PCF
   C. COEFFICIENT OF FRICTION: 0.40
   D. PILE FRICTION: 450 PSF
   E. MINIMUM PILE EMBEDMENT: 5 FT BELOW BOE
   F. LAGGING PRESSURE: ACTIVE PRESSURE, 400 PSF (MAX)
   G. TIEBACK CAPACITY:
   G.A. POST-GROUT: 2,000 PSF
   H. SLIP-PLANE/ACTIVE WEDGE: 35°
   I. GROUNDWATER: >100 FT BGS (HISTORICAL HIGH)



THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF THE SOILS ENGINEERING/GEOLOGIC REPORTS BY GEOCONCEPTS, PROJECT 5076, DATED MARCH 6, 2020.

SIGNATURE_____ DATE _____

CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CBC AND TO THE PROVISIONS OF ACI 318, LATEST ADDITION.
2. CONCRETE MIXES SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY AND APPROVED BY CEFALI & ASSOCIATES.
3. SLURRY SHALL BE A MIX OF WATER, CEMENT AND SAND; 1-1/2 SACK CEMENT PER YARD OF MIX.
4. DRYPACK SHALL BE A MIX OF WATER, CEMENT AND SAND; 1 PART CEMENT TO 3 PARTS SAND WITH JUST ENOUGH WATER FOR WORKABILITY.
5. PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE V.
6. AGGREGATE FOR HARD ROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C33 AND PROJECT SPECIFICATIONS.
7. ADMIXTURES SHALL CONFORM TO ALL REQUIREMENTS AND TESTS OF ASTM C845, C260, C494, C 1017 OR C618 CLASSES N OR F AND PROJECT SPECIFICATIONS.
8. CONCRETE MIXING OPERATION, ETC. SHALL CONFORM TO ASTM C94.
9. CALCIUM CHLORIDE SHALL NOT BE ALLOWED IN THE CONCRETE WITHIN THE TIE-BACK SHAFTS AND CONNECTION AREAS.
10. A SPECIAL CONCRETE MIX SHALL BE USED FOR CONCRETE TO BE PLACED BELOW WATER. THE CONCRETE STRENGTH SHALL BE INCREASED BY 1,000 PSI OVER THE INITIAL SPECIFICATION PROVIDED IN THE TABLE BELOW. AN ADMIXTURE THAT REDUCE SEGREGATION OF PASTE/AGGREGATES AND DILUTION OF PASTE SHALL BE INCLUDED. THE ADMIXTURE SHALL BE SUBMITTED TO AND APPROVED BY CEFALI & ASSOCIATES.
11. SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTH AND TYPES:

ELEMENT	STRENGTH (PSI)	DENSITY (PCF)	SLUMP (IN)
SLURRY BACKFILL	N/A	N/A	N/A
SOLDIER PILE TOES	2,500	150	1-3

GROUT - HIGH PRESSURE TIEBACK ANCHORS

1. GROUT IN THE TIEBACK SHAFT SHALL BE A GROUT MIX OF CEMENT AND WATER.
2. CALCIUM CHLORIDE SHALL NOT BE ALLOWED IN THE GROUT.
3. HIGH-PRESSURE GROUT SHALL CONSIST OF: 1-SACK (94 LB.) CEMENT TYPE I, II, III, V CONFORMING TO ASTM C 150 MIXED WITH 4.5-5 GALLONS POTABLE WATER IN ACCORDANCE WITH THE POST TENSION INSTITUTE MANUAL 4TH EDITION.
4. ADMIXTURES SHALL NOT NORMALLY BE USED. ADMIXTURES WHICH CONTROL BLEED, IMPROVE FLOWABILITY REDUCE WATER CONTENT, AND RETARD SET MAY BE USED IN THE GROUT SUBJECT TO THE APPROVAL OF CEFALI & ASSOCIATES AND TESTS THAT VERIFY GROUT AND BOND PROPERTIES ARE NOT ADVERSELY AFFECTED. ADMIXTURES, IF USED, SHALL BE COMPATIBLE WITH THE PRESTRESSING STEEL AND MIXED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
5. THE GROUT MIX WILL BE BATCHED ON-SITE, USING A MIXING UNIT, DISCHARGING INTO A HOLDING TANK/AGITATOR UNIT OR DIRECTLY INTO THE PUMP PER THE FOLLOWING PROCEDURE:
   A. FILL THE MIXING UNIT WITH THE SPECIFIED WATER USING A CALIBRATED MEASURING UNIT AND ADD CEMENT.
   B. AGITATE THOROUGHLY UNTIL COLLOIDAL MIX IS ACHIEVED.
   C. DISCHARGE GROUT INTO HOLDING TANK. AGITATE SLOWLY TO PREVENT SEGREGATION.
   D. PUMP GROUT INTO BOREHOLE IN ACCORDANCE WITH THE TIE-BACK INSTALLATION PROCEDURE.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL (EXCLUDING PIPES AND PLATES) SHALL CONFORM TO THE REQUIREMENTS OF ASTM A572 GR. 50 OR ASTM A992 SPECIFICATIONS.
2. ALL STRUCTURAL STEEL PIPE SHALL CONFORM TO ASTM A53 GR. B SPECIFICATIONS.
3. ALL STEEL HOLLOW STRUCTURAL SECTIONS (HSS) SHALL CONFORM TO ASTM A500 GR. B.
4. ALL STRUCTURAL STEEL ANGLES AND CHANNELS SHALL CONFORM TO ASTM A36 SPECIFICATIONS.
5. ALL STRUCTURAL STEEL PLATE SHALL CONFORM TO ASTM A572 GR 50 SPECIFICATIONS UNLESS OTHERWISE NOTED.
6. ELECTRIC ARC WELDING SHALL UTILIZE ELECTRODES APPROVED BY BUILDING DEPARTMENT (E 70-XX) AND PLACED BY WELDERS PROPERLY CERTIFIED BY THE BUILDING OFFICIAL.

PRESTRESSING STEEL

1. ANCHOR ROD TENDON SYSTEMS SHALL BE DYWIDAG SYSTEMS INTERNATIONAL (DSI) THREADBARS, WILLIAMS THREADBARS, STRESSTEEL (SAS) THREADBARS, OR SKYLINE STEEL THREADED BAR SYSTEMS CONFORMING TO ASTM A722 TYPE 2 SPECIFICATION WITH AN ULTIMATE TENSILE STRENGTH OF 150 KSI. DSI BARS SHALL CONFORM TO LOS ANGELES RESEARCH REPORT NUMBER 23835. WILLIAMS THREADBARS SHALL CONFORM TO LOS ANGELES RESEARCH REPORT NUMBER 25041. SAS BARS SHALL CONFORM TO LOS ANGELES RESEARCH REPORT NUMBER 25977. SKYLINE STEEL BARS SHALL CONFORM TO LOS ANGELES RESEARCH REPORT NUMBER 26134. RODS SHALL BE ANCHORED USING PROPRIETARY HEXAGONAL NUTS OR ANCHOR NUTS AND MAY BE SPLICED WITH THE USE OF PROPRIETARY COUPLERS.
2. ANCHOR STRAND TENDON SYSTEMS SHALL BE DYWIDAG SYSTEMS INTERNATIONAL (DSI), WILLIAMS, OR SKYLINE STEEL SEVEN WIRE LOW-RELAXATION STRANDS CONFORMING TO ASTM A416 SPECIFICATION WITH AN ULTIMATE TENSILE STRENGTH OF 270 KSI. DSI STRAND SYSTEMS SHALL CONFORM TO LOS ANGELES RESEARCH REPORT NUMBER 23835. WILLIAMS STRAND SYSTEMS SHALL CONFORM TO LOS ANGELES RESEARCH REPORT NUMBER 25041. SAS STEEL STRAND SYSTEMS SHALL CONFORM TO LOS ANGELES RESEARCH REPORT NUMBER 26005. SKYLINE STEEL STRAND SYSTEMS SHALL CONFORM TO LOS ANGELES RESEARCH REPORT NUMBER 26134. STRANDS SHALL BE ANCHORED USING PROPRIETARY 3-PART WEDGES, WEDGE PLATES, AND BEARING PLATES.
3. WHERE ANCHOR TENDONS ARE USED WITH LESS THAN THE FULL NUMBER OF PRESTRESSING STRANDS, THE STRANDS SHALL BE SYMMETRICALLY PLACED WITH THE ANCHORS WHEN POSSIBLE.
4. TENDONS SHALL BE INSTALLED STRAIGHT AND TRUE. KINKING OR SHARP CURVATURE IN ANCHORS UNDER TENSION SHALL BE CAUSE FOR REJECTION.
5. TENDONS SHALL NOT BE WELDED NOR USED FOR GROUNDING WELDING EQUIPMENT.

TIMBER LAGGING

1. TIMBER LAGGING SHALL BE ROUGH-CUT DOUGLAS FIR LARCH, SIZE AND GRADE AS PER LAGGING DETAIL.
2. TIMBER LAGGING THAT IS NOT REMOVED AT THE COMPLETION OF THE SHORING PROJECT SHALL BE PRESSURE TREATED WITH 0.15 LB/CUFT CA-C IN ACCORDANCE WITH AWPA U1.

EXPANSION ANCHORS

1. EXPANSION ANCHORS SHALL BE HILTI KWIK BOLT TZ CARBON ANCHORS CONFORMING TO THE SPECIFICATIONS OF ICC ES REPORT NUMBER ESR-1917.

DRILLED SHAFTS

1. VERTICAL AND DIAGONAL SHAFTS ARE TO BE MACHINE DRILLED AND ACCURATELY LOCATED SO THAT SOLDIER PILES AND TIEBACKS ARE IN PROPER RELATION TO THE NEW BASEMENT WALL AND FOOTINGS.
2. TOLERANCE FOR INSTALLATION OF SOLDIER PILES IS ±1 INCH FOR VARIATION OF PLAN LOCATION AND 0.5 PERCENT OF PILE LENGTH FOR OUT OF PLUMB.
3. LOCATE SOLDIER PILES AS REQUIRED OUTSIDE OF BUILDING WALLS TO INSURE PILE DOES NOT INTRUDE INTO FINISHED WALL DUE TO OUT OF PLUMB OR VARIATION IN PLAN LOCATION.
4. TIEBACK ANCHORS SHALL BE INSTALLED AT THE ANGLE OF DECLINATION INDICATED IN THE SECTION OR SCHEDULE WITH A TOLERANCE OF ±3 DEGREES.
5. TOLERANCE FOR INSTALLATION OF TIEBACK IN ELEVATION IS ±3 INCH.
6. TIEBACK SHAFTS SHALL BE FREE OF LOOSE MATERIAL AND CONCRETE SHALL BE PLACED IMMEDIATELY AFTER PLACING TENDON IN THE SHAFT.
7. IT WILL NOT BE NECESSARY TO DEWATER THE HOLES FOR SOLDIER PILES OR TIEBACKS SHOULD GROUNDWATER BE ENCOUNTERED PROVIDED THE CONCRETE IS TREMIED INTO POSITION WITH APPROVED DEVICES.
8. SOLDIER PILE SHAFTS CLOSER THAN 2 SHAFT DIAMETERS ON CENTER SHALL BE DRILLED AND POURED IN AN ALTERNATING SEQUENCE SUCH THAT THE ALTERNATE SHAFT IS NOT DRILLED UNTIL THE ADJACENT PILE HAS CURED FOR AT LEAST 24 HOURS.
9. PROVIDE PROTECTION OF SHAFT AGAINST SLOUGHING OR CAVING, AS REQUIRED.
10. WHERE CAVING OCCURS, DRILLED HOLES SHALL BE CASED AND ALL BACKFILL SHALL BE PRESSURE PUMPED SO THAT ALL VOIDS ARE FILLED.
11. ALL SHAFTS LEFT OPEN MORE THAN 12 HOURS SHALL BE CASED.
12. WHEN WATER OVER 3 INCHES IN DEPTH IS PRESENT IN DRILLED PILE HOLES, A CONCRETE MIX WITH A STRENGTH OF 1,000 PSI OVER THE DESIGN PSI SHALL BE TREMIED FROM THE BOTTOM UP.

SHORING PROCEDURE - EARTH SHORING

1. DRILL VERTICAL SOLDIER PILE SHAFT.
2. PLACE SOLDIER BEAM IN SHAFT.
3. FILL THE TOE OF THE SOLDIER PILE SHAFT WITH 2,500 PSI CONCRETE.
4. FILL BALANCE OF SHAFT WITH A SLURRY MIX. FILL THE SOLDIER PILE SHAFT FULL HEIGHT WITH A SAND/CEMENT SLURRY. ALLOW SLURRY TO SET 1 DAY BEFORE EXCAVATING.
5. PERFORM ABOVE STEPS FOR BALANCE OF SOLDIER PILES.
6. BEGIN EXCAVATION IN LIFTS AS MAY BE DETERMINED BY THE DEPUTY GRADING INSPECTOR OR SOILS ENGINEER PILES AS REQUIRED. PLACE WOOD LAGGING AS GRADE DESCENDS. PROVIDE SLURRY BEHIND LAGGING FOR FULL BEARING.
7. CONTINUE EXCAVATION TO THE STAGE 1 ELEVATION IN THE CASE OF A TIEBACK, RAKER OR CORNER BRACED SOLDIER PILE. IN THE CASE OF CANTILEVER PILE, OMIT STAGE 1 AND CONTINUE TO THE BOTTOM OF EXCAVATION.
8. IN THE CASE OF TIEBACK SOLDIER PILES, DRILL SHAFT FOR TIEBACK AND INSTALL TENDONS PER THE "TIE-BACK INSTALLATION PROCEDURE" SHOWN. IN THE CASE OF RAKER BRACED SOLDIER PILE, INSTALL RAKER BRACE IN ACCORDANCE WITH "RAKER INSTALLATION PROCEDURE" SHOWN. FOR A CORNER BRACE INSTALL AT THIS STAGE IN ACCORDANCE WITH THE SPECIFIED DETAIL.
9. REPEAT STEPS 7 AND 8 FOR THE REST OF THE TIEBACK/RAKER/CORNER BRACE LOCATIONS.
10. COMPLETE EXCAVATION.

SHORING PROCEDURE - BUILDING SHORING

1. INSTALL SHORING PILES.
   1.1. SEE "SHORING PROCEDURE - EARTH SHORING" ABOVE.
2. INSTALL INTERIOR CHORD PIPES .
   2.1. DRILL VERTICAL INTERIOR CHORD SHAFTS.
   2.2. PLACE THE INTERIOR CHORD PIPE IN SHAFT.
   2.3. FILL THE TOE OF THE INTERIOR CHORD SHAFT WITH CONCRETE, INCLUDING INSIDE PIPE. FILL BALANCE OF SHAFT WITH SPOILS.
   2.4. PERFORM ABOVE STEPS FOR BALANCE OF INTERIOR CHORDS.
3. INSTALL WALL CHORD AND UPPER PORTION OF THE INTERIOR CHORD (IF A SPLICE IS USED).
4. WHERE AN EXISTING BASEMENT LEVEL EXISTS, INSTALL BUTRESS BERM PER THE APPLICABLE DETAIL. BACKFILL BETWEEN THE EXISTING BASEMENT WALL AND THE PROPOSED BASEMENT WALL SHALL BE COMPACTED FILL OR A SOILS ENGINEER APPROVED BACKFILL MATERIAL.
5. INSTALL RUNNING BEAMS.
6. INSTALL ARMS AND ARM BRACES.
7. INSTALL TRUSS WEB MEMBERS.
8. INSTALL WALL AND INTERIOR LATTICE.
9. ENTER "SHORING PROCEDURE - EARTH SHORING" AT STEP 6 TO COMPLETE EXCAVATION.

SHORING PROCEDURE - BUILDING SHORING NEEDLE BEAM

1. INSTALL SHORING PILES 21 & 22.
   1.1. SEE "SHORING PROCEDURE - EARTH SHORING" ABOVE.
2. ON THE INSIDE AND OUTSIDE OF THE EXISTING STRUCTURE EXCAVATE LOCALLY INSTALLATION PITS.
3. DEMOLISH AN ACCESS HOLE IN THE EXISTING STRUCTURE (WALL AND FOUNDATION) FROM TOP OF PROPOSED DECK TO BOTTOM OF THE NEEDLE BEAM.
4. INSTALL NEEDLE BEAM SO THAT THE TOP OF THE BEAM WILL BE LOCATED AT THE UNDERSIDE OF THE PROPOSED DECK.
5. POUR CONCRETE BEARING BLOCK, FILLING ALL VOIDS BETWEEN THE NEEDLE BEAM AND THE UNDERSIDE OF THE BRICK.

TIEBACK INSTALLATION PROCEDURE - HIGH PRESSURE

1. MACHINE-DRILL THE TIEBACK SHAFT WITH A TEMPORARY CASING WHERE REQUIRED TO PREVENT SLOUGHING OR CAVING OF MATERIAL INTO THE HOLE. INJECT AIR AND/OR WATER UNDER PRESSURE THROUGH THE DRILL STEM TO REMOVE THE DRILL CUTTINGS FROM THE BOREHOLE.
2. WHEN THE SHAFT HAS BEEN ADVANCED TO TIP, INSTALL THE PREFABRICATED ANCHOR WITH ATTACHED CENTRALIZING DEVICES INTO THE BORE HOLE, OR WHERE REQUIRED THROUGHOUT THE DRILL CASING (NO CENTRALIZERS REQUIRED IF INSTALLED THROUGH CASING). THE PREFABRICATED ANCHOR SHALL CONSIST OF: HIGH-STRENGTH STEEL TENDONS, SPACERS TO SEPARATE THE INDIVIDUAL STRANDS (IF THE TENDON IS STRAND), CENTRALIZERS TO CENTRALIZE THE ASSEMBLY, TREMIE GROUT TUBE, POST-GROUT TUBE(S) WITH GROUT VALVES AND A PVC SHEATHING IN THE FREE STRESSING LENGTH.
3. FILL THE BORE HOLE THROUGH A TREMIE PIPE WITH GROUT. INSTALLATION PRESSURES SHALL BE LESS THAN 50 PSI. THE TREMIE LINE MAY REMAIN OR MAY BE REMOVED AFTER GROUTING. IF THE TUBE IS LEFT IN PLACE, IT MUST BE LEFT FULL OF GROUT. TERMINATE TREMIE GROUTING WHEN THE BORE HOLE IS COMPLETELY FILLED. THE GROUT WILL BE PUMPED AND PRESSURES WILL BE MONITORED BY A PRESSURE GAUGE AT THE OUTLET OF THE PUMP. THE TREMIE GROUT ACTS AS A SEAL FOR THE POST-GROUTING TO BE PERFORMED IN THE BOND ZONE ONLY.
4. ONCE THE TREMIE GROUT HAS ATTAINED ITS INITIAL SET, PERFORM POST-GROUTING OF THE ANCHOR BOND ZONE THROUGH THE ATTACHED POST-GROUT LINE AND VALVES. THE POST-GROUT LINE CONSISTS OF A PVC PIPE WITH RUBBER VALVES AT 4'-0" O.C. IN THE POST-GROUT ZONE. FRACTURE THE INITIALLY SET BOND ZONE WITH WATER AND REPEAT GROUTING UNTIL A CONFINEMENT BACK-PRESSURE OF BETWEEN 300 PSI AND 1200 PSIS RECORDED. FLUSH THE POST-GROUT LINE WITH WATER FOR POTENTIAL REUSE. ACTUAL REQUIRED INJECTION PRESSURES AND GROUT VOLUMES WILL VARY DEPENDING ON GROUTING CONDITIONS AND HOLDING CAPACITIES OF THE ANCHOR.
5. THE ANCHOR SHALL REMAIN UNDISTURBED UNTIL THE GROUT HAS CURED A MINIMUM OF 2 DAYS.
6. TEST THE ANCHOR AGAINST THE SOLDIER BEAM. SHOULD THE ANCHOR FAIL THE ACCEPTANCE CRITERIA, UNLOAD THE ANCHOR AND PERFORM ADDITIONAL POST-GROUTING AND RETEST THE ANCHOR (STEPS 4, 5 AND 6). AFTER A SUCCESSFUL LOAD TEST, THE TENDON SHALL BE LOCKED OFF AT THE SPECIFIED LOCK-OFF LOAD, (SEE SCHEDULE).
7. REPEAT STEPS 1, 2, 3, 4, 5 & 6 FOR THE REST OF THE TIEBACK LOCATIONS.
8. COMPLETE EXCAVATION TO THE NEXT ROW OF TIEBACKS OR BOTTOM OF EXCAVATION AS APPLICABLE.

ANCHOR TESTING PROCEDURE

1. EACH ANCHOR SHALL BE SATISFACTORILY TESTED TO THE REQUIREMENTS OF A 150% OR 200% PULL TEST.
2. ALL ANCHORS, WITH THE EXCEPTION OF THE 200% TESTS, SHALL BE TESTED TO 150%. THIS TEST REQUIRES THE ANCHOR TO BE LOADED TO A MINIMUM OF 150% OF THE DESIGN LOAD. THE MOVEMENT OF THE PULLING HEAD INCLUDING THE FREE-STRESSING LENGTH ELONGATION SHALL NOT EXCEED 12 INCHES TOTAL DURING APPLICATION OF THE TEST LOAD FROM 0% TO 150%. AT THE 150% TEST LOAD, THE PULLING HEAD MOVEMENT SHALL NOT EXCEED 0.1 INCH DURING A 15-MINUTE TEST PERIOD.
3. UNLESS OTHERWISE APPROVED BY THE DEPARTMENT ON THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER, TEN PERCENT OF THE ANCHORS WHERE DIRECTED, SHALL BE TESTED IN ACCORDANCE WITH A 200% TEST. A 200% TEST REQUIRES THE ANCHOR TO BE LOADED TO 200% OF THE DESIGN LOAD. IN ADDITION, A REPRESENTATIVE SAMPLE OF THESE TESTS SHALL BE TESTED FOR A TIME PERIOD OF 24 HOURS. THE GEOTECHNICAL ENGINEER SHALL PREDETERMINE THE LOCATION OF THESE TEST ANCHORS AND EXTRA TENDONS, AS MAY BE REQUIRED, SHALL BE ADDED. THE MOVEMENT OF THE PULLING HEAD INCLUDING THE FREE-STRESSING LENGTH ELONGATION SHALL NOT EXCEED 12 INCHES TOTAL DURING APPLICATION OF THE TEST LOAD FROM 0% TO 200%. AT THE 200% TEST LOAD, THE PULLING HEAD MOVEMENT SHALL NOT EXCEED 0.2 INCH DURING A 15-MINUTE TEST PERIOD.
4. AT NO TIME DURING STRESSING AND REMOVAL OF JACKS, SHALL PERSONS STAND IN LINE WITH THE TENDONS OR BEND OVER ALREADY STRESSED TENDONS. SHOULD A TENDON BREAK, SUCH BREAKAGE IS EXPLOSIVE AND CAN RESULT IN SEVERE INJURY.
5. FOR ANCHORS FAILING THE TEST CRITERIA, CEFALI & ASSOCIATES SHALL BE NOTIFIED SO THAT REMEDIAL MEASURES CAN BE UNDERTAKEN.
6. PROVIDE ADDITIONAL TEMPORARY SUPPORT FOR STEEL SECTIONS AS MAY BE REQUIRED DURING THE TEST LOADING OF ANCHORS.

SHORING REMOVAL PROCEDURE - EARTH SHORING

1. REFER TO SPECIAL ORDER 003-02O1 AND THE REMOVAL SCHEDULED FOR SOLDIER PILE AND TIEBACK REMOVAL REQUIREMENT IN THE PUBLIC RIGHT-OF-WAY.
2. ALL SOLDIER BEAMS AND LAGGING PLACED IN THE PUBLIC WAY EITHER UNDER THE SIDEWALK OR IN THE ROADWAY SHALL BE REMOVED TO A MINIMUM OF 8'-0" BELOW GUTTER GRADE.
3. ALL SOLDIER BEAMS AND LAGGING PLACED IN AN ALLEY SHALL BE REMOVED TO A MINIMUM OF 4'-0" BELOW GUTTER GRADE.
4. ALL TIEBACK ANCHOR RODS IN THE PUBLIC WAY INCLUDING ALLEYS THAT ARE LOCATED WITHIN 20'-0" OF THE SURFACE SHALL BE REMOVED AT THE CONCLUSION OF CONSTRUCTION. THOSE TIEBACKS IN THE PUBLIC WAY DEEPER THAN 20'-0" SHALL BE DETENSIONED AT THE CONCLUSION OF CONSTRUCTION AND THIS SHALL BE VERIFIED BY THE PUBLIC WORKS INSPECTOR.
5. ALL BACKFILL BETWEEN THE PERMANENT WALL AND THE PUBLIC WAY SHALL BE COHESIVE MATERIAL, COMPACTED TO A MINIMUM 90 PERCENT RELATIVE COMPACTION OR A ½ SACK SLURRY MIX, UNDER THE CONTINUOUS INSPECTION AND TESTING BY THE GEOTECHNICAL ENGINEER AND THE PUBLIC WORKS INSPECTOR.
6. DO NOT RELEASE TIEBACKS AND/OR REMOVE RAKERS AND/OR CORNER BRACES UNTIL CONFIRMATION IN WRITING FROM STRUCTURAL ENGINEER OF RECORD THAT THE PERMANENT STRUCTURE IS CAPABLE OF TAKING THE EARTH LOADS.
7. TIEBACKS/RAKERS/CORNER BRACES SHOULD NOT BE DETENSIONED OR REMOVED UNTIL AFTER THE PERMANENT WALL AT THIS LEVEL IS UP TO DESIGN STRENGTH AND BRACED BY THE STRUCTURAL SLAB IMMEDIATELY ABOVE.
8. FOR THE CASE OF A TIEBACKS/RAKERS/CORNER BRACES LOCATED WITHIN 2 FEET OF A STRUCTURAL SLAB BELOW, THESE CAN BE REMOVED PRIOR TO THE WALL AND STRUCTURAL DECK ABOVE BEING INSTALLED, AS LONG AS THE STRUCTURAL DECK AT THIS LEVEL IS UP TO STRENGTH.

SHORING REMOVAL PROCEDURE - BUILDING SHORING

1. BUILDING SHORING AT EACH LEVEL (SHORING-WALL CONNECTING ELEMENTS) CAN BE REMOVED WHEN THE STRUCTURAL ENGINEER CONFIRMS THAT THE NEW STRUCTURE IS CAPABLE OF SUPPORT AT A GIVEN LEVEL.
2. THE IN-PLANE LATERAL MEMBERS AND THE PILES SHALL REMAIN IN PLACE UNTIL THE NEW ROOF LEVEL HAS BEEN INSTALLED AND THE STRUCTURAL ENGINEER CONFIRMS THAT THE EXISTING WALL IS ENTIRELY SUPPORTED BY THE NEW STRUCTURE.

INSPECTIONS

1. A DEPUTY SOILS/GRADING INSPECTOR SHALL BE CONTINUOUSLY PRESENT DURING ALL SHORING AND EXCAVATION OPERATIONS.
2. A DEPUTY SOILS/GRADING INSPECTOR SHALL VERIFY THAT THE SIZE, DEPTH AND LOCATIONS OF EACH DRILLED HOLE COMPLIES WITH THE APPROVED PLANS. A LOG OF DEPTH READING FOR EACH DRILLED HOLE SHALL BE AVAILABLE FOR THE BUILDING DEPARTMENT INSPECTOR. THIS DOES NOT WAIVE INSPECTION BY THE BUILDING DEPARTMENT.
3. A DEPUTY CONCRETE INSPECTOR CERTIFIED IN REINFORCED CONCRETE SHALL BE PRESENT FOR POURING OF ALL CONCRETE AND GROUT AND TAKING OF SAMPLES.
4. THE DEPUTY CONCRETE INSPECTOR IS REQUIRED TO VERIFY THAT THE CONCRETE OR GROUT MIX REQUIREMENTS, THE TENDON LOCATIONS WITHIN THE ANCHOR HOLES, AND THE PLACEMENT OF THE GROUT/CONCRETE FOR THE ANCHORS ARE IN ACCORDANCE WITH THE APPROVED PLANS.
5. THE CONCRETE INSPECTOR SHALL VERIFY THAT MECHANICAL ANCHORS POST-INSTALLED TO THE EXISTING WALLS HAVE BEEN INSTALLED TO THE MANUFACTURER AND ICC-ES REPORT REQUIREMENTS.
6. OF ANCHORS CAST IN CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED.
7. CERTIFICATION FROM AN APPROVED TESTING LABORATORY SHALL BE SUBMITTED FOR THE CALIBRATION OF THE ANCHOR LOADING DEVICES AT THE START OF EACH JOB AND AT 30 DAY INTERVALS THEREAFTER.
8. THE GEOTECHNICAL ENGINEER SHALL INSPECT AND APPROVE THE TESTING OF ALL ANCHORS. HE SHALL KEEP A RECORD OF ALL TEST LOADS AND TOTAL ANCHOR MOVEMENTS AND CERTIFY TO THEIR ACCURACY. THIS RECORD SHALL BE KEPT ON THE JOB SITE AND SHALL BE MADE AVAILABLE FOR INSPECTION BY THE BUILDING INSPECTOR.
9. UPON COMPLETION OF THE ANCHOR INSTALLATION AND TESTING, THE GEOTECHNICAL ENGINEER SHALL SUBMIT A REPORT TO THE BUILDING DEPARTMENT STATING THAT THE INSTALLATION AND TESTING OF ALL ANCHORS ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE SOIL REPORT AND ANY SUPPLEMENTS.
10. PRIOR TO POURING CONCRETE OR GROUT IN THE DRILLED HOLES THE GEOTECHNICAL ENGINEER SHALL POST WRITTEN CERTIFICATION AT THE JOB SITE FOR THE CITY BUILDING INSPECTOR, STATING THAT THE SOIL CONDITIONS ENCOUNTERED IN EACH DRILLED HOLE IS IN CONFORMITY WITH THE CONDITIONS INCLUDED IN HIS REPORT. NO CONCRETE OR GROUT SHALL BE POURED UNTIL THE CITY BUILDING INSPECTOR ALSO HAS INSPECTED THE ANCHOR EXCAVATION.
11. AL

REQUIREMENTS FOR TEMPORARY TIEBACK EARTH ANCHORS

Tieback earth anchors may be used for lateral support of excavation walls for periods up to two years, provided:

1. Soil Investigation Report

   Plans for each proposed installation are accompanied by a foundation analysis prepared by an agency acceptable to the Department. The report shall be approved by the Department and shall include recommended soils engineering criteria which will enable the shoring design engineer to determine the size, depth, location and capacity of the earth anchors and the contractor to select a satisfactory method of installation. The shoring plans shall comply with all the approved recommendations of the foundation engineer's report. Where applicable, an engineering geologist report shall be included with the soils report.

2. Drilled Anchor Holes

   a. The Registered Deputy Building Inspector shall verify that the size, depth and location of each drilled hole complies with the approved plans. A log of depth readings for each drilled hole shall be available for the Building Department Inspector. This shall not waive the required inspection by the Building Department Inspector.

   b. Prior to pouring concrete or grout in the drilled holes, the foundation engineer shall post written certification at the job site for the City Building Inspector and the Contractor stating that the soil conditions encountered in each drilled hole is in conformity with the conditions included in his report. No concrete or grout shall be poured until the City Building Inspector also has inspected and approved the anchor excavation and installation.

3. Installation of Concrete Anchors

   a. Concrete or grout shall be placed in the anchor holes through a hose adequately attached to the anchor rod or a rigid tube or by other methods approved by the Department.

   b. Concrete shall be placed only in dry holes except that where groundwater is present and it is determined that it is not feasible to pump the water from the holes, concrete may be placed underwater, subject to Department approval, provided the foundation engineer recommends that such placement would result in a satisfactory installation. The concrete shall be placed by pumping through a rigid pipe extending to the bottom of the holes.

REQUIREMENTS FOR TEMPORARY TIEBACK EARCH ANCHORS

   c. A registered concrete Deputy Building Inspector is required to verify that the concrete or grout mix requirements, the rod location within the anchor holes, and the placement of the structural concrete for the anchors are in accordance with the approved plans.

   d. Prior to testing the anchors, the foundation engineer shall ascertain that the structural concrete does not extend into the assumed failure wedge. No concrete shall be placed in that portion of the anchor hole that extends into the failure wedge until the testing of the anchors is completed.

   e. A monitoring system shall be provided in accordance with the approved recommendations of the foundation engineer.

   f. Provisions shall be made for corrective retensioning should significant slippage occur.

4. Testing of Anchors.

   a. Each anchor shall be satisfactorily tested in a minimum of 150% of the design load. The anchor rod including rod-stretch shall not move more than 12" total during application of the test load from 0% to 150%. At 150% test load the anchor movement shall not exceed 0.1 inch during a 15 minute test period.

   b. Unless otherwise approved by the Department on the recommendation of the Foundation Engineer, 10% of the anchors shall be tested to 200% of the design load. In addition, a representative sample of these tie-back anchors shall be tested for a time period of 24 anchors. The Foundation Engineer shall specify the number and location of those anchors in an addendum report which is to be submitted to and approved by the Department prior to issuance.

   c. Certification from an approved testing laboratory is required for the calibration of the anchor loading devices at the start of each job and at 30 day intervals thereafter.

   d. No test shall be performed until the concrete has attained at least 100% of its assumed design ultimate compressive strength, f'c.

   e. The Foundation Engineer shall inspect and approve the testing of all anchors. He shall keep a report of all test loads and total anchor movements and certify to their accuracy. This record shall be kept on the job site and shall be available for inspection by the Building Inspector.

REQUIREMENTS FOR TEMPORARY TIEBACK EARCH ANCHORS

   f. Upon completion of the anchor installation and testing the Foundation Engineer shall submit a report to the Department stating that the installation and testing of all anchors is in conformance with the recommendations of the foundation report and any supplements.

   g. For excavations adjacent to a public way or public structure, the deflection limits of the soldier piles will be established by the Public Works Department, Structural Engineering Division, during its review of the shoring design.

   h. Anchors failing the test criteria shall be disapproved except that reduced capacities may be assigned to such anchors upon recommendation of the foundation engineer and approval by the Department.

6. Anchor Material

   A. The anchor material is manufactured of mild steel or high tensile steel. For steel with an fy greater than 36,000 psi, the manufacturer shall furnish certification to the Department of the properties of such material.

   B. At design load, the stress in the rod or tendon shall not exceed 60% of the specified yield strength of the rod or tendon material. Anchors which are designated for testing to 200% design load shall have an area of steel sufficient to keep the stress at test load equal to or less than the specified yield strength of the material.

   C. Both the rod and the nut are to be free of mill scale.

7. Protection of Material

   a. For installations of duration up to six months, the steel shall be coated with approved corrosion resistant protective covering and wrapped with two layers of asphaltic-impregnated reinforced Kraft paper except for the bonding length.

   b. For installations of duration up to one year, the rods shall be first wrapped with approved corrosion resistive protective covering of 8 mil minimum thickness and then coated and wrapped as specified in "a" above except for the bonding length.

REQUIREMENTS FOR TEMPORARY TIEBACK EARCH ANCHORS

   e. For installations where the anchor will remain in place for longer than one year but less than two years, the rods shall be protected by a minimum cover of 3" of concrete.

   d. Satisfactory methods of protection, other than those specified in a., b., and c above, may be used subject to Department approval.

   e. Where groundwater is encountered in the tie back anchors connection:

      1. A person qualified in metallurgy shall furnish a statement that soils, the groundwater, and the metals are compatible with the proposed treatment for the connection.

      2. The corrosion resistant treatment for the connections shall be applied under the supervision of a person qualified in metallurgy.

H:\rv\Temp Tieback Anchors

Bureau of Engineering

Special Order

February 16, 2000 — Special Order No. 003-0201

To All: Deputy City Engineers
Division/District Engineers
Division Heads

Subject: **REQUIREMENTS FOR DEEP EXCAVATION CONSTRUCTION AND INSTALLATION OF TIEBACKS ON SITES IN OR ADJACENT TO PUBLIC WAYS**

This Special Order supercedes Special Order No. SO09-0686.

Our current requirements as set in Special Order No. SO09-0686 call for the removal of soldier piles and lagging located in the public right-of-way to a depth of 12 feet below gutter grade. The 12 feet cut-off line was established to leave the subsurface area free from any obstruction for the purpose of installing underground utilities and City maintained installations such as sewers and storm drains. Also, it was intended to eliminate any additional financial hardship on the city to remove these piles in case the need arises to use the space they occupy.

Soldier piles are part of the shoring system used in conjunction with the construction of the basement walls of a building. They are normally placed at the face of the wall and within 2 feet of the property line. This subsurface area of the sidewalk is very rarely used by city forces to install underground installations. A shallower cut-off line is acceptable and will not add any hardship on the City. Therefore, effective immediately, the following procedures shall apply to excavation permits.

A. ENGINEERING

1. Existing substructures and utilities shall be shown on plans with elevations and sections when closer than 6 feet clear of drilled holes.
2. Provisions shall be made to immediately dispose of all ground and surface runoff water.
3. Dewatering wells within 10 feet of shoring system or within the public way must be approved by the City Engineer prior to installation.
4. Heavy loads shall not be allowed within 10 feet of the top of the excavation except where the shoring design provides for the proposed surcharge.
5. All changes in the drawings and permit specifications must have prior approval of the Bureau of Engineering, phone (213) 977-6037 for procedural requirements.

B. CONTRACTOR RESPONSIBILITIES

1. UNDERGROUND SERVICE ALERT, Inquiry Identification number (USA II No.): Before commencing any excavation, the contractor shall obtain a USA II Number by calling 1-800-422-4133. Two working days shall be allowed after the USA II

Number is obtained and before the excavation work is started so that utility owners can be notified.

2. PRE-JOB INSPECTION REQUIRED 72 HOURS PRIOR TO THE START OF SHORING CONSTRUCTION WITH THE DEPARTMENT OF PUBLIC WORKS INSPECTOR AND JOB SUPERINTENDENT, PHONE (213) 580-5080.
3. Contractor shall locate all utilities and structures within the proposed excavation and make appropriate arrangements for their relocation, prior to the start of construction.
4. Contractor shall locate and cap off all sewer laterals behind the proposed location soldier beams prior to the installation of soldier beams.
5. Existing underground installations carrying unstable substances shall be "pot-holed" as required by the Los Angeles Municipal Code 62.03.01 (Ordinance No. 150, 478), and City Engineer's Special Order SO06-0279 dated February 27, 1979 (Compliance with Ordinance Requirements for Unstable Substance Installations-Guidelines Implementations).

C. CONSTRUCTION PROCEDURES

1. Lagging shall be required unless otherwise noted; lagging shall be 3 inch No. 2, or better, placed and backfilled with sand or slurry, in 5 foot maximum lifts.
2. All backfill between the permanent wall and the public way shall be cohesive material, compacted to a minimum 90 percent relative compaction or a 1½ sack slurry mix, under the continuous inspection and testing by the project's private soil engineer and the Public Works Inspector.
3. a. All soldier beams and lagging placed in the public way either under the sidewalk or in the roadway shall be removed to a minimum of 8 feet below gutter grade.
   b. All soldier beams and lagging placed in an alley shall be removed to a minimum of 4 feet below grade.
   c. All tieback anchor rods in the public way including alleys that are located within 20 feet of surface shall be removed. All other tiebacks shall be detensioned and shall be verified by the Public Works Inspector.

D. TIE BACK INSTALLATION

1. Lighting shall be provided for visual inspection of drilled holes.
2. Where caving occurs, drilled holes shall be cased and all backfill shall be pressure pumped so that all voids are filled.
3. All drilled holes to be left open more than twelve (12) hours shall be cased.
4. Anchor holes shall be free of loose material and concrete shall be placed immediately after placing anchor in hole.

5. Anchors shall be tensioned straight and true. Kinking or sharp curvature in anchors under tension shall be cause for rejection.
6. Rods or stranded cables shall remain extended and exposed to permit retensioning throughout the service life of the shoring and detensioning following completion of permanent building structure.

E. TESTING OF TIE BACKS

1. Anchor holes shall be logged and certified by the soils engineer.
2. Hydraulic rams shall be calibrated and certified by testing laboratory.
3. All anchors shall be tested at 150 percent of design load for 15 minutes with less than 0.1 inch yield. 10 percent for anchors at each level, as selected by soils engineer shall be tested at 200 percent of design load. Total yield of 12 inches is acceptable. Total yield of 36 inches is unacceptable. Total yield of 12 to 36 inches shall require soils engineer to assign partial anchors values and install remedial anchors with the approval of the City Engineer.

F. JOB SAFETY

1. Contractor shall establish initial control points for the purpose of monitoring the soldier beams prior to the start of any excavation. Shoring piles shall be survey monitored weekly for line and grade by a licensed surveyor. One set of data obtained shall be maintained at the job site for the inspector of Public Works. A second set of this data shall be promptly submitted to the City Engineer, Central Engineering District. Any one inch movement shall be analyzed by the soils engineer and an approved remedial shoring plan prepared. Any movement of 2-inches or more require that remedial shoring installation be made to prevent additional movement prior to further construction. All affected anchor rods shall be retensioned.
2. Anchor tie rods shall not be welded nor used for grounding welding equipment

(HMM CWR)

EXE/HMM/RS/gva	Approved By:
S.O. No. 003-0201	Vitaly B. Troyan, P.E., City Engineer

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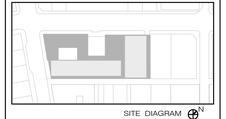
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LOS ANGELES, CA 90015



SITE DIAGRAM N

DATE	ISSUE
11/20/2020	100% DESIGN DEVELOPMENT
4/30/2020	100% SCHEMATIC DESIGN

NO	DATE	REVISION

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

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● NOT FOR CONSTRUCTION

DRAWING TITLE
TIEBACK CONDITIONS OF APPROVAL & BOE SPECIAL ORDER

SEAL & SIGNATURE

DATE	11/20/20
PROJECT NO.	191031
DRAWN BY	S.W.
CHECKED BY	D.C.
LADBS NO.	

DRAWING NUMBER
SH-101

CITY OF LOS ANGELES
CALIFORNIA

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Dywidag Systems International, USA, Incorporated
2154 East South Street
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Attn: Lucian Bogdan, P.E.
(562) 295-3907

RESEARCH REPORT: RR 23835
(CSI #02260)

Expires: February 01, 2021
Issued Date: February 01, 2019
Code: 2017 LABC

GENERAL APPROVAL – Renewal - Dywidag System International 4-0.6 "SA, 7-0.6" SA, 5-0.6" MA, 9-0.6" MA, and 12-0.6" MA, 9-0.6" GT and 12-0.6" GT wedge plates systems used for temporary tieback earth retaining anchors and for bonded post-tensioning system in pre-stressed concrete applications

Dywidag 19-0.6" MA Strand System for bonded post-tensioning systems in prestressed concrete applications and for temporary tieback earth anchors

Removable Quick-EX 4-0.6" and 7-0.6" strand assembly systems are used for temporary earth retaining anchors. Anchorage and strands will be removed after permanent concrete wall is in place.

Removable Quick-EX 1-3/8" and 1-3/4" DYWIDAG Threadbar® assembly systems are used for temporary earth retaining anchors. Anchorage and Threadbars® will be removed after permanent concrete wall is in place.

Dywidag Threadbars® for use as reinforcement, tie rods, prestressed concrete tendons, temporary (up to 2 years) tieback earth anchors, soil nails and micropiles. Dywidag Threadbars® Couplers, Hexagonal Nuts and Anchor Nuts developing the full load of the Threadbar®, can be used as splices or anchorage devices for the Dywidag Threadbars®.

LADBS G-5 (Rev.09/2014) AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

DETAILS

4-0.6" SA, 7-0.6" SA, 5-0.6" MA, 9-0.6" MA, 12-0.6" MA, 9-0.6" GT and 12-0.6" GT Strands Anchorage System:
The anchorages are used in conjunction with 0.6-inch diameter (7-wire) pre-stressing strands, which conform to ASTM-A416, grade 270 steel, 3-part wedges, wedge washers and bearing plates.
The anchorages consist of a circular (barrel type) wedge plate of various thickness and truncated cone-shaped wedges. The number of wedges in each anchor corresponds to the number of prestressing strands. The 4, 5 and 7 Strand wedge plates are made of ductile cast iron conforming to ASTM A 536, Grade 80-55-06. The 9 and 12 Strand Wedge Plates are forged from ASTM A-521 Steel. The 9 GT and 12 GT wedge plates are machined from hot rolled bar steel, AISI 1045.
The wedges are placed over the strand inside the wedge plate holes and are used to lock the post-tensioning strand onto the anchorage system. All wedges conform to case-hardened AISI-12L14 Steel or AISI-11L17 Steel. See attached drawings for details of the hardware.

19-0.6" MA Strand Anchorage System:
The anchorage system is used in conjunction with 19-06" Multi-plane anchor, 19-0.6" wedge plate, 3-part wedges, 19-0.6" Transition trumpet, 19-0.6" Standard spiral for MA, and 0.6-inch diameter (7-wire) pre-stressing strands which conform to ASTM-A416, grade 270. The Multi-plane anchor is made from ductile cast iron conforming to ASTM A-536, Grade 65-45-12. The Wedge plate material is forged from steel conforming to ASTM A521. The 3-part wedges are made from AISI C12L14 or AISI C11L17 hardened steel. The Transition Trumpet is made of high density polyethylene (HDPE). The 19-0.6" standard spiral for MA is made from ASTM A615, grade 60.

Removable Quick-EX 4-0.6" and 7-0.6" Strand Assembly System :
The two systems use approved 0.6" strands ASTM A416, 3-part wedges and wedge plate anchorages. The system assemblies are pre-manufactured and delivered to the job site. Strands are inserted inside HDPE tubes from top stressing anchorage to bottom footbox anchorage. Tubes will provide separation length of the anchor. Tensioned load applied at the top anchorage is transferred to the bottom of the anchor through several short-length compression bodies bonded to grout. At the completion of the permanent concrete wall, anchorage is detensioned and removed together with the strands.

Removable Quick-EX 1-3/8" and 1-3/4" DYWIDAG Threadbar® Assembly System :
The two systems use approved 1-3/8" and 1-3/4" Grade 150, ASTM A722 threadbars and hexnuts. The system assemblies are pre-manufactured and delivered to the job site. One threadbar per anchor is inserted inside PVC pipe from top stressing anchorage to bottom plate anchorage. Pipe will provide unbonded length of the anchor. Tensioned load applied at the top anchorage is transferred to the bottom of the anchor through several short-length compression bodies bonded to grout. At the completion of the permanent concrete wall, anchorage is detensioned and removed together with threadbars.

Dywidag Threadbars®:
The Dywidag Threadbar® has a continuous rolled-in pattern of threadlike deformations along its entire length which conforms to ASTM A615. Dywidag 1", 1-1/4", 1-3/8", and 1-3/4" Threadbars® are high strength hot rolled and proof stressed alloy steel conforming to ASTM A722. The DYWIDAG 2-1/2" bar are cold drawn, stress relieved alloy steel conforming to strength requirements of the ASTM A722 with cold rolled threads for the entire length. The bars can be spliced by use of the full load coupler and anchored by use of the hexagonal nuts or anchor nuts.

Dywidag Threadbars® and accessories can be epoxy coated in accordance with ASTM A775 and ASTM A934 or galvanized in accordance to ASTM A123 and ASTM A153.

A. Prestressing Steel ASTM A722 Properties

Nominal Diameter (inches)	Ultimate Tensile Stress (ksi)	Ultimate Tensile Load (kips)	Yield Tensile Stress (ksi)	Yield Tensile Load (kips)	Nominal Cross Section Area (in²)	Nominal Weight (Lbs/ft)
1"	150	127.5	120	102.0	0.85	3.01
1-1/4"	150	187.5	120	150.0	1.25	4.39
1-3/8"	150	237.0	120	189.6	1.58	5.56
1-3/4"	150	400.0	120	328.0	2.58	9.10
2-1/2"	150	774.0	120	619.2	5.16	18.20

B. Reinforcing Steel ASTM A615 Properties

Threadbar Designation (in)	Ultimate Tensile Load (kips)	Ultimate Tensile Stress (ksi)	Yield Tensile Stress (ksi)	Yield Tensile Load (kips)	Nominal Cross Section Area (in²)	Nominal Weight (lbs/ft)
#6	100	64	75	33.0	0.44	1.50
#7	100	60	75	45.0	0.60	2.04
#8	100	79	75	59.3	0.79	2.67
#9	100	100	75	75.0	1.00	3.40
#10	100	127	75	95.3	1.27	4.30
#11	100	156	75	117.0	1.56	5.31
#14	100	225	75	168.8	2.25	7.65
#18	100	400	75	300	4.00	13.60
#20	100	491	75	368.3	4.91	16.70

The approval is subject to the following conditions:

1. For each shipment, the manufacturer shall furnish a certificate indicating that the hardware complies to the manufacturer's specifications on file with the Department. Test

data to verify the physical and chemical properties of the hardware shall be submitted upon request.

2. The pieces of hardware shall be identified by the designation D.S.I. and drawing/part number stamped onto each piece.
3. Where the anchors are used with less than the full number of prestressing strands, the strands shall be symmetrically placed within the anchors when possible. The location of the strands within the wedge anchor plate shall be clearly detailed on the approved plans for each job.
4. Mill test data or test data prepared by a Los Angeles City approved testing agency to verify the material and physical properties of the anchor hardware shall be kept on file with the manufacturer for each shipment of anchors and shall be submitted to Department upon request.
5. Other tests and inspections of the anchor hardware shall be conducted in accordance with D.S.I.'s Quality Control and Assurance Program, a copy of which is on file with the Engineering Research Section.
6. Installation of the anchorage and reinforcing system shall be in accordance with the manufacturer's instructions except where specified herein.
7. Where the couplers are used or where design f'_c exceeds 2,500 psi, continuous Inspection by a Deputy Building Inspector for concrete shall be provided. In addition to normal duties, the Deputy shall verify that the couplers are centered at the ends of bars that are spliced.
8. Design by Dywidag Threadbars® for use in concrete or prestressed concrete construction shall be in accordance with the requirements of the 2017 Los Angeles City Building Code.
9. Design and installation of the hardware for temporary tieback earth anchors shall comply with the manufacturer's instructions and the attached "REQUIREMENTS FOR TEMPORARY TIEBACK EARTH ANCHORS".
10. Bearing stresses on the bearing plates and the piles shall be checked for each installation. Calculations and plans signed by a licensed engineer or architect registered in the State of California shall be submitted to Structural Plan Check for approval of the design of the anchorage system.
11. Concrete cover of the anchor shall be provided as required by the 2017 Los Angeles City Building Code for fire protection.

DISCUSSION

The report is in compliance with the 2017 Los Angeles City Building Code.

Products included in this report were previously approved by reports 24121, 25053, and 23835.

The approval is based on static and cyclic tests and on physical and chemical analyses of the hardware. Dywidag 4-0.6" SA, 7-0.6" SA, 5-0.6" MA, 9-0.6" MA, 12-0.6" MA, 19-0.6" MA, 9-0.6" GT and 12-0.6" GT may not be used as unbonded tendons in post-tensioned concrete structures as no cyclic (fatigue) tensile load tests were submitted.

Addressee to whom this Research Report is issued is responsible for providing copies of it, complete with any attachments indicated, to architects, engineers and builders using items approved herein in design or construction which must be approved by Department of Building and Safety Engineers and Inspectors.

This general approval of an equivalent alternate to the Code is only valid where an engineer and/or inspector of this Department has determined that all conditions of this approval have been met in the project in which it is to be used.

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RR
RR23835
TLB#:94000
RPC:DB:TR
ACI 318-14 Sections: 25.5.7.1, 18.2.7.1, 18.2.7.2

ATTACHMENTS: Detailed Drawings of Specifications & Requirements for Tieback Earth Anchors (28 pages)

CITY OF LOS ANGELES
CALIFORNIA

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RESEARCH REPORT: RR 26134
(CSI # 31 51 00)

REEVALUATION DUE
DATE: June 01, 2021
Issued Date: June 01, 2019
Code: 2017 LABC

GENERAL APPROVAL – Renewal - Skyline Steel Threaded Bar Systems, ASTM A722 Type II for use as reinforcement, tie rods, prestressed concrete tendons, temporary tieback earth anchors (up to 2 years), soil nails and micropiles. Skyline couplers, hex nuts, spherical anchor nuts developing the full load of the thread bar can be used as splices or anchorage devices for Skyline Steel threaded bars.

Skyline Steel 0.6" strand system assemblies for pre-stressing temporary tieback earth anchors (up to 2 years).

DETAILS

Skyline Steel Threaded bar has a continuous rolled-in pattern of threadlike deformations along its entire length which conforms to ASTM A615. Skyline 1", 1-1/4" and 1-3/8" threaded bars are high strength hot rolled and proof stressed alloy steel conforming to ASTM A722 then has cold rolled threads applied. The Skyline 1-3/4", 2-1/4", 2-1/2" and 3" bars are conforming to the mechanical and physical properties of ASTM A722 with cold rolled threads for the entire length. The bars can be spliced by use of the coupler and be anchored by use of the hexagonal nuts or anchor nuts. Skyline thread bars and accessories can be epoxy coated in accordance with ASTM A775 and ASTM A934 or galvanized in accordance with ASTM A123 and ASTM A153.

LADBS G-5 (Rev.1/15) AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Table 1: Cold Rolled Threaded Bars – Grade 150 – ASTM A722

Nominal Diameter	Min. Net Area Thru Threads	Min. Ultimate Strength	Min. Yield Strength	Nominal Weight	Approx. Major Thread Diameter	Thread Orientation	Max. Length
in	in2	kips	kips	lb/ft	in		ft
1.000	0.85	128	102	3.1	1.125	Left Hand	60
1.250	1.25	188	150	4.5	1.500	Left Hand	60
1.375	1.58	237	190	5.7	1.625	Left Hand	60
1.750	2.60	390	320	9.1	2.000	Left Hand	60
2.250	4.00	600	480	13.6	2.438	Left Hand	60
2.500	5.15	778	622	18.3	2.750	Left Hand	60
3.000	7.06	1059	847	24.0	3.250	Left Hand	60

The anchorages are used in conjunction with 0.6-inch diameter (7 wire) pre-stressing strands, which conform to ASTM A416, grade 270 steel, 3-part wedges, wedge washers and bearing plates. The anchorages consist of a circular wedge plate of various thickness and truncated cone-shaped wedge. The number of wedges in each anchor corresponds to the number of pre-stressing strands. The 4, 7, 9 and 12 strand wedge plates are made of ductile cast iron conforming to ASTM A526, Grade 80-55-06. The wedges are placed over the strand inside the wedge plate holes and are used to lock the post-tensioning strand onto the anchorage system. All wedges conform to case-hardened AISI-12L14 steel or AISI-11L17 steel. See attached system details.

The approval is subject to the following conditions:

1. For each shipment, the manufacturer shall furnish a certificate indicating that the hardware complies to the manufacturer's specifications on file with the Department. Test data to verify the physical and chemical properties of the hardware shall be submitted upon request.
2. Mill test data or test data prepared by a Los Angeles City approved testing agency to verify the material and physical properties of the anchor hardware shall be kept on file with the manufacturer for each shipment of anchors and shall be submitted to Department upon request.
3. All-Thread-bars shall conform to ASTM A722, and ASTM A615. Test data shall be submitted as required by the 2017 Los Angeles City Building Code. Other tests and inspections of the anchor hardware shall be conducted in accordance with Skyline Steel's Quality Control and Assurance Program, a copy of with is on file with the Department Engineering Research Section.

4. Installation of the anchorage systems shall be in accordance with the manufacturer's instructions except where specified herein.
5. Design of the pre-stressed systems shall be in accordance with the 2017 Los Angeles City Building Code.
6. Where pre-stressing strand anchors are used with less than the full number of strands, the strands shall be symmetrically placed within the anchor. The location of the strands within the wedge anchor head shall be clearly detailed on the approved plans.
7. Concrete cover of All-Thread-bars and couplers shall be provided as required by the 2017 Los Angeles City Building Code for fire protection.
8. Where couplers are used or where design f'_c exceeds 2,500 psi, continuous inspection by a Deputy Inspector for concrete shall be provided. In addition to normal duties, the Deputy Inspector shall verify that All-Thread-bars couplers are centered at the ends of bars that are spliced.
9. The anchorage systems may be used for temporary tieback earth anchors where the installation conforms to the attached "REQUIREMENTS FOR TEMPORARY TIEBACK EARTH ANCHORS."
10. The anchor system components shall be identified by Manufacture part designations and heat number stamped onto each piece.
11. Bearing stresses on the bearing plates and the piles shall be checked for each installation. Calculations and plans signed by an Engineer or Architect registered in the State of California shall be submitted to Structural Plan Check for approval of the design of the anchorage system.

DISCUSSION

The report is in compliance with 2017 Los Angele Building Code.

The approval is based Los Angeles Acceptance Criteria for Temporary Tie-back Anchors of Multi-Strand Pre-Stressing steel and Wedge Plate and other load tests.

Addressee to whom this Research Report is issued is responsible for providing copies of it, complete with any attachments indicated, to architects, engineers and builders using items approved herein in design or construction which must be approved by the Department of Building and Safety Engineers and Inspectors.

This general approval of an equivalent alternate of the Code is only valid where an engineer and/or inspector of this Department has determined that all conditions of this Approval have been met in the project in which it is to be used.

DAVID CHANG, Chief
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RR
RR26134
TLB#:94000
RPC:DB:TR
IBC

Attachments: "Requirements for Temporary Tieback Earth Anchors" (4 Pages)
"Anchor System Parts Details" (8 Pages)

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RESEARCH REPORT: RR 25041
(CSI # 02200)

REEVALUATION DUE
DATE: June 01, 2022
Issued Date: June 01, 2020
Code: 2020 LABC

GENERAL APPROVAL – Renewal/Clerical Modification - Williams All-Thread-Bar ASTM A615 and ASTM A722 Type II for use as concrete reinforcement, micro piles, pre-tensioned and post-tensioned concrete tendons, and for temporary (up to 2 years) tieback earth anchors. C4.6 and C7.6 multi-strand anchorage systems for temporary (up to 2 years) tieback earth anchor tendons.

1. Williams Thread-bars
2. Thread-bar Couplers
3. Stress Proof Hexagonal Nuts
4. C4.6 Wedge Plate
5. C7.6 Wedge Plate
6. 0.6, 3 Piece Wedge (Surelock)

DETAILS

Williams All-Thread-Bar (Grade 75 ksi)
Williams Thread-bars are high-strength, round, continuously threaded steel bars. The threads are rolled on the bars and form the deformations which conform to ASTM A615. The bars can be spliced by use of the coupler and can be anchored by use of the nut. Thread-bar properties are listed below. See attachment for details of hardware.

LADBS G-5 (Rev.1/16) AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

Bar Size	Nominal Bar Diameter	Yield Stress (fy-ksi)	Cross Section Area* (A-inches²)	Nominal Weight (lbs.-/ft.)	Approx. Thread Major Dia.
#8	1" (26 mm)	75	0.78	2.78	1-1/8"
#9	1-1/8" (29 mm)	75	1.00	3.40	1-1/4"
#10	1-1/4" (32 mm)	75	1.27	4.30	1-3/8"
#11	1-3/8" (36 mm)	75	1.56	5.30	1-1/2"
#14	1-3/4" (45 mm)	75	2.25	7.65	1-7/8"
#18	2-1/4" (57 mm)	75	4.00	13.6	2-7/16"
#20	2-1/2" (65 mm)	75	4.91	16.7	2-3/4"

* Effective cross sectional areas shown are as required by ASTM A615-15. Actual areas may exceed these values.

Williams All-Thread-Bar (Grade 150 ksi)
Williams Thread-bars are high-strength, round, continously threaded steel bars. The threads are rolled on the bars and form the deformations which conform to ASTM A615. The bars can be spliced by use of the coupler and can be anchored by use of the nut. Thread-bar properties are listed below. See attachment for details of hardware.

Nominal Bar Diameter	Ultimate Stress (fpu-ksi)	Cross Section Area* (inches²)	Nominal Weight (lbs.-/ft.)	Approx. Thread Major Dia.
1" (26 mm)	150	0.85	3.09	1-1/8"
1-1/8" (32 mm)	150	1.25	4.51	1-7/16"
1-3/8" (36 mm)	150	1.58	5.71	1-9/16"
1-3/4" (45 mm)	150	2.66	9.06	2"
2-1/4" (65 mm)	150	4.08	14.1	2-1/2"
2-1/2" (65 mm)	150	5.19	18.2	2-3/4"

* Effective cross sectional areas shown are as required by ASTM A722-12. Actual areas may exceed these values.

Note: Williams All-Thread-Bars may be stressed to the allowable limits of ACI 318-11. The maximum jacking stress (temporary) may not exceed 0.80 fpu and the transfer stress (lock-off) may not exceed 0.70 fpu.

C4.6 and C7.6 multi-strand anchorage systems
C4.6 and C7.6 Multi-Strand Anchorage Systems are used in conjunction with .6 inch diameter (7-wire) pre-stressing strands, which conform to ASTM-A416, Grade 270. The anchorages consist of a circular (barrel type) wedge plate of various thickness and truncated cone-shaped wedges. The number of wedges in each anchor corresponds to the number of pre-stressing strands. The C4.6 and C7.6 anchor heads are cast from ASTM A536, Grade 80-55-06 ductile iron. The wedges are placed over the strand inside the wedge plate holes and are used to lock the post-tensioning strand onto the anchorage system. All wedges conform to case-hardened AISI-12L14 or AISI-11L17 steel. See attachment for details of the hardware.

The approval is subject to the following conditions:

1. For each shipment, the manufacturer shall furnish a certificate indicating that the hardware complies to the manufacturer's specifications on file with the Department. Test data to verify the physical and chemical properties of the hardware shall be submitted upon request.
2. Mill test data or test data prepared by a Los Angeles City approved testing agency to verify the material and physical properties of the anchor hardware shall be kept on file with the manufacturer for each shipment of anchors and shall be submitted to Department upon request.
3. All-Thread-bars shall conform to ASTM A722, and ASTM A615. Test data shall be submitted as required by the 2020 Los Angeles City Building Code.
4. Installation of the anchorage systems shall be in accordance with the manufacturer's instructions.
5. Design of the pre-stressed systems shall be in accordance with the 2020 Los Angeles City Building Code.
6. Where pre-stressing strand anchors are used with less than the full number of strands, the strands shall be symmetrically placed within the anchor. The location of the strands within the wedge anchor head shall be clearly detailed on the approved plans.
7. Concrete cover of All-Thread-bars and couplers shall be provided as required by the 2020 Los Angeles City Building Code for fire protection.
8. Where couplers are used or where design f'_c exceeds 2,500 psi, continuous inspection by a Deputy Inspector for concrete shall be provided. In addition to normal duties, the Deputy Inspector shall verify that All-Thread-bars couplers are centered at the ends of bars that are spliced.
9. The anchorage systems may be used for temporary tieback earth anchors where the installation conforms to the attached "REQUIREMENTS FOR TEMPORARY TIEBACK EARTH ANCHORS."
10. The anchor system components shall be identified by Manufacture part designations and heat number stamped onto each piece.
11. Bearing stresses on the bearing plates and the piles shall be checked for each installation. Calculations and plans signed by an Engineer or Architect registered in the State of California shall be submitted to Structural Plan Check for approval of the design of the anchorage system.

DISCUSSION

The clerical modification is to update this report to 2020 LABC.

This report is in compliance with the 2020 City of Los Angeles Building Code.

The approval is based Los Angeles Acceptance Criteria for Temporary Tie-back Anchors of Multi-Strand Pre-Stressing steel and Wedge Plate and other load tests.

Addressee to whom this Research Report is issued is responsible for providing copies of it, complete with any attachments indicated, to architects, engineers and builders using items approved herein in design or construction which must be approved by the Department of Building and Safety Engineers and Inspectors.

This general approval of an equivalent alternate of the Code is only valid where an engineer and/or inspector of this Department has determined that all conditions of this Approval have been met in the project in which it is to be used.

DAVID CHANG, Chief
Engineering Research Section
201 N. Figueroa Street, Room 880
Los Angeles, CA 90012
Phone - 213-202-9812
Fax - 213-202-9943

RR
RR25041
TLB#:94000
RPC:DB:TR
ACI 318-14 Sec 25.8

Attachments: "Requirements for Temporary Tieback Earth Anchors" (5 Pages)
"Anchor System Parts Details" (8 Pages)

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OSAMA YOUNAN, P.E., EXECUTIVE OFFICER

STRESSTEEL, INC.
47375 Fremont BLVD
Fremont, CA 94538

Attn: Dion Grey
888-284-8752 x219

RESEARCH REPORT: RR 25977
(CSI #02260)

REEVALUATION DUE
DATE: July 1, 2021
Issued Date: August 1, 2019
Code: 2017 LABC

GENERAL APPROVAL – Renewal - Stressteel Inc. Grade 150 Thread Bars, Coupler, Hex Nut for Temporary Tieback Earth Anchors and Micropiles.

DETAILS

SAS Stressteel thread bars in diameter sizes 1 inch (26.5mm), 1-1/4 inch (32mm), 1-3/8 inch (36mm), 1-5/8 inch (40mm), 1-7/8 inch (47mm), 2-1/4 inches (57mm), 2-1/2 inches (65mm), and 3 inches (75mm) are manufactured from high strength, hot rolled steel in accordance with ASTM A722 Type 2. The SAS Stressteel thread bars have a continuous rolled-in pattern of threadlike deformations along its entire length. The bars can be spliced and anchored by using proprietary couplers and hexagonal nuts, respectively.

The approval is subject to the following conditions:

1. For each shipment, the manufacturer shall furnish a certificate indicating that the hardware complies with manufacturer's specifications as described in Table 1 of the attachments. Test data to verify the physical and chemical properties of the hardware shall be submitted upon request.
2. Hardware shall be identified by the designations in Table 2 of the attachments stamped onto each piece. Thread bars shall have a label tied to each bundle delivered to the jobsite associated with an accompanying Mill Certificate. Examples of the specified identification are included in Attachment A.

LADBS G-5 (Rev.10/2015) AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

3. Mill Certificates, prepared by a Los Angeles City approved testing agency, to verify the material and physical properties of the anchor hardware shall be kept on file with the manufacturer for each shipment of anchors and shall be submitted to the Department upon request.
4. Installation of the anchorage and reinforcing system shall be in accordance with the manufacturer's instructions except where specified herein.
5. Tests and inspections of the anchor hardware shall be conducted in accordance with Stressteel's Quality Control and Assurance Program, a copy of which is on file with the Engineering Research Section.
6. Where couplers are used, or where concrete design strength is specified to be 2,500 psi or greater, continuous Inspection by a Deputy Building Inspector for concrete shall be provided. In addition to normal duties, the Deputy shall verify that the couplers are centered at the ends of bars spliced.
7. Design and installation of the hardware for temporary tieback earth anchors shall comply with the manufacturer's instructions and the attached "REQUIREMENTS FOR TEMPORARY TIEBACK EARTH ANCHORS".
8. Bearing stresses at thread bar anchor points shall be designed for each installation. Plans and calculations signed by a licensed Civil or Structural Engineer registered in the State of California shall be submitted to Structural Plan Check for approval of the design of the anchorage system.

DISCUSSION

This report is in compliance with the 2017 City of Los Angeles Building Code.

The approval is based on tests and analyses in accordance with Los Angeles City Requirements for Temporary Tieback Anchors I.202.

This general approval will remain effective provided the Evaluation Report is maintained valid and unrevised with the issuing organization. Any revision to the report must be submitted to this Department for review with appropriate fee to continue the approval of the revised report.

Addressee to whom this Research Report is issued is responsible for providing copies of it, complete with any attachments indicated, to architects, engineers and builders using items approved herein in design or construction which must be approved by Department of Building and Safety Engineers and Inspectors.
This general approval of an equivalent alternate to the Code is only valid where an engineer and/or inspector of this Department has determined that all conditions of this Approval have been met in the project in which it is to be used.

DAVID CHANG, Chief
Engineering Research Section
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Los Angeles, CA 90012
Phone - 213-202-9812
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RR
RR25977
TLB#:94000
RPC:DB:TR
IBC

Attachments: Stressteel Product Labeling, Examples, and Drawings (8 pages)
Requirements for Temporary Tieback Earth Anchors (4 pages)

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Stressteel, Inc.
47375 Freemont Blvd.
Fremont, CA 94538

Attn: Tom Pavlovic
(888) 284-8752

RESEARCH REPORT: RR 26005
(CSI # 31 51 00)

Expires: June 01, 2021
Issued Date: June 01, 2019
Code: 2017 LABC

GENERAL APPROVAL – Renewal and Clerical Modification - Stressteel multi-strand anchorage systems - SAS 4.6, SAS 7.6, SAS 9.6 and SAS 12.6 anchor heads with recessed bottoms for temporary tieback earth anchors.

DETAILS

SAS 4.6, 7.6, 9.6 and 12.6 anchor heads with recessed bottoms:
The anchorages consist of a circular (barrel type) anchor heads (wedge plates) of various thickness and truncated cone-shaped wedges. The number of wedges in each anchor corresponds to the number of prestressing strands. The 4.6, 7.6, 9.6 and 12.6 SAS anchor heads are forged from ductile, heat treated steel conforming to ASTM A29, Grade 1050.
The 2-part wedges are placed over the strand inside the anchor head (wedge plate) holes and are used to lock the post-tensioning strand onto the anchorage system. All wedges conform to case-hardened AISI-12L14 Steel or AISI-11L17 Steel.

The anchorages are used in conjunction with 0.6-inch diameter (7-wire) pre-stressing strands, which conform to ASTM-A416, grade 270 steel with a guaranteed ultimate tensile strength (GUTS) of 58.6 kips.

See attached drawings for details of the hardware.

The approval is subject to the following conditions:

1. For each shipment, the manufacturer shall furnish a certificate indicating that the hardware complies to the manufacturer's specifications on file with the Department. Test data to verify the physical and chemical properties of the hardware shall be submitted upon request.

LADBS G-5 (Rev 09/

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4/30/2020	100% SCHEMATIC DESIGN

NO.	DATE	REVISION

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SOILS REPORT APPROVAL LETTERS

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DATE	11/20/20
PROJECT NO.	191031
DRAWN BY	S.W.
CHECKED BY	D.C.
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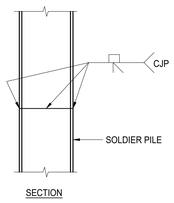
DRAWING NUMBER

SH-103

BEAM	DOUBLER PL	WELD B	L

# OF STRANDS	MAX. TEST LOAD	PIPE SIZE	BEARING PLATE	STIFFENER PLATE	WELD A
4	187k	4" SCH. 160	8" x 8" x 1 1/2"	5/8"	5/16"
5	234k	5" SCH. 160	8" x 8" x 2"	3/4"	3/8"
7	325k	5" XXS	8" x 8" x 2 1/2"	1"	1/2"
9	422k	6" XXS	8" x 8" x 2 3/4"	1-1/2	1/2"

STRAND TENDON FLUSH FACE-PIPE WEDGE SEAT POCKET



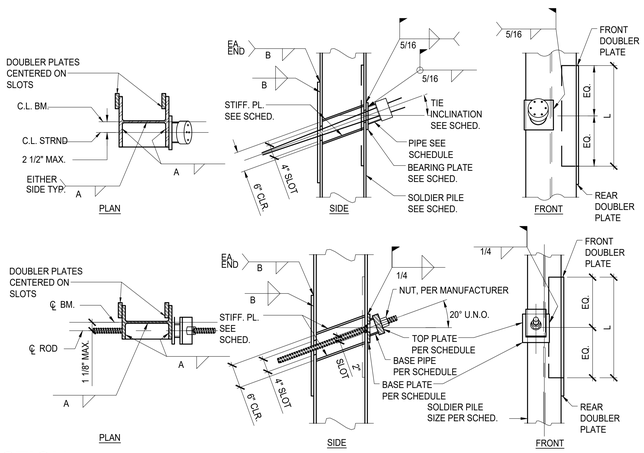
SECTION

SOLDIER PILE SPLICE DETAIL 3

3/4" = 1'-0"

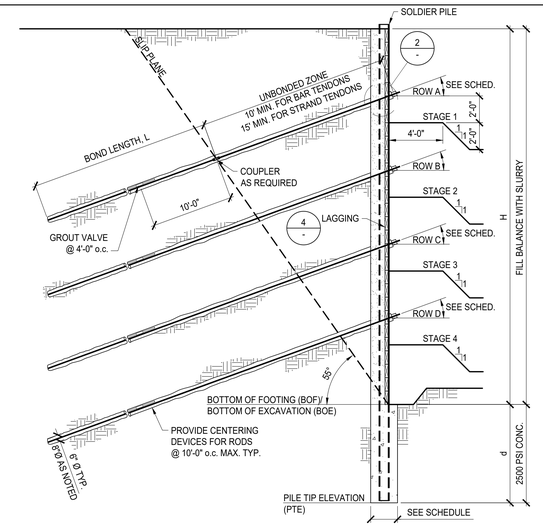
ROD SIZE	MAX. TEST LOAD	BASE PIPE SIZE	BEARING PLATE	TOP PLATE SIZE	STIFFENER PLATE	WELD A
1"	96.4k	4" SCH. 160	8"x9"x1.375"	6"x6"x1.5"	5/8"	5/16"
1-1/4"	141k	4" SCH. 160	8"x9"x1.63"	6"x6"x1.625"	5/8"	5/16"
1-3/8"	178.2k	4" SCH. 160	8"x9"x1.75"	6"x6"x1.75"	5/8"	5/16"
1-5/8"	251.9k	5" XXS	8"x9"x2"	7"x7"x2.25"	1	3/8"
1-3/4"	300.8k	5" XXS	8"x9"x2"	7"x7"x2.25"	1-1/4"	3/8"

ROD TENDON POCKET



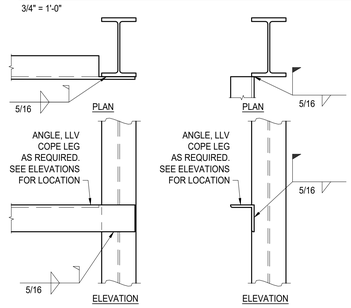
TYPICAL TIE-BACK ANCHOR CONNECTION 2

3/4" = 1'-0"



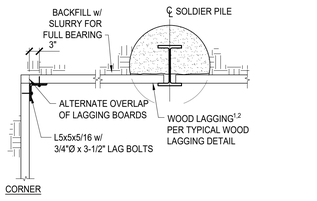
TYP. MULTI-ROW TIEBACK BULKHEAD SECTION 1

1/4" = 1'-0"



ANGLE STRUT 7

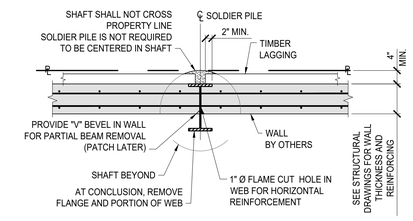
3/4" = 1'-0"



NOTE:
1. ANY WOOD LEFT IN THE GROUND SHALL BE TREATED WITH PRESERVATIVE.
2. WOOD LAGGING EXTENTS OF AND HEIGHT OF LIFTS AS DETERMINED BY GEOTECHNICAL ENGINEER'S REPRESENTATIVE.

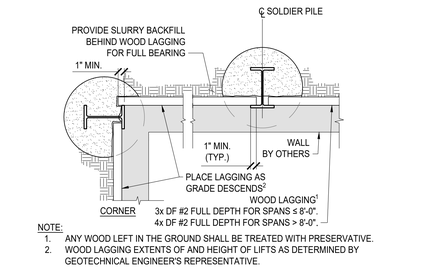
CORNER LAGGING DETAIL 6

3/4" = 1'-0"



PILE-IN-WALL 5

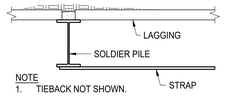
3/4" = 1'-0"



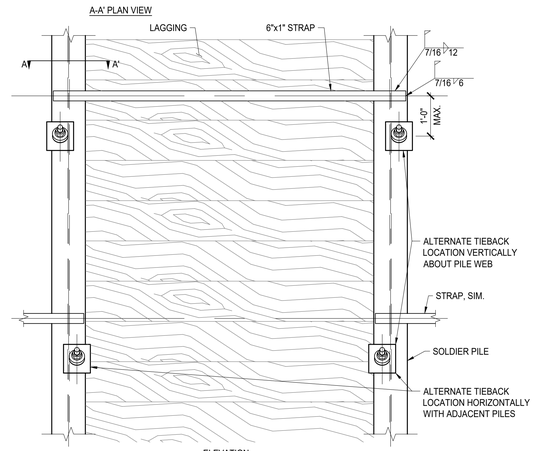
NOTE:
1. ANY WOOD LEFT IN THE GROUND SHALL BE TREATED WITH PRESERVATIVE.
2. WOOD LAGGING EXTENTS OF AND HEIGHT OF LIFTS AS DETERMINED BY GEOTECHNICAL ENGINEER'S REPRESENTATIVE.

TYPICAL WOOD LAGGING DETAIL 4

3/4" = 1'-0"



NOTE
1. TIEBACK NOT SHOWN.



TYPICAL STRAPPING @ PILE-IN-WALL 8

3/4" = 1'-0"

PILE & TIEBACK SCHEDULE 9

REMOVAL SCHEDULE 10

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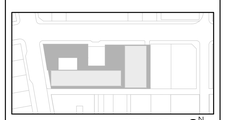
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	4/30/2020	100% SCHEMATIC DESIGN

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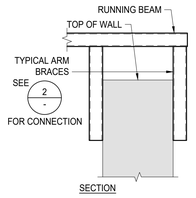
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DRAWING TITLE
TYPICAL DETAILS & SCHEDULES

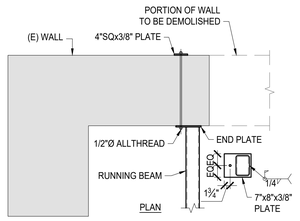
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PROJECT NO.	191031
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CHECKED BY	D.C.
LADBS NO.	
DRAWING NUMBER	SH-200



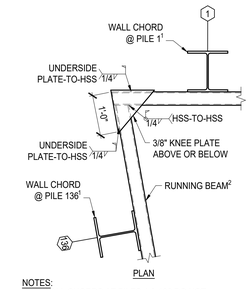
TOP RUNNING BEAM END 7

3/4" = 1'-0"



RUNNING BEAM END 6

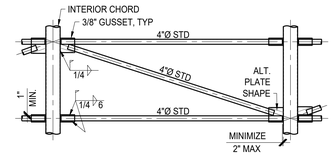
3/4" = 1'-0"



NOTES:
1. WALL CHORDS AT PILES 1 & 136 DO NOT CONNECT TO TRUSS ELEMENTS.
2. CONNECTION IS APPLICABLE TO RUNNING BEAMS AT ALL LEVELS.

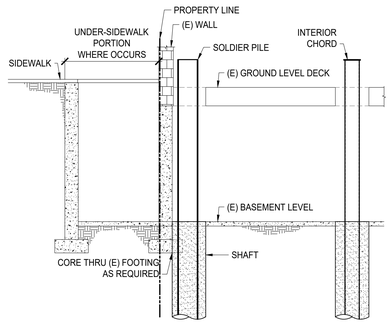
RUNNING BEAM END 5

3/4" = 1'-0"

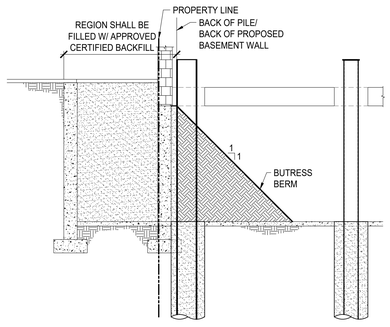


INTERIOR LATTICE ELEVATION 4

1/4" = 1'-0"



INSTALL PILES & INTERIOR TRUSS CHORDS A

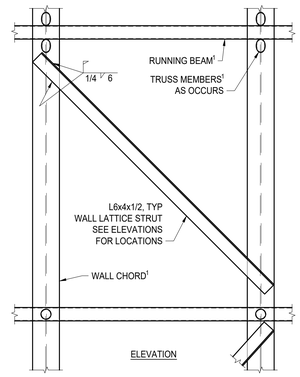


INSTALL BUTTRESS BERM IN BASEMENT B

NOTES:
1. REFER TO "SHORING PROCEDURE - BUILDING SHORING" ON SS-1.0 FOR COMPLETE SEQUENCE.
2. ALL ELEMENTS OF THE SHORING SYSTEM ARE NOT SHOWN.
3. BUTTRESS BACKFILL MATERIAL BEHIND THE PROPOSED BACK OF WALL SHALL BE MATERIAL APPROVED BY THE GEOTECHNICAL ENGINEER.

BASEMENT WALL BUTTRESS 10

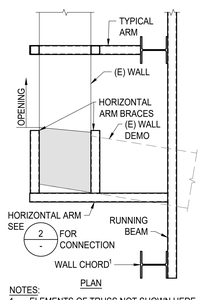
1/4" = 1'-0"



NOTES:
1. ELEMENTS OF TRUSS NOT SHOWN HERE.

WALL LATTICE 9

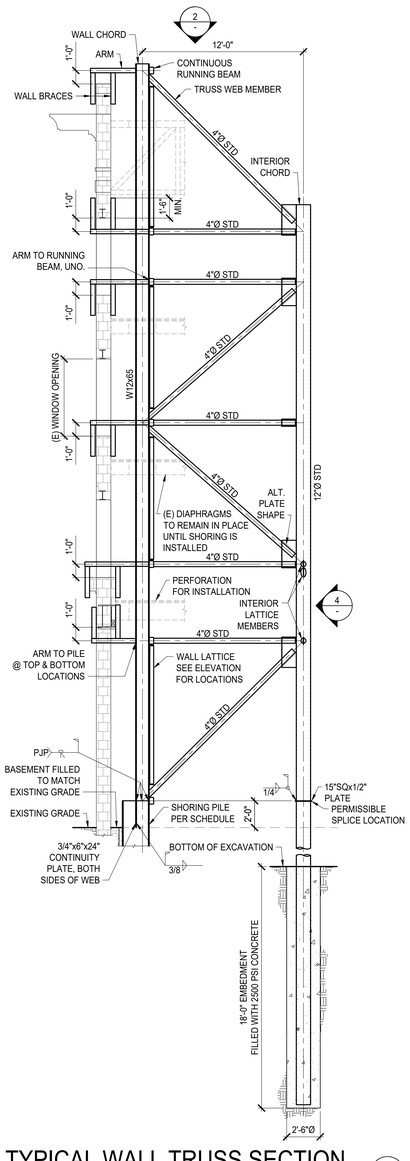
1/2" = 1'-0"



NOTES:
1. ELEMENTS OF TRUSS NOT SHOWN HERE.

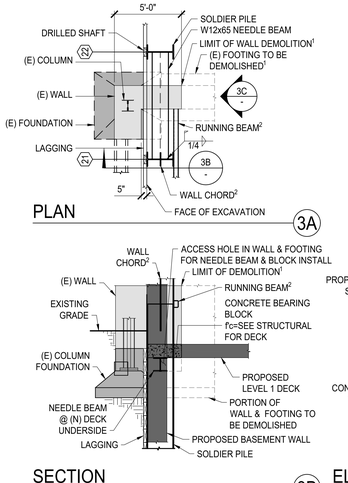
ARM @ END OF WALL 8

1/2" = 1'-0"



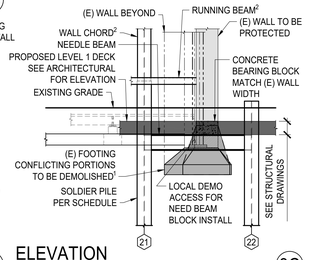
TYPICAL WALL TRUSS SECTION 1

1/4" = 1'-0"



3A

3B

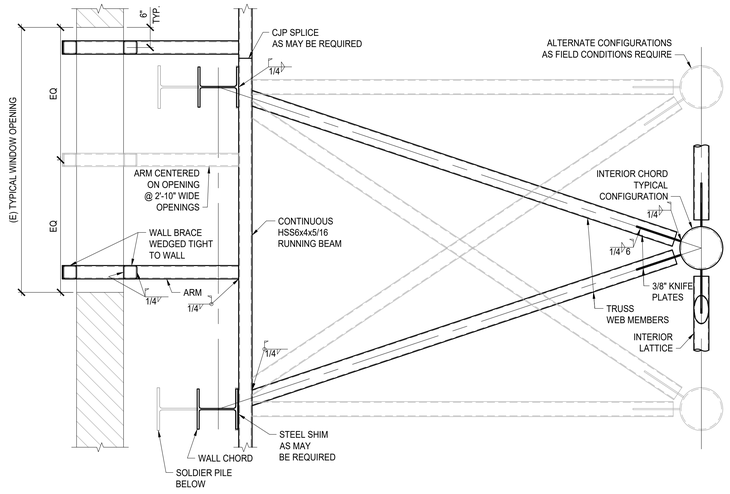


3C

NOTES:
1. DEMOLITION OF EXISTING WALL TO OCCUR AFTER NEEDLE BEAM HAS BEEN ATTACHED TO SOLDIER PILES AND THE BEARING BLOCK HAS BEEN INSTALLED.
2. NOT ALL ELEMENTS OF THE WALL TRUSS SUPPORT SYSTEM ARE SHOWN.

EXISTING WALL CANTILEVER SUPPORT 3

1/4" = 1'-0"



TYPICAL WALL TRUSS PLAN 2

3/4" = 1'-0"

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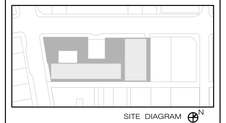
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PROJECT NO.	191031
DRAWN BY	S.W.
CHECKED BY	D.C.
LADBS NO.	
DRAWING NUMBER	SH-201

HOPE STREET

STREET CENTERLINE

EXISTING BUILDING WALL SUPPORT FRAME

40'-0"

(E) PROPERTY LINE

MATCH LINE SEE SH-301

PICO BOULEVARD

VARIES 3'-11"

36'-0"

STREET CENTERLINE

ALLEY CENTERLINE

ALLEY

SUPPORT OF EXCAVATION PLAN

1/8" = 1'-0"

0 4' 8' 16'

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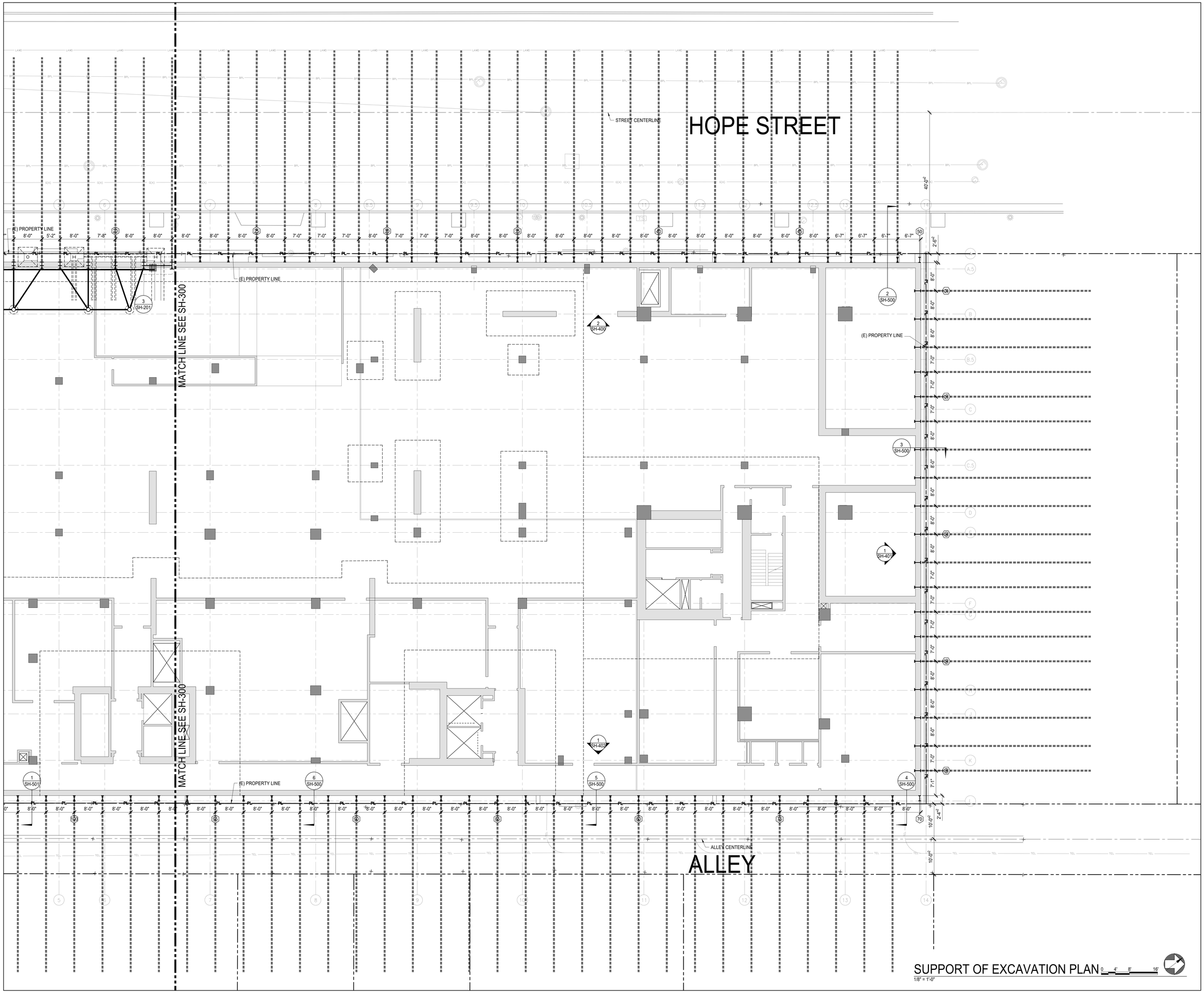
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SUPPORT OF EXCAVATION PLAN SOUTH

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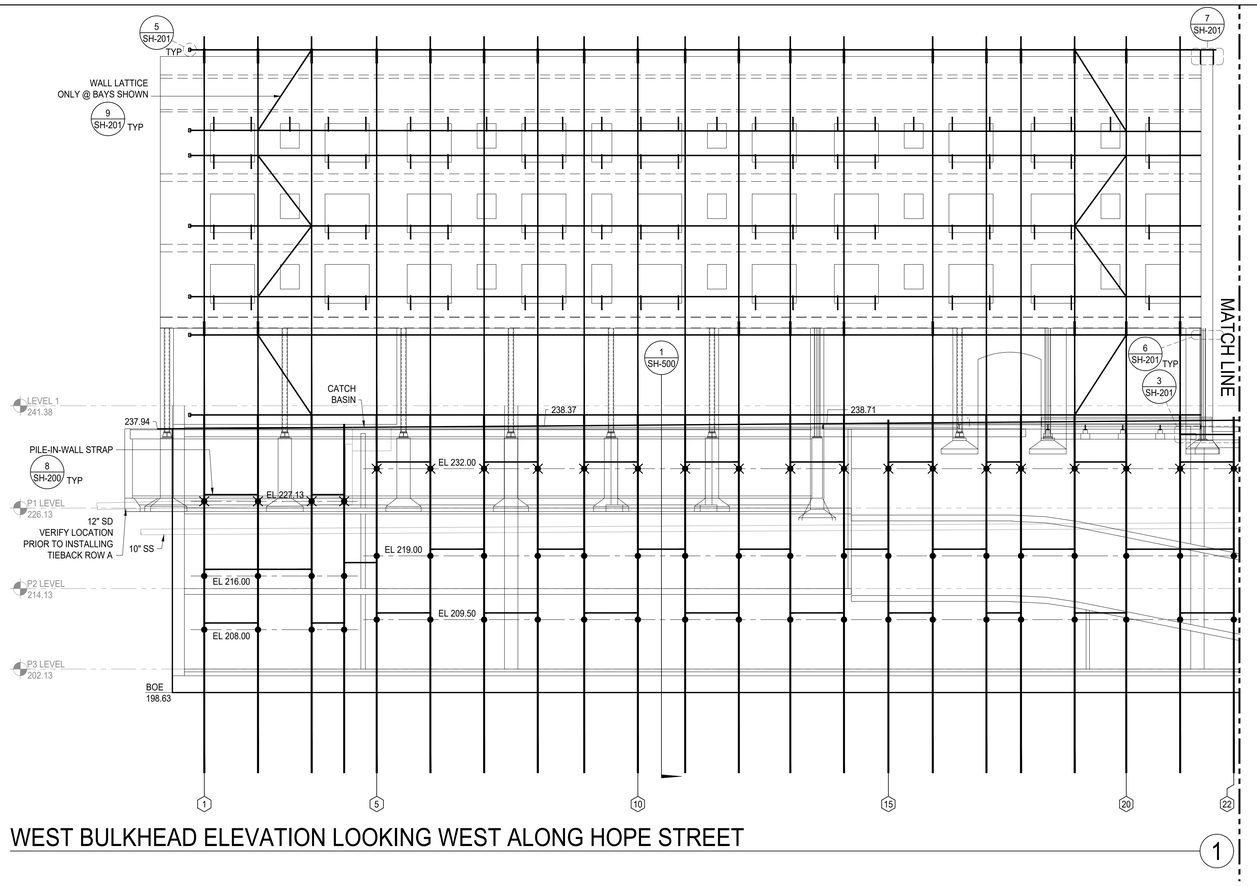
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SUPPORT OF EXCAVATION PLAN NORTH

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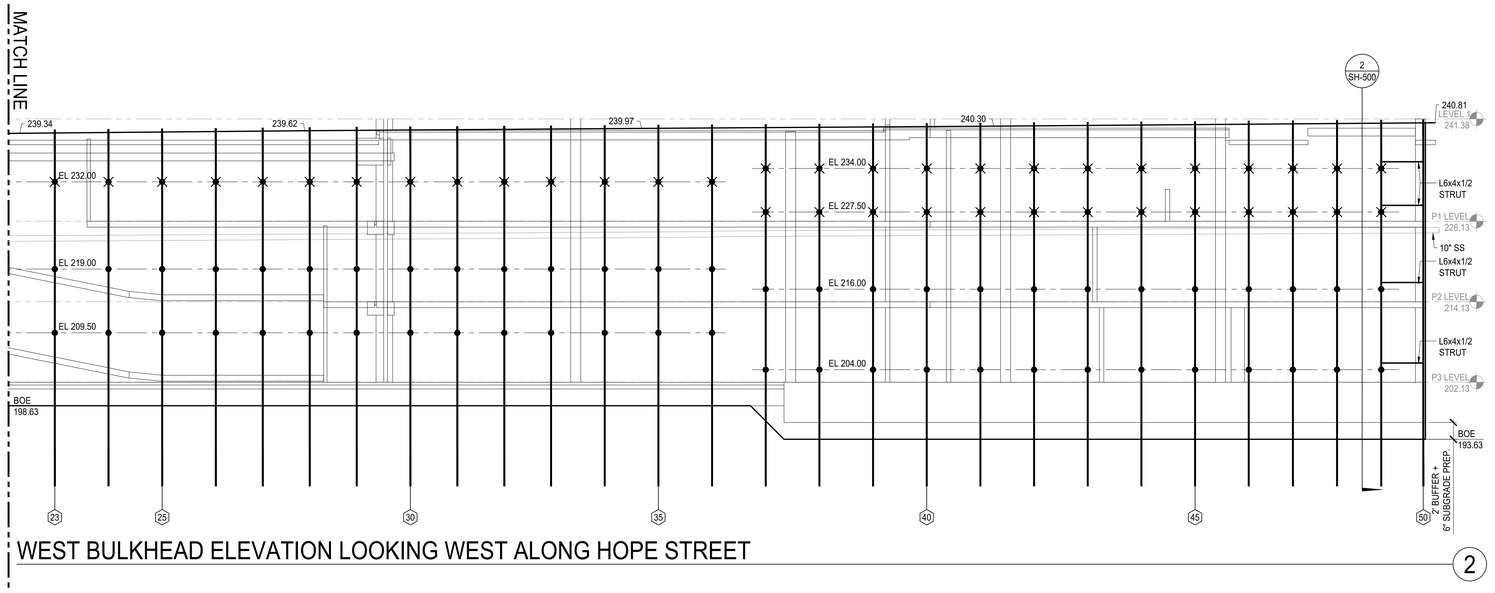
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1



WEST BULKHEAD ELEVATION LOOKING WEST ALONG HOPE STREET

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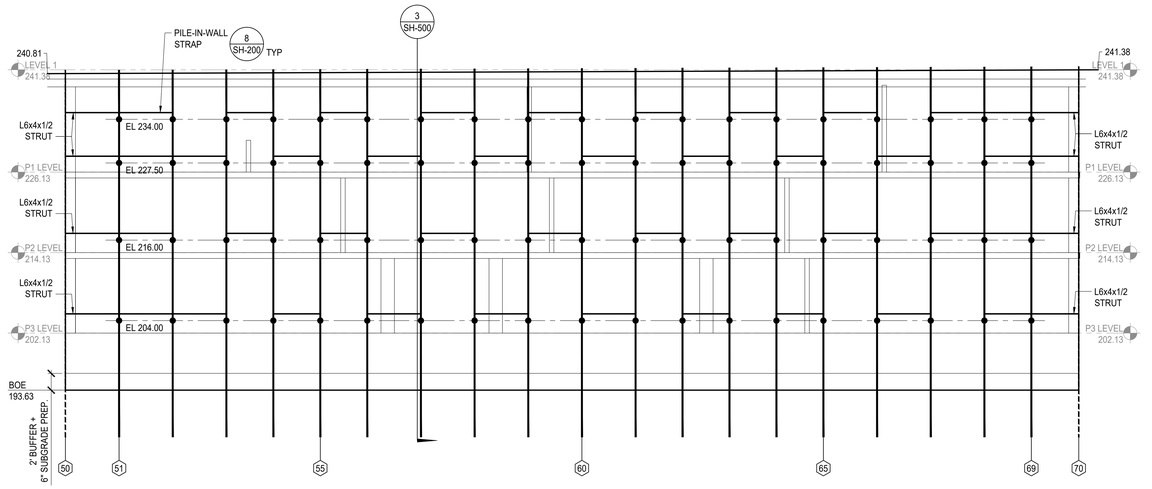
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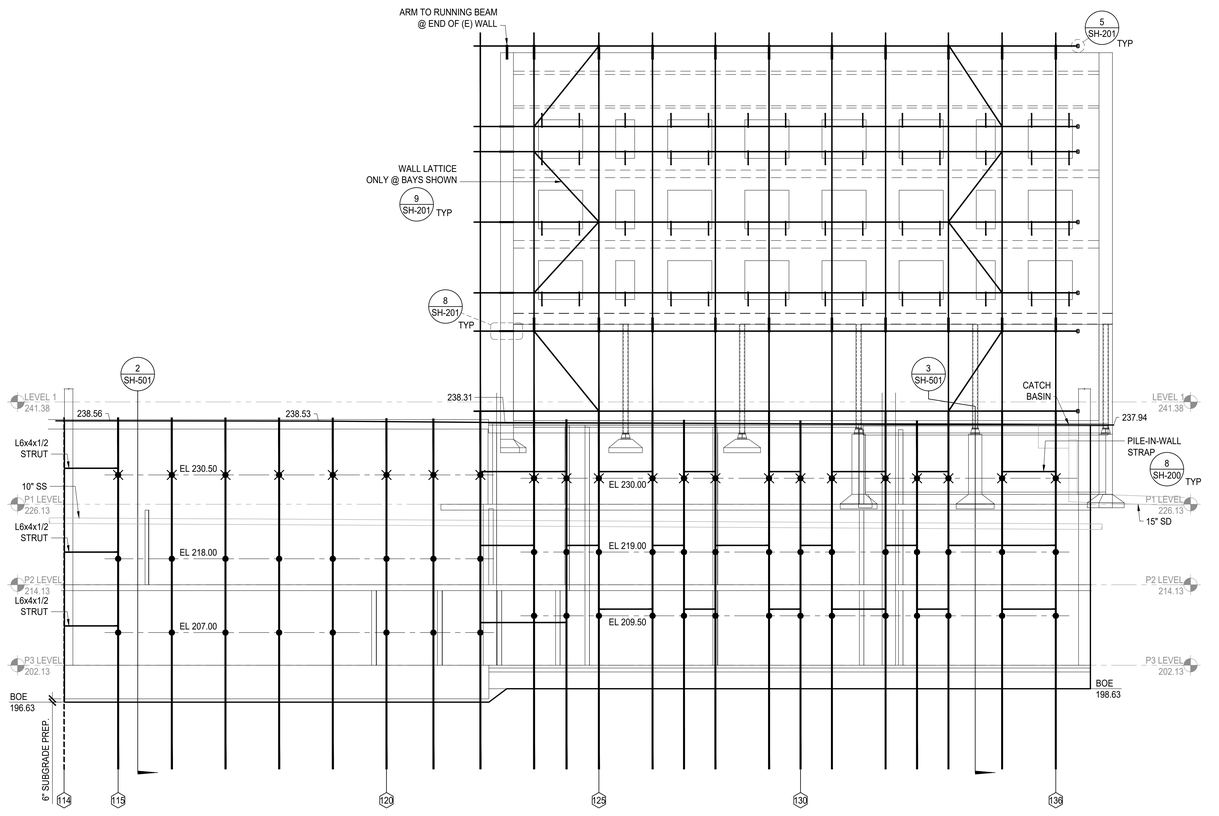
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SOUTH BULKHEAD ELEVATION LOOKING SOUTH ALONG PICO BOULEVARD

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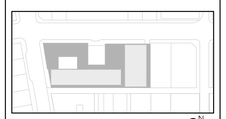
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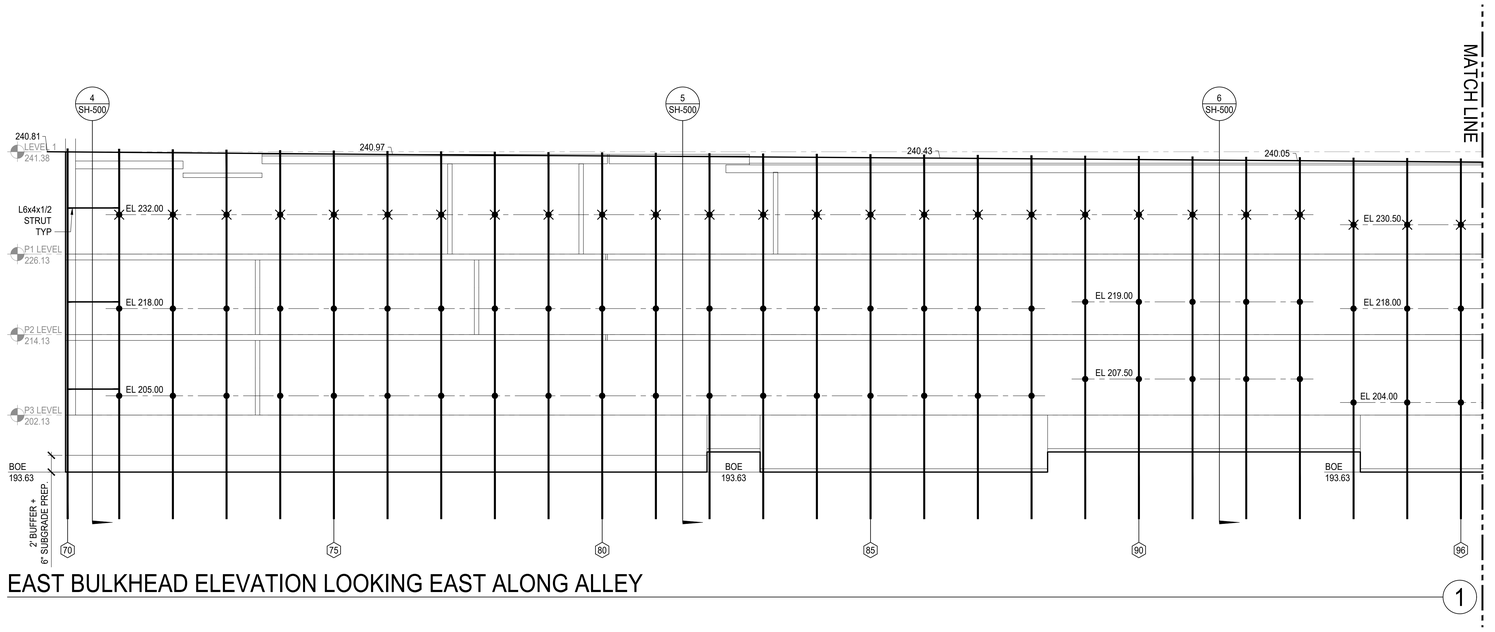
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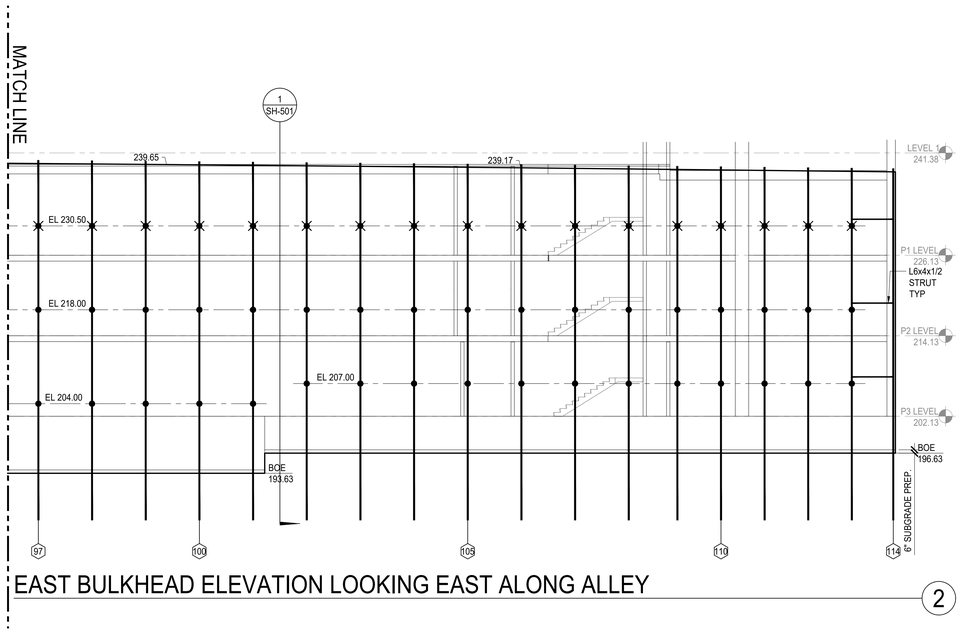
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EAST BULKHEAD ELEVATION LOOKING EAST ALONG ALLEY

1



EAST BULKHEAD ELEVATION LOOKING EAST ALONG ALLEY

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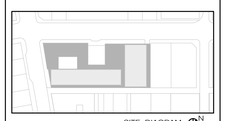
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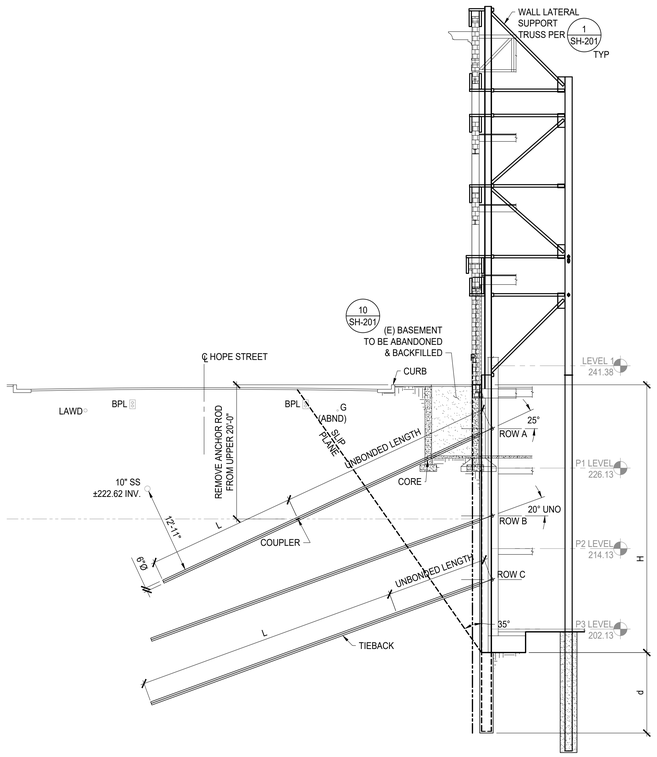
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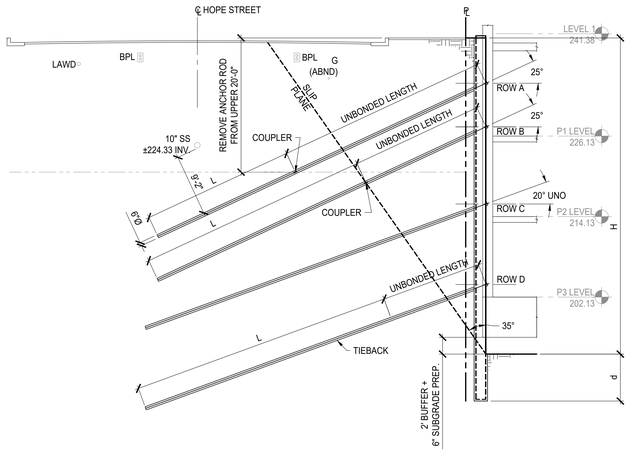
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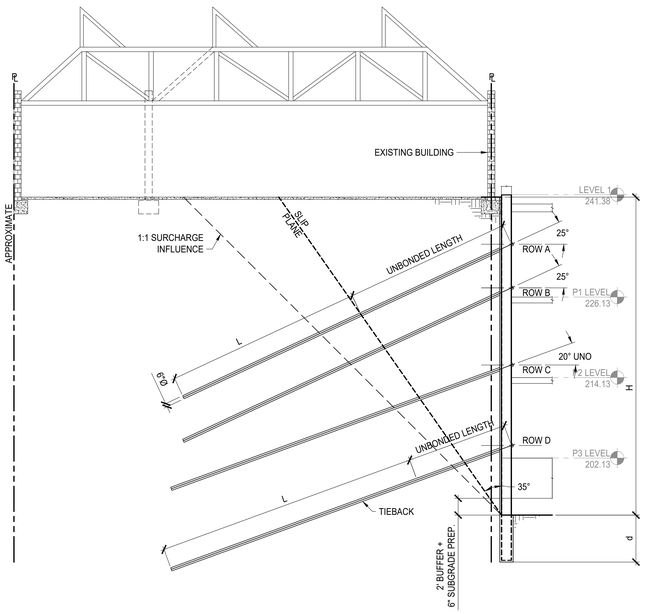
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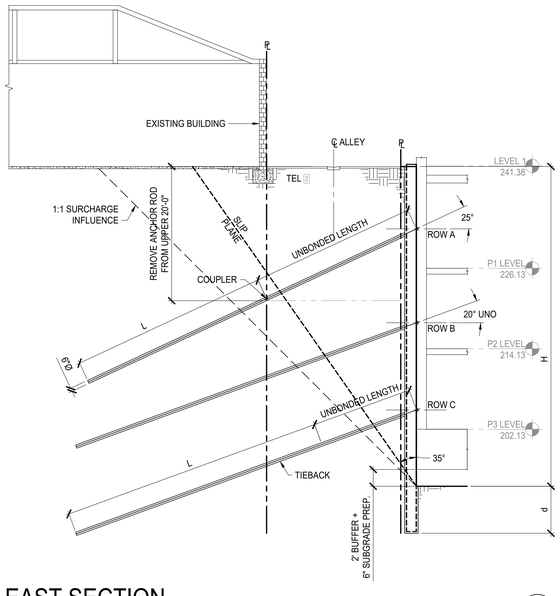
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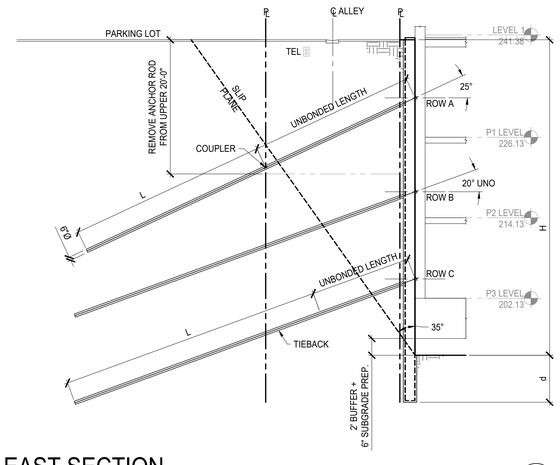
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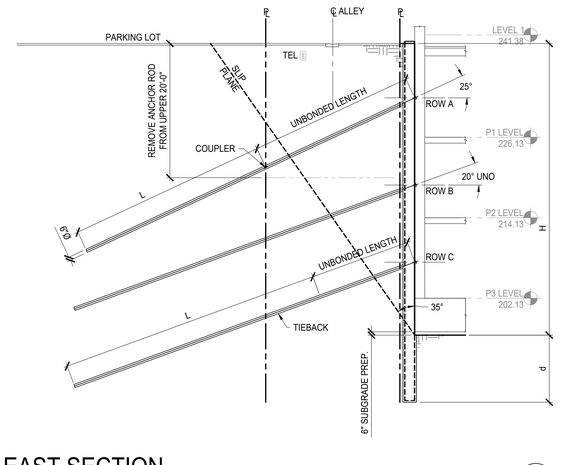
NORTH SECTION 3



EAST SECTION 4



EAST SECTION 5



EAST SECTION 6

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tel 818.752.1812

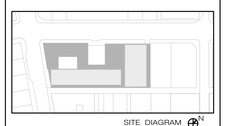
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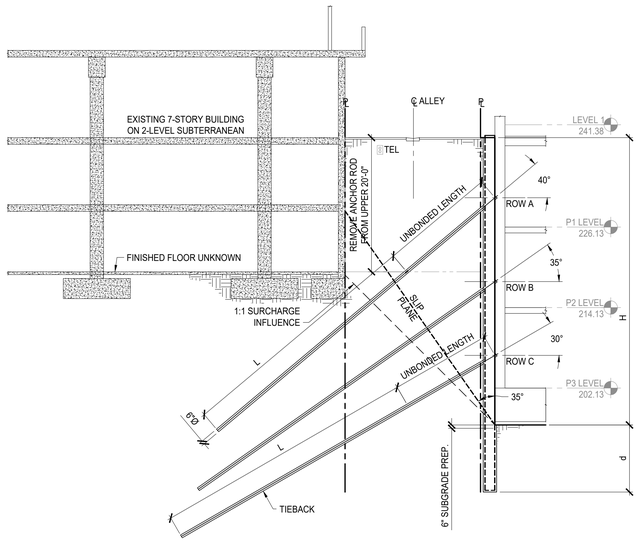
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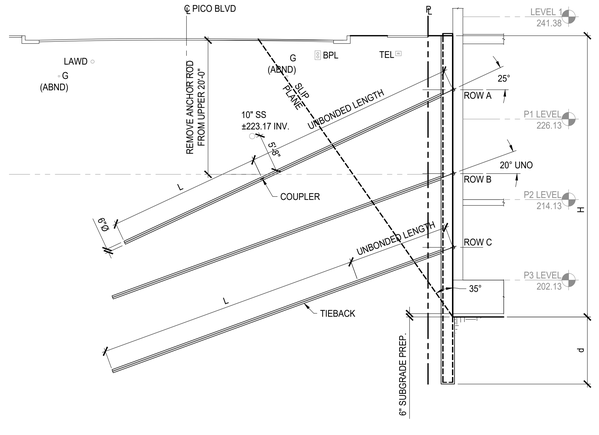
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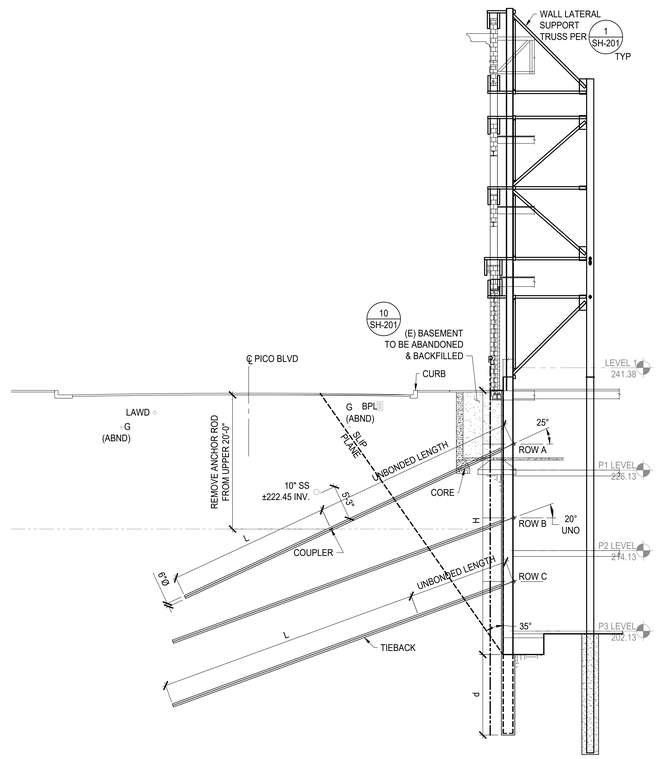
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EAST SECTION 1



SOUTH SECTION 2



SOUTH SECTION @ (E) BUILDING 3

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LADBS NO.
DRAWING NUMBER
SH-501

Attachment H:
Englekirk Memo, 2021 Sketches, and Accu-Test Report

Morrison Hotel
1246-1248 South Hope Street
Los Angeles, California

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Michael K. Kawaharada, PE, SE
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Thomas A. Sabol, PhD, PE, SE
Russell Tanouye, PE, SE, LEED AP
Vladimir A. Volnyy, PE, SE
Ety Benichou, PE, SE
Mahmoud Faghihi, PE, SE
Mohamed Hassan, PhD, PE, SE
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Reid Nishimura, PE, SE
Al Ikemura
Thomas Y. Nishi, PE, SE
Daniel Chan, PE, SE, LEED AP
Mitchel Le Heux, PE, SE
Katherlin Lee Choi
Milton S. Shiosaki
Daniel W. Shubin
Edward Silver, PE, SE
Kimberly F. Tanouye

May 21, 2021

via email: amarben@relevantgroup.com

Ms. Amie Marben
Relevant Group
1605 North Cahuenga Boulevard
Hollywood, California 90028

Regarding: Morrison Hotel – Existing Hotel Condition Assessment
Englekirk Job No. 20-L010A

Dear Amie:

Per your request, we have reviewed the "Morrison Hotel On-site Structural Investigation, Condition Assessment, and Laboratory Testing Report" prepared by Accu-Test Structural Laboratories, Inc., dated November 12, 2020. The location of wood sampling was discussed between Englekirk and Accu-Test. Accessible locations were selected at the Roof level (Section 1.1), and Levels 1 through 4 (Section 1.2). The location of steel sampling was selected at the 1st Floor where the beams are exposed. In our opinion, these locations are a very good representative for the material condition assessment for this structure. The steel girders and steel columns on the 1st Floor are encased in concrete and could not be tested. Furthermore, we have conducted site visits to assess the condition of the existing structure. Based on our site observations and the aforementioned report, it is our professional opinion that the wood framing and the critical steel beams and column support for the structure have been damaged and have deteriorated extensively due to exposure to weather, fire, dry rot, and lack of maintenance as a vacant building for over 15 years.

In many exposed locations, wood members and diaphragms are extensively compromised and unsafe from a structural standpoint. Also, the steel beams and columns show signs of extensive corrosion. It is critical to note that the investigation is limited in scope, and there is great possibility that there is additional hidden damage to the wood and steel members which are not visible or accessible at this time. In 2017, we performed a seismic evaluation of the existing Morrison Hotel and produced a seismic retrofit program to upgrade the building based on the provisions of ASCE 41-13, *Seismic Rehabilitation of Existing Buildings*, and the 2016 *California Existing Building Code,* Chapter 4 Prescriptive Compliance Method (see attached Morrison Hotel Retrofit Schematic Drawings dated June 30, 2017). The retrofit program included the addition of shotcrete shear walls around the perimeter of the building and around the light wells, new anchor connections between the URM walls and the wood diaphragm, and new plywood diaphragms throughout the floors over the existing diagonal sheathing. The addition of the plywood diaphragms will require the removal of the interior walls and rebuilding them after the completion of the new diaphragm.

After a recent review of the 2017 seismic evaluation, the original drawings, and the Accu-Test investigation, further challenges were identified. Specifically, the Morrison Hotel has double steel girders and columns that support upper levels which could not be accessed for testing. This is a unique feature to the Morrison Hotel that impacts the scope of testing; the unreinforced brick walls around the perimeter of two light wells and the load bearing corridor walls are all supported by a grid of steel girders and steel columns at the 2nd Floor which allowed for an open space for retail at the 1st Floor (see Morrison Seismic retrofit report SK-01.2). In this case, the detail continues on two and three sides of the light courts and causes a significant

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risk. These steel girders and columns are not visible, so sizing, connections and other critical factors could not be documented or otherwise tested. Testing that would require removal of concrete to expose and assess the beams and their connections is not deemed feasible due to the damage it might cause to the URM walls they are supporting and the substantial weight being supported. Furthermore, removal of concrete might compromise the original strength for which the steel elements were designed. It is important to note that these steel girders are supporting very heavy load of URM walls and wood floors for all the upper levels. Any damage to them due to material deterioration or additional forces from the vertical component of potential future earthquakes could cause the partial collapse of portions of the building.

As a result of this new information, we updated the 2017 seismic drawings with new recommendations that conservatively anticipates substantial new concrete shear walls to support gravity loads from the upper floors and transfer those loads to the foundation.

Based on these findings, as the Engineer of Record for the project, it is our professional opinion that the existing structure is unsafe at its current condition. We are extremely concerned that there are many hidden conditions of wood framing, steel beams and columns that are damaged and compromised due to exposure and lack of maintenance but are not visible to be properly assessed. Through testing that could be completed, it is my professional opinion that the wood framing and steel beams and columns have been damaged and deteriorated extensively from exposure to weather, fire, dry rot, and general lack of building maintenance at the lower levels of the building and roof diaphragm. In order to bring this building to the Life Safety and Collapse Prevention requirements of our current codes, we would need comprehensive material assessments of all the steel girders, steel columns, and their connections in addition to the seismic retrofit program mentioned above, which in our professional opinion is not feasible. Additionally, where upper levels of brick are supported by steel girders and columns that could not be documented, the proposed retrofit with extensive shear walls severely limits use of the resultant 1st Floor spaces.

The professional opinions presented herein have been performed in a manner consistent with that level of care and skill ordinarily exercised by other professional consultants under similar circumstances. No other representations to our clients, expressed or implied, and no warranty or guarantee is included or intended in our work product.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

Tony Ghodsi, PE, SE
Principal

TG:klc

Enclosures: Attachment 1: Morrison Hotel SK-01.2
Attachment 2: Morrison Hotel Original Dwg Sheet 7
Attachment 3: Morrison Hotel Original Dwg Sheet 8

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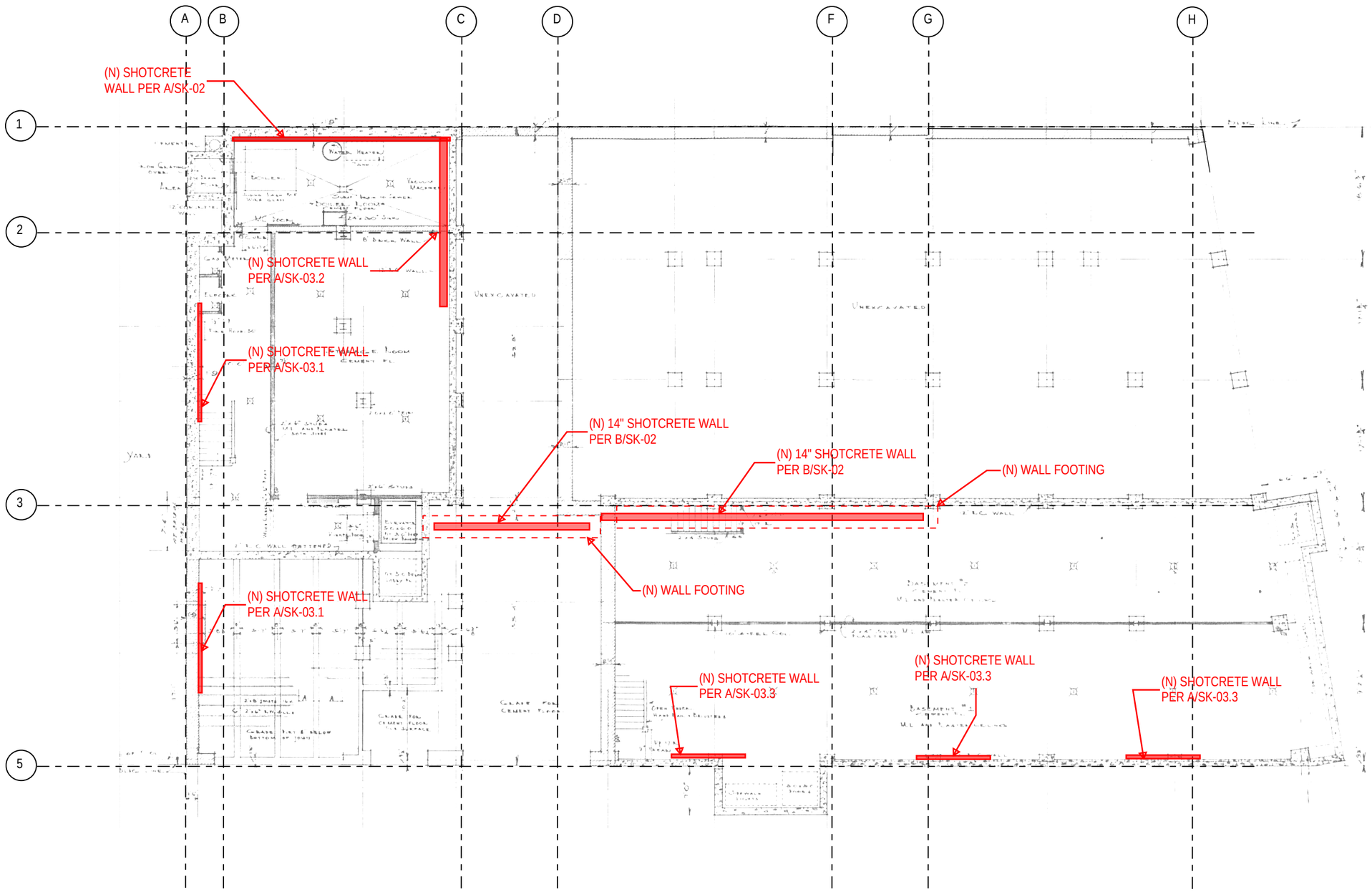
MORRISON HOTEL RETROFIT
SCHEMATIC DESIGN

JOB NUMBER 17-L067

DATE: JUNE 30, 2017

NOTES:

1. FLOOR/ROOF SHEATHING TO BE 15/32" STRUCT I PLYWOOD WITH 10d NAILS @ 4:6:12, U.N.O. BLOCK ALL EDGES.
2. FOR TYPICAL FLOOR NAILING DIAGRAM, SEE DETAIL SK-04.5
3. ALL DIAPHRAGM NAILS SHALL BE 10d COMMING NAILS DRIVEN FLUSH, BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING.
4. ALL DIAPHRAGMS SHALL PENETRATE INTO FRAMING MEMBER 1 1/2"
5. ALL DIAPHRAGMS SHALL BE BLOCKED.
6. PROVIDE TENSION DETAIL PER SK-04.3 AT ALL EXTERIOR UNREINFORCED MASONRY WALLS.
7. ALL SHOTCRETE SHALL BE 4000 PSI.



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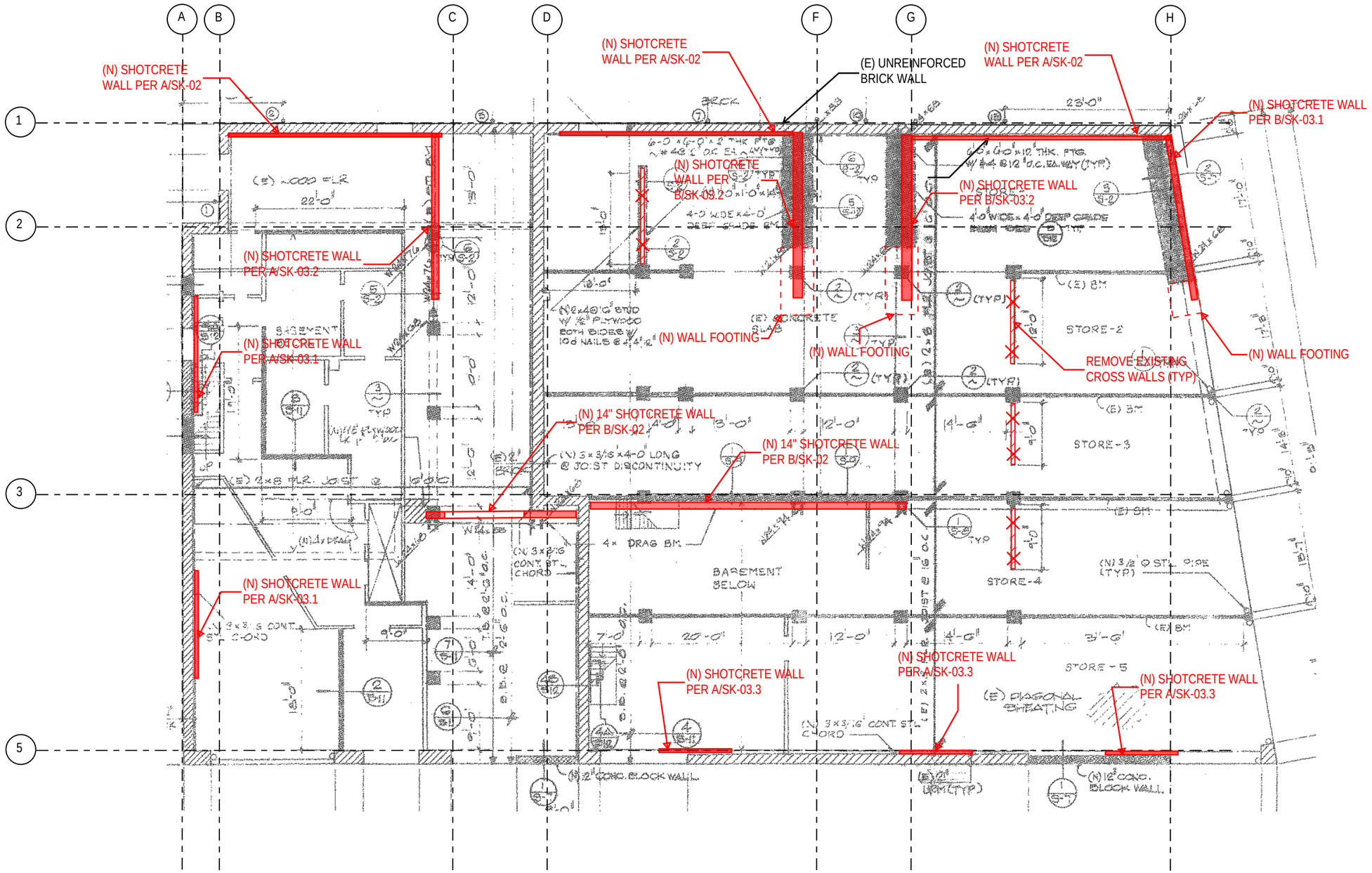
BASEMENT FRAMING PLAN

MORRISON HOTEL RETROFIT
SCHEMATIC DESIGN

FIGURE
SK-01.1

JOB NUMBER
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DATE:
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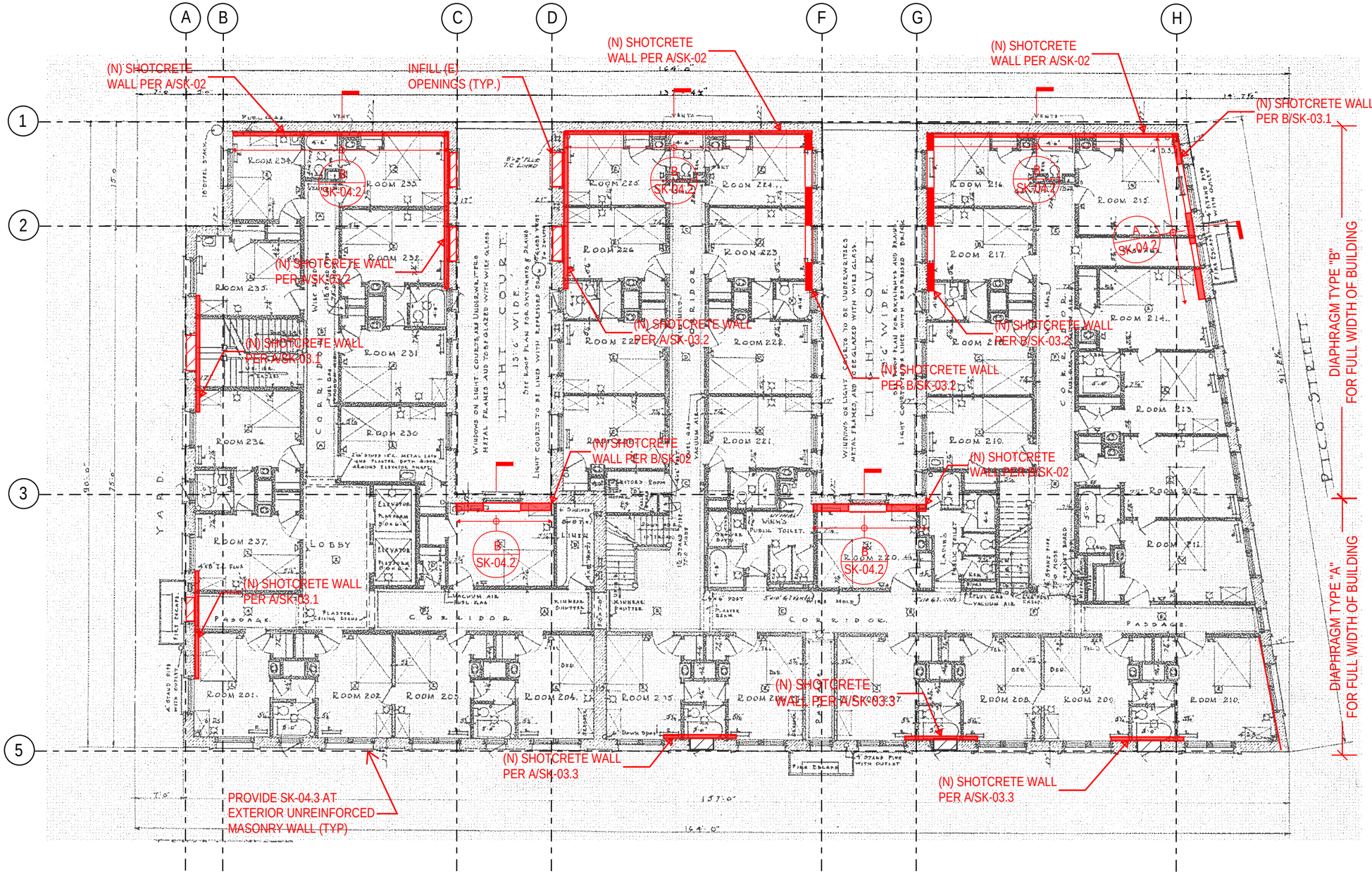
FIRST FLOOR FRAMING PLAN

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FIGURE
SK-01.2

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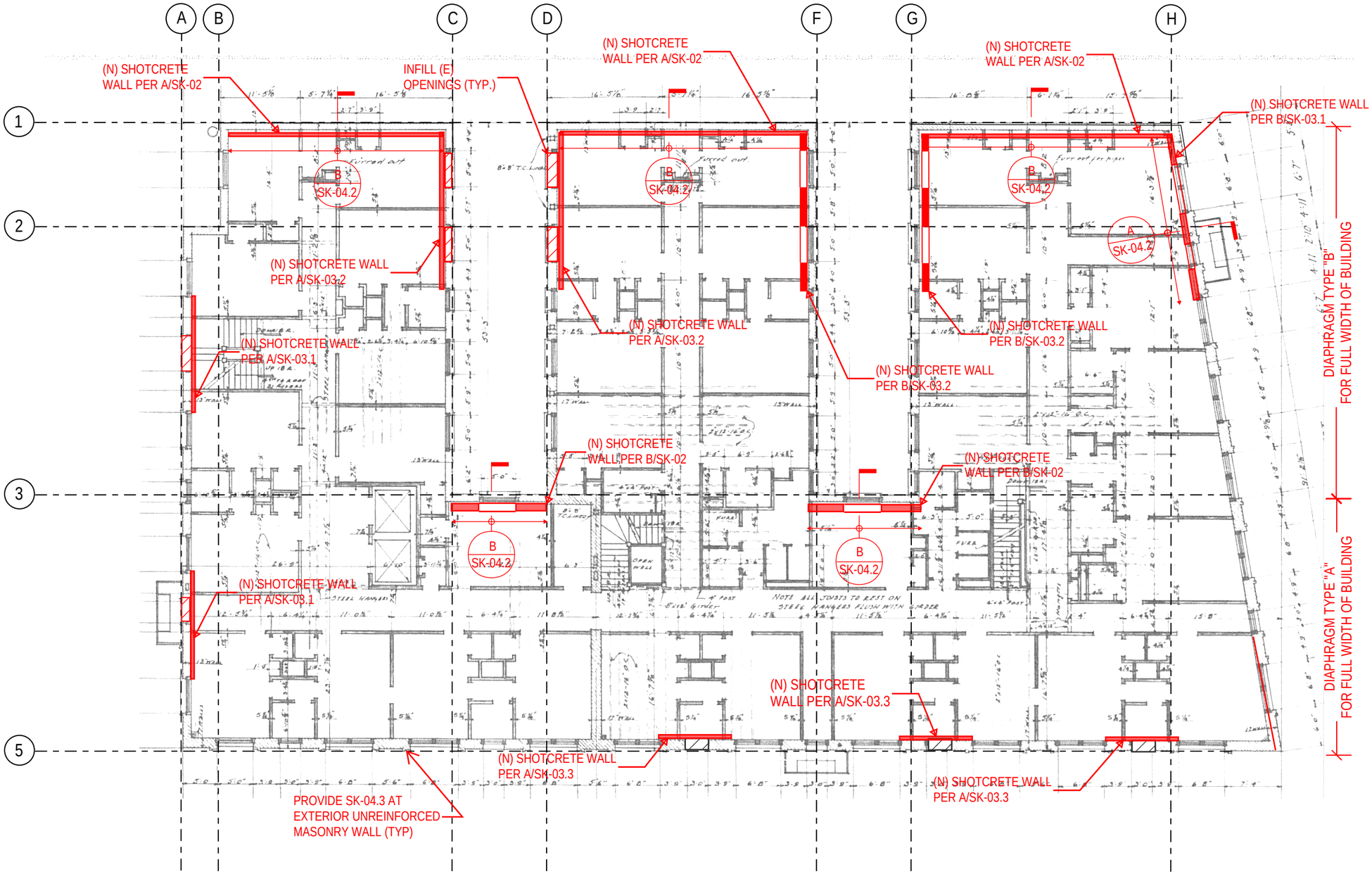
SECOND FLOOR FRAMING PLAN

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FIGURE
SK-01.2

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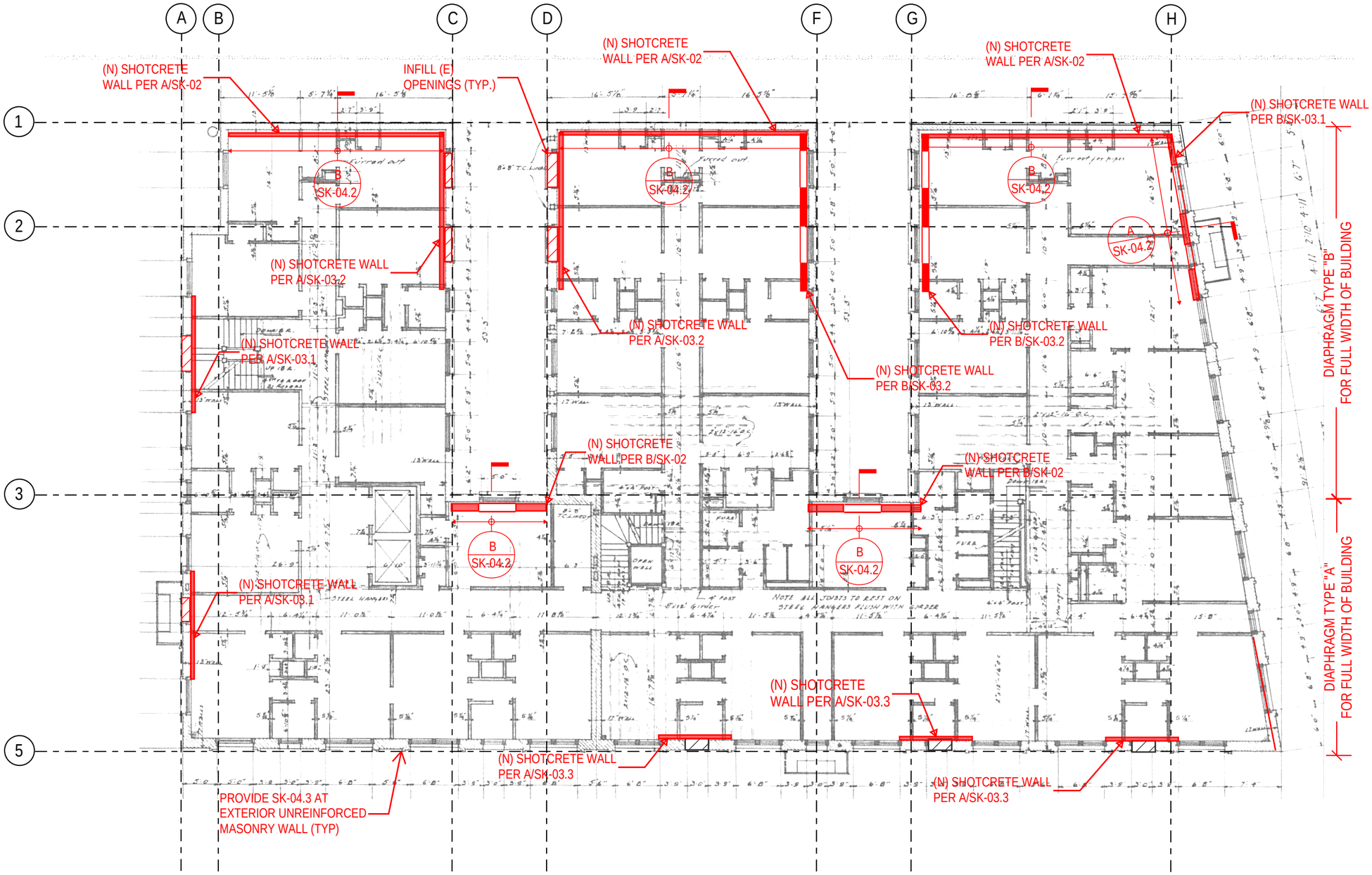
THIRD FLOOR FRAMING PLAN

MORRISON HOTEL RETROFIT
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FIGURE
SK-01.4

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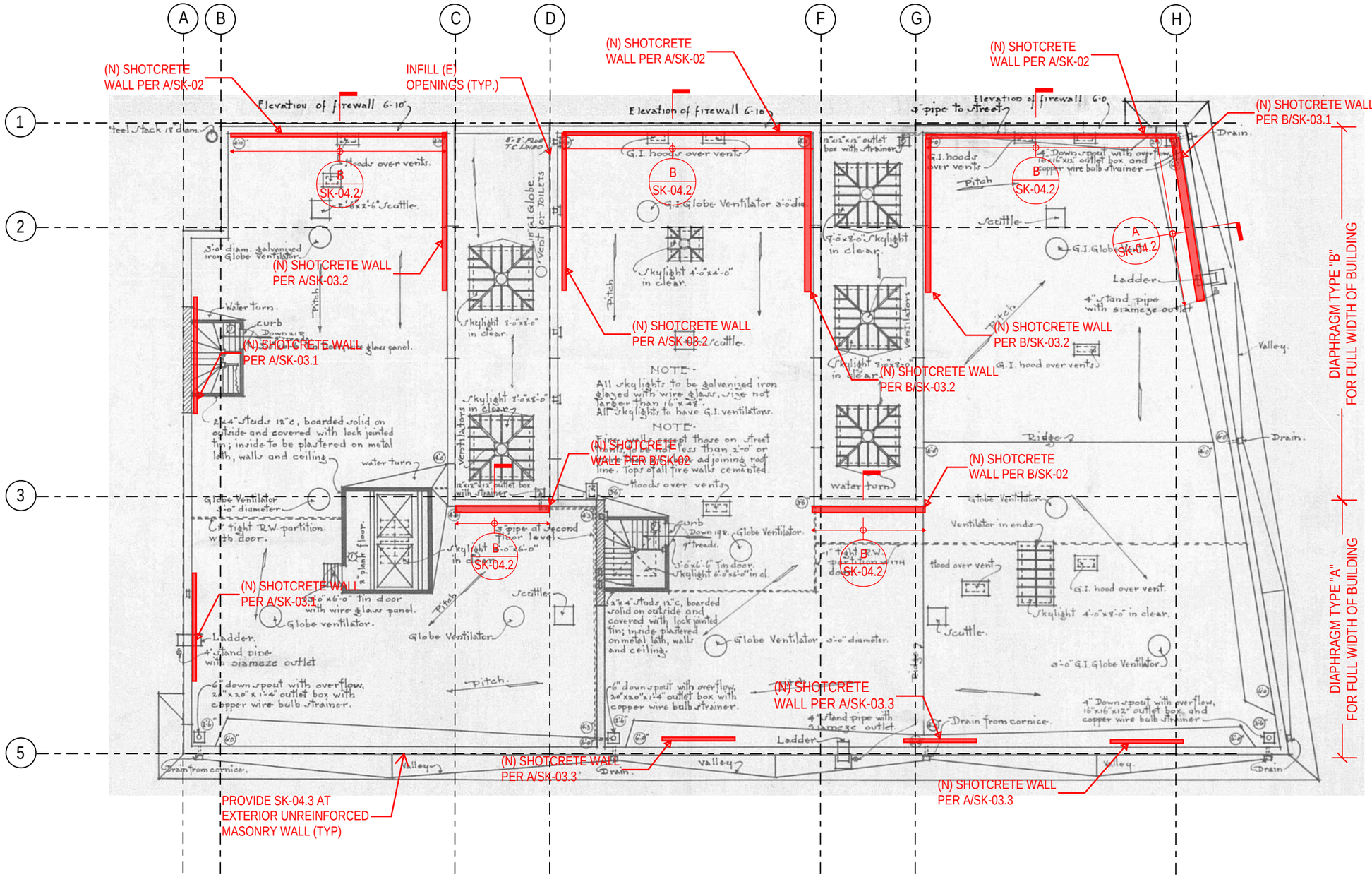
FOURTH FLOOR FRAMING PLAN

MORRISON HOTEL RETROFIT
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FIGURE
SK-01.5

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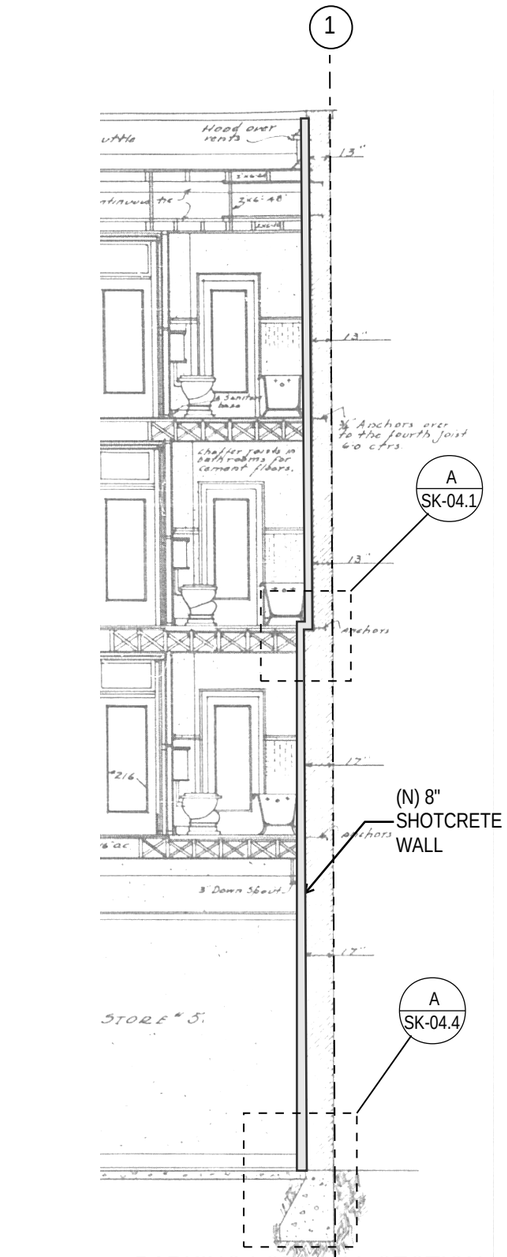
ROOF FLOOR FRAMING PLAN

MORRISON HOTEL RETROFIT
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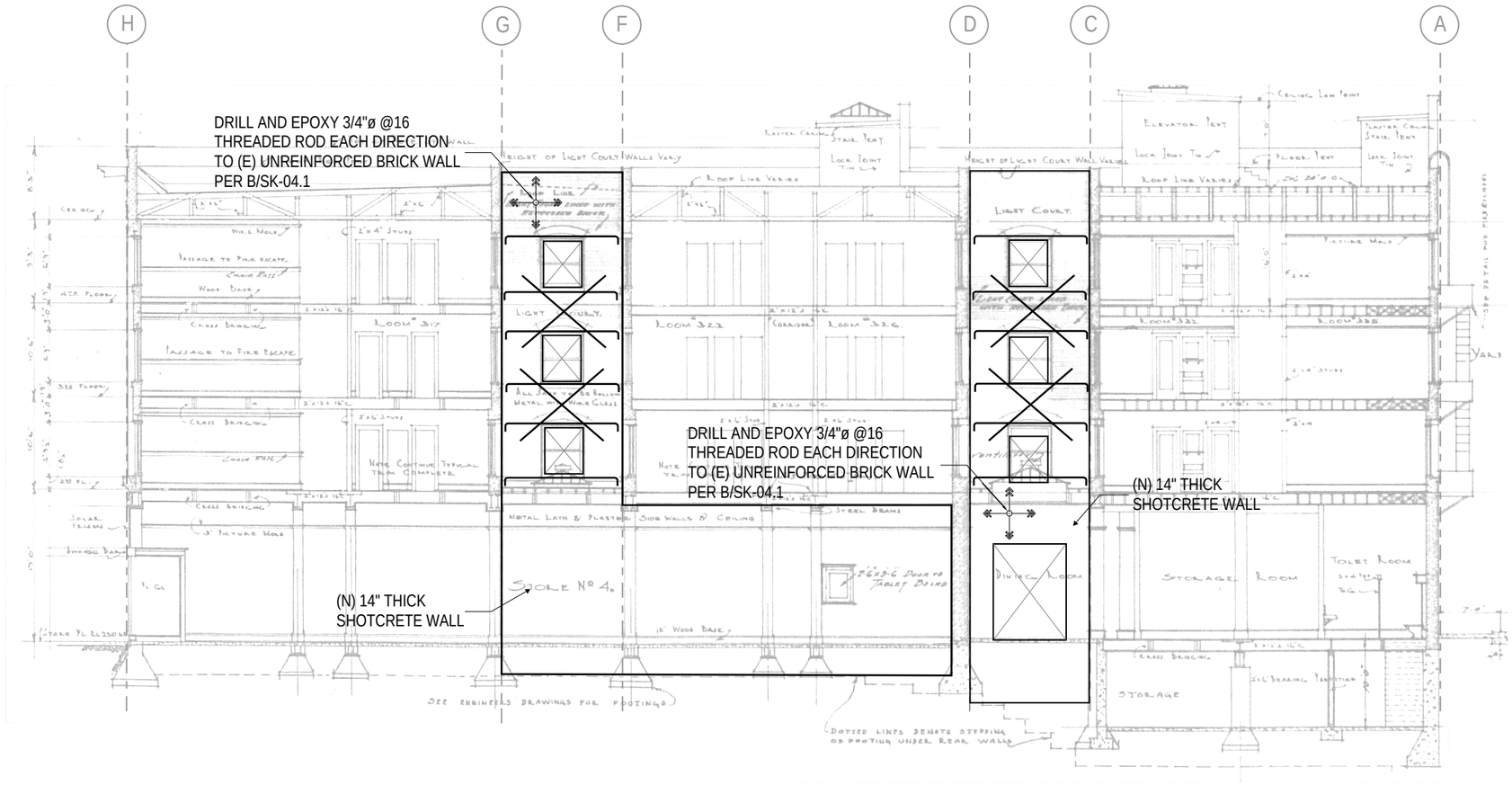
FIGURE
SK-01.6

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PARKING LOT WALL SECTION A



INTERIOR LIGHTCOURTYARD SECTION B

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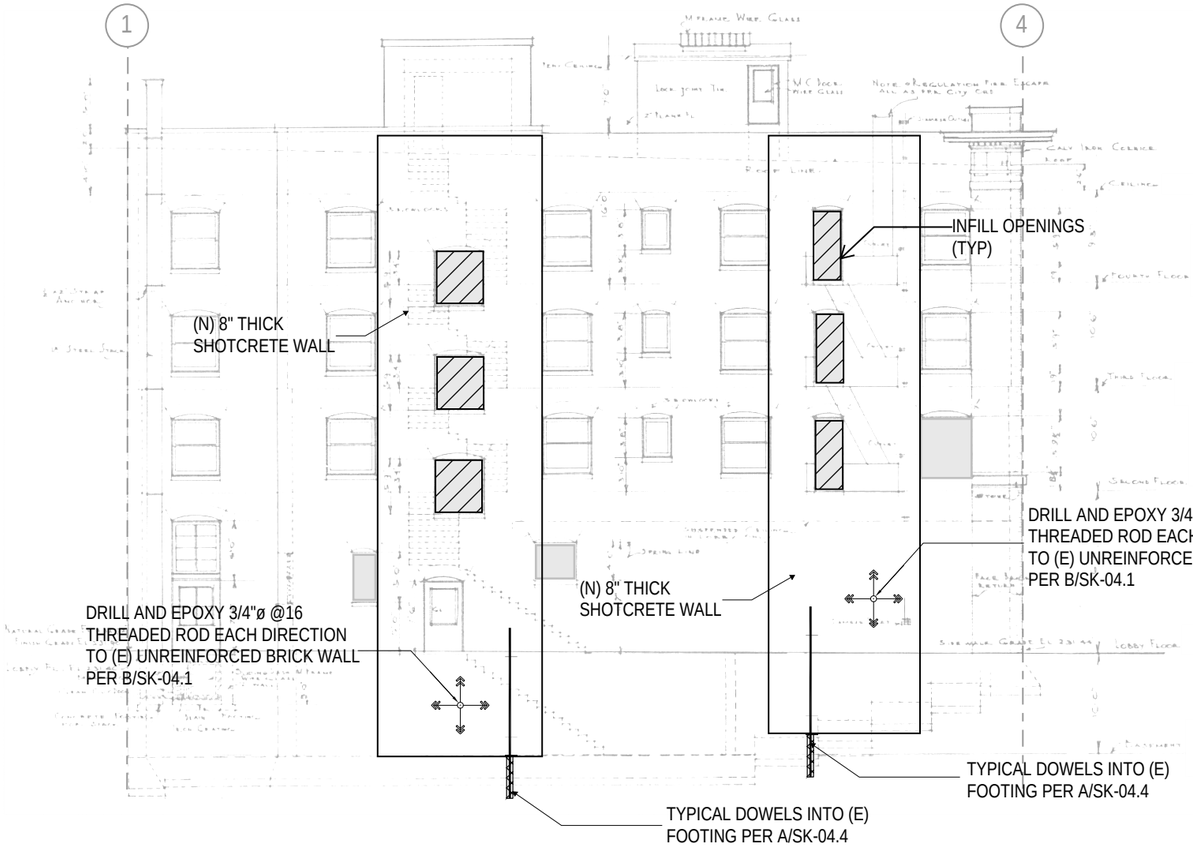
SECTIONS AND ELEVATIONS

MORRISON HOTEL RETROFIT
SCHEMATIC DESIGN

FIGURE
SK-02

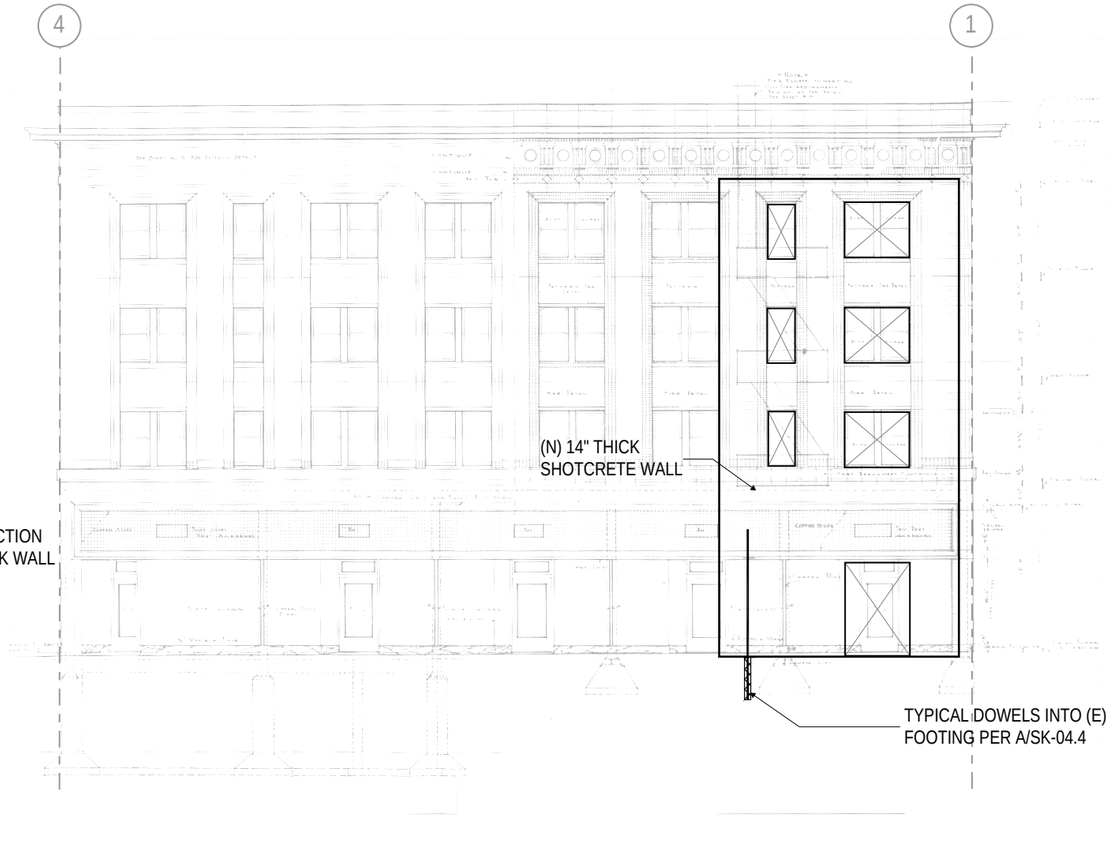
JOB NUMBER
17-L067

DATE:
JUNE 30, 2017



NOTE: (N) SHOTCRETE IS ATTACHED TO THE INSIDE FACE OF (E)
UNREINFORCED MASONRY WALL

YARD ELEVATION A



NOTE: (N) SHOTCRETE IS ATTACHED TO THE INSIDE FACE OF (E)
UNREINFORCED MASONRY WALL

PICO ELEVATION B

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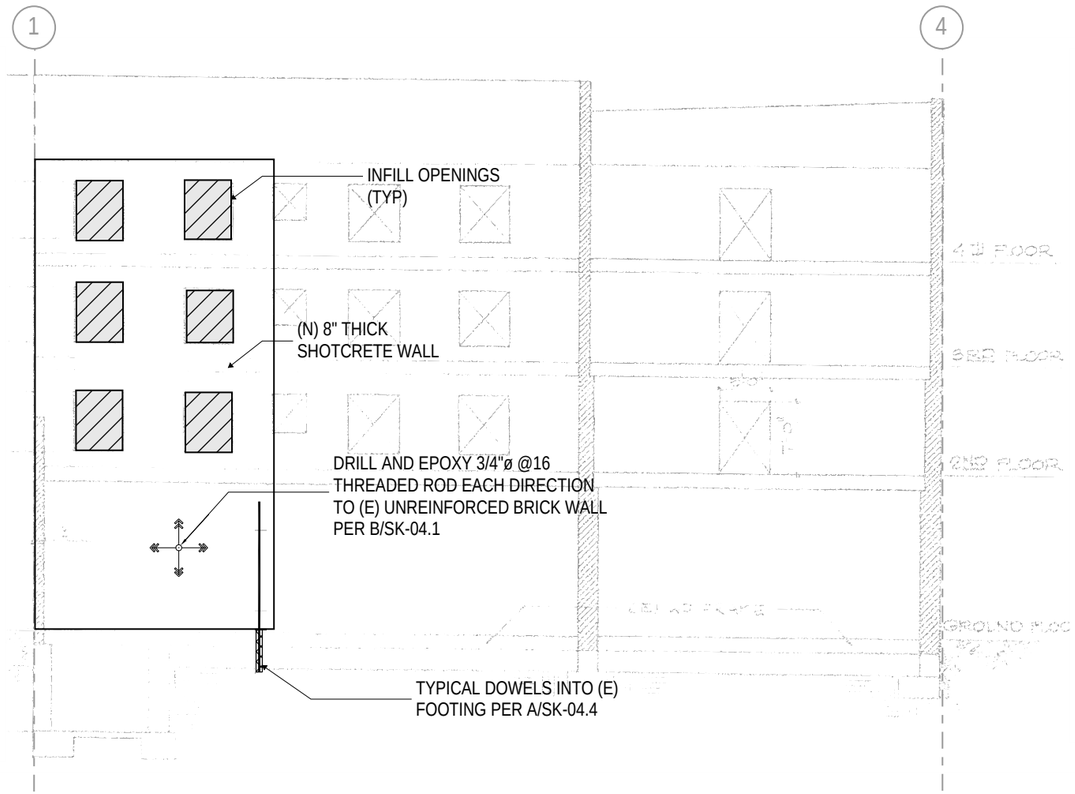
ELEVATIONS

MORRISON HOTEL RETROFIT
SCHEMATIC DESIGN

FIGURE
SK-03.1

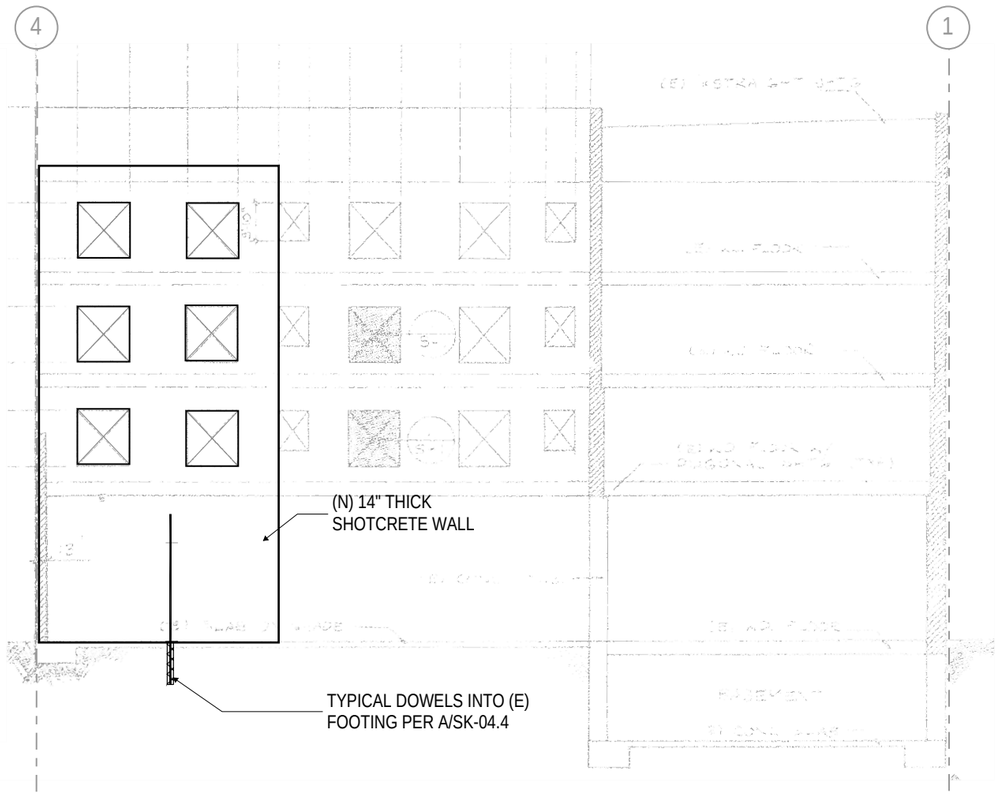
JOB NUMBER
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DATE:
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NOTE: (N) SHOTCRETE IS ATTACHED TO THE INSIDE FACE OF (E) UNREINFORCED MASONRY WALL

LIGHTYARD ELEVATION A



NOTE: (N) SHOTCRETE IS ATTACHED TO THE INSIDE FACE OF (E) UNREINFORCED MASONRY WALL

LIGHTYARD ELEVATION B

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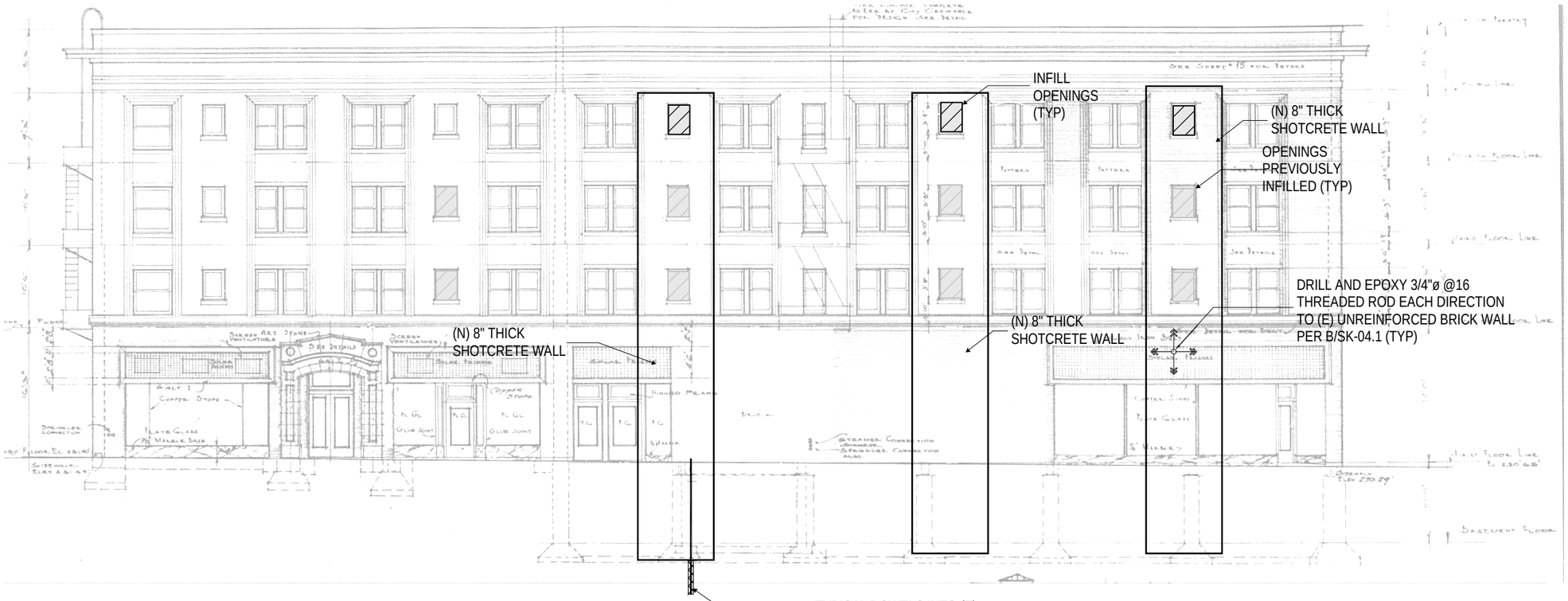
ELEVATIONS

MORRISON HOTEL RETROFIT
SCHEMATIC DESIGN

FIGURE
SK-03.2

JOB NUMBER
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NOTE: (N) SHOTCRETE IS ATTACHED TO THE INSIDE FACE OF (E) UNREINFORCED MASONRY WALL

HOPE ELEVATION A

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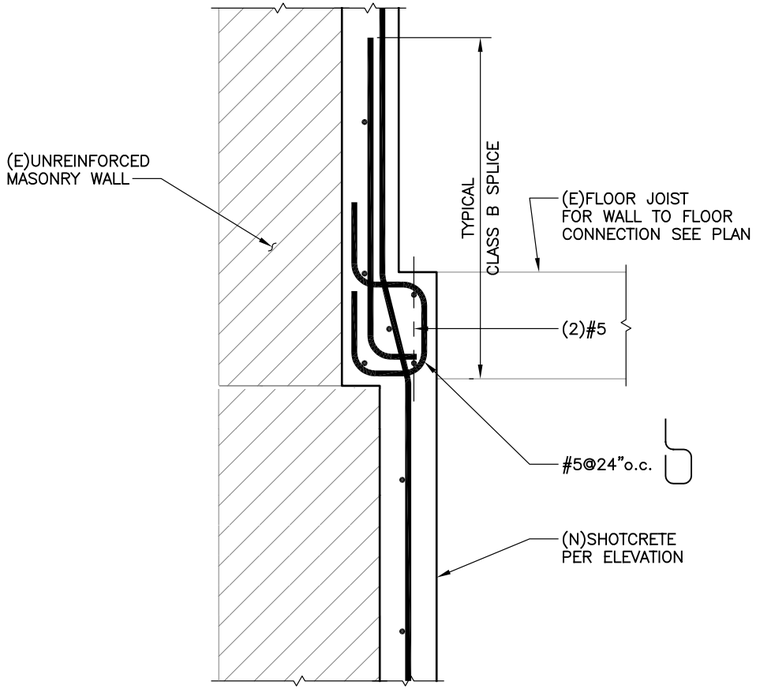
ELEVATIONS

MORRISON HOTEL RETROFIT
SCHEMATIC DESIGN

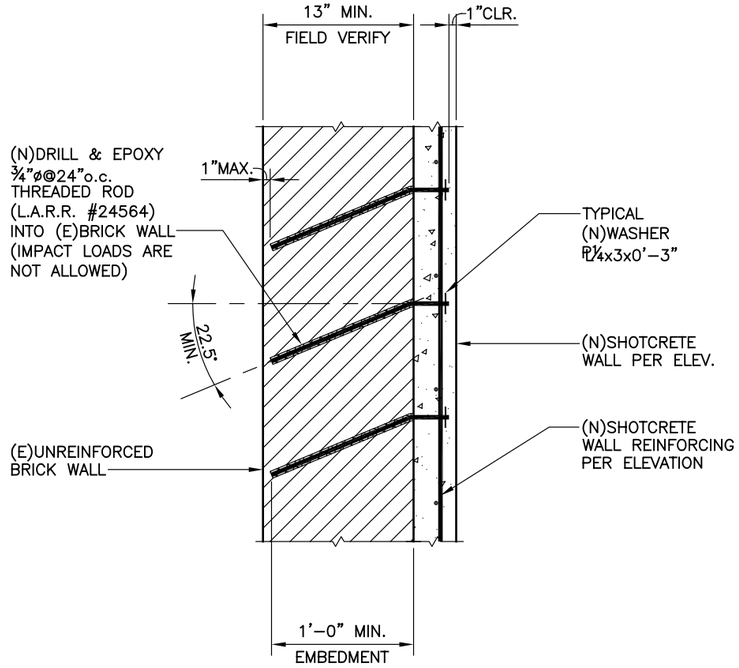
FIGURE
SK-03.3

JOB NUMBER
17-L067

DATE:
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TYPICAL SHOTCRETE WALL OFFSET DETAIL A



TYPICAL (N) SHOTCRETE WALL TO (E) UNREINFORCED MASONRY DETAIL B

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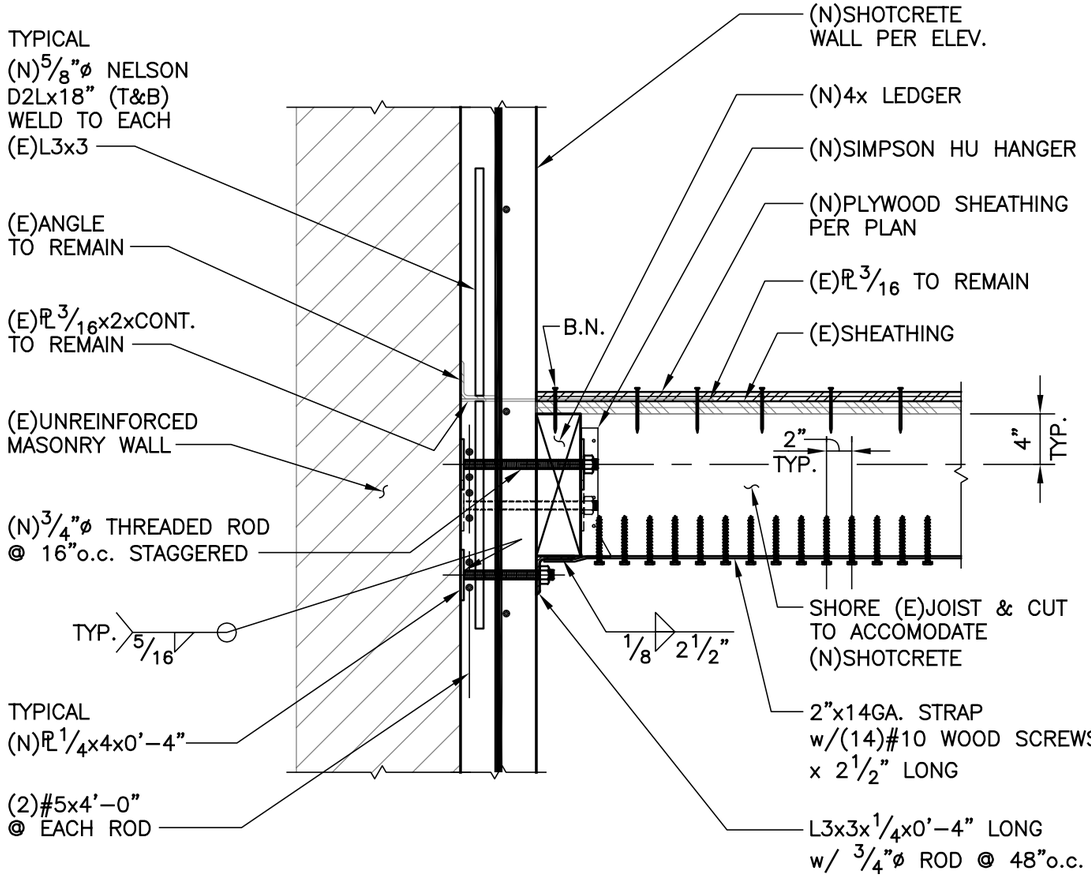
SHOTCRETE DETAILS

MORRISON HOTEL RETROFIT
SCHEMATIC DESIGN

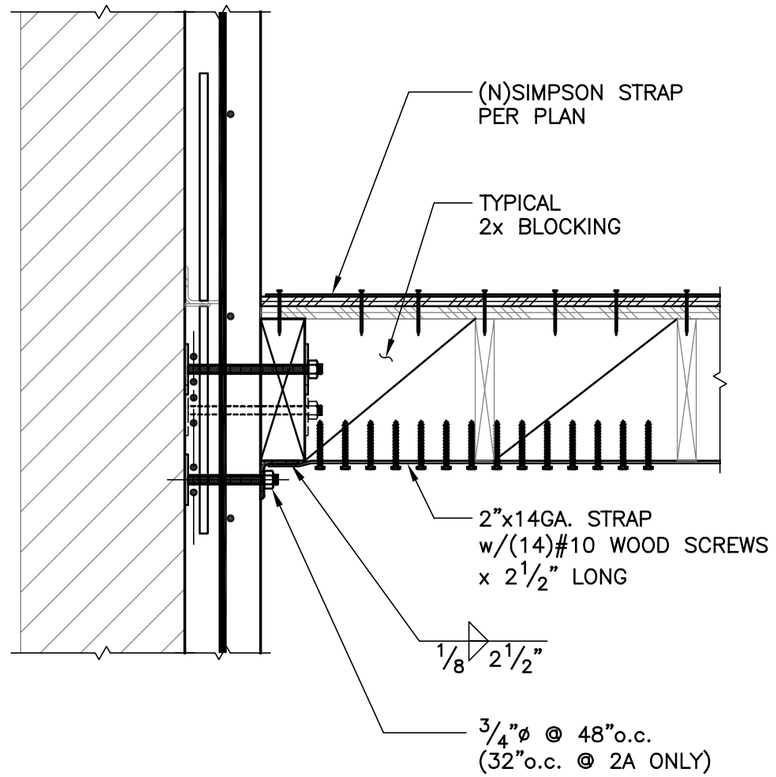
FIGURE
SK-04.1

JOB NUMBER 17-L067

DATE: JUNE 30, 2017



WALL TO FLOOR CONNECTION AT (N) SHOTCRETE WALL JOISTS ⊥ TO WALL **A**



NOTE: FOR REMAINDER OF INFORMATION, SEE DETAIL A/-

WALL TO FLOOR CONNECTION AT (N) SHOTCRETE WALL JOISTS / / TO WALL **B**

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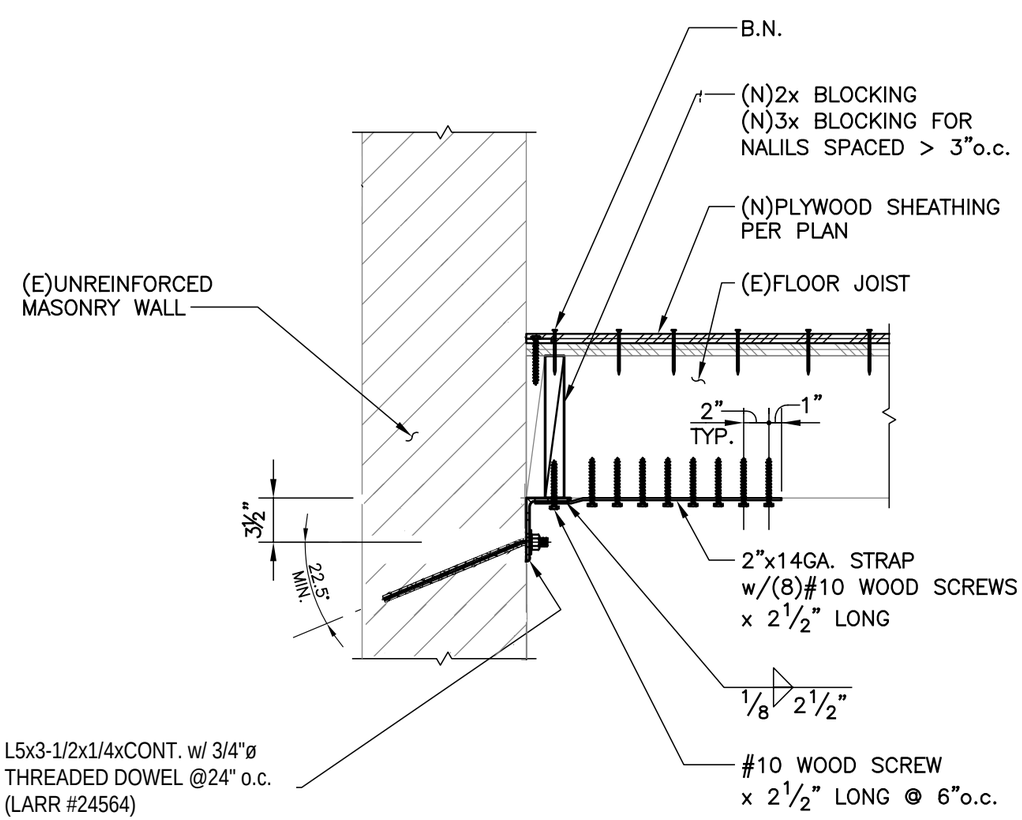
DETAILS

MORRISON HOTEL RETROFIT
SCHEMATIC DESIGN

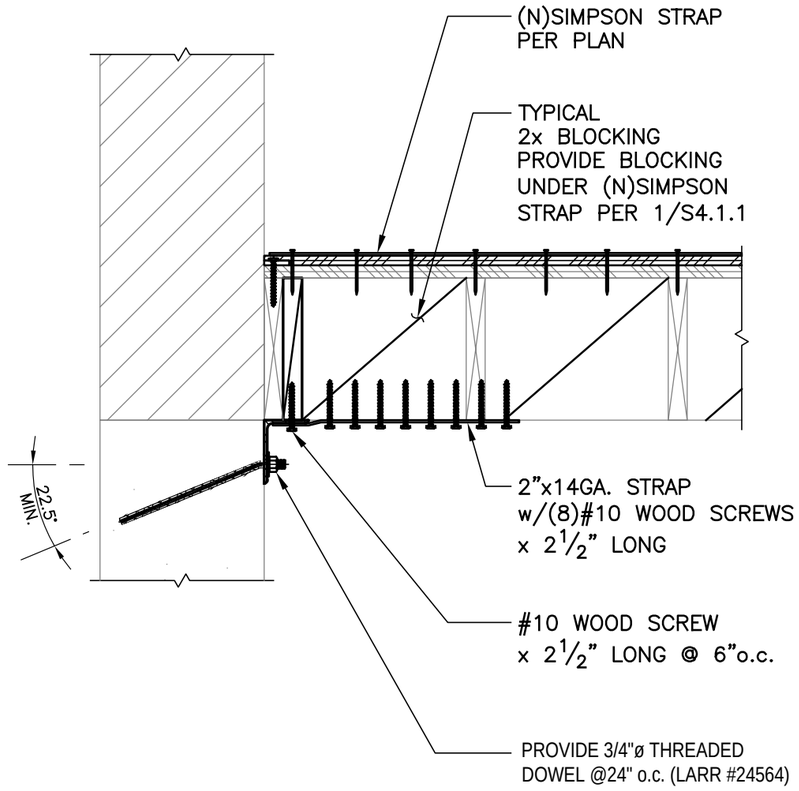
FIGURE
SK-04.2

JOB NUMBER
17-L067

DATE:
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WALL TO FLOOR CONNECTION JOISTS ⊥ TO WALL A



NOTE: FOR REMAINDER OF INFORMATION, SEE DETAIL A/-

WALL TO FLOOR CONNECTION JOISTS / / TO WALL B

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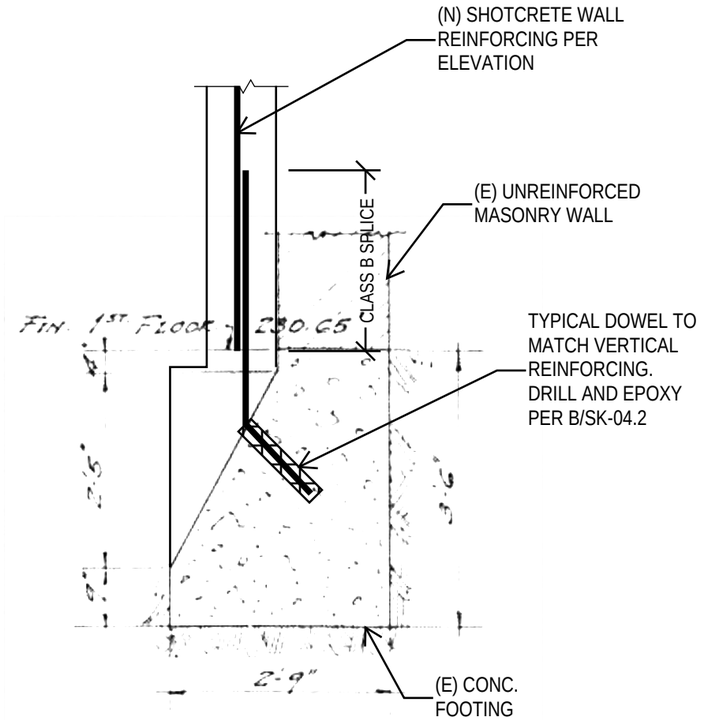
DETAILS

MORRISON HOTEL RETROFIT
SCHEMATIC DESIGN

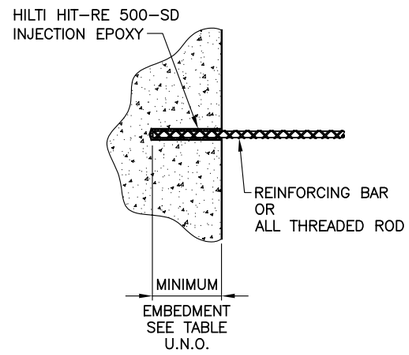
FIGURE
SK-04.3

JOB NUMBER 17-L067

DATE: JUNE 30, 2017



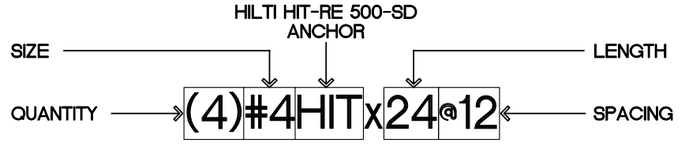
TYPICAL (N) SHOTCRETE WALL TO (E) FOOTING DETAIL — A



HILTI HIT-RE 500-SD ANCHOR EMBEDMENT TABLE		
BAR SIZE	ALL THREADED ROD	MINIMUM EMBEDMENT DEPTH
#3	3/8"ø	4 1/4"
#4	1/2"ø	4 1/4"
#5	5/8"ø	5"
#6	3/4"ø	6 3/4"
#7	7/8"ø	7 3/4"
#8	1"ø	9"
#9	1 1/8"ø	10 1/8"
#10	1 1/4"ø	11 1/4"
#11	1 3/8"ø	12 3/8"

HILTI HIT-RE 500-SD ANCHORS DESIGNATION

(L.A. REPORT RR-25700)



NOTES:

1. ALL VALUES INDICATED IN THE TABLE ABOVE ARE "HILTI HIT-RE 500-SD" EPOXY ANCHORS. CITY OF LOS ANGELES RESEARCH REPORT NUMBER RR-25700, DATED APRIL 28, 2008.
2. SPECIAL INSPECTION SHALL COMPLY WITH SECTION 1704.13 OF THE 2008 CITY OF LOS ANGELES BUILDING CODE FOR ANCHORAGES IN CONCRETE.
3. ALL DEFORMED REINFORCING BARS NOTED AS IN EPOXY SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. SEE TABLE ABOVE FOR MINIMUM EMBEDMENT LENGTHS (ANCHORS TO BE INSTALLED IN NORMAL WEIGHT CONCRETE ONLY).
4. USE EMBEDMENT DEPTH IN TABLE ABOVE FOR CRACKED CONCRETE ($h_{ef,cr}$) TYPICAL U.N.O. BY ENGINEER.
5. TABULATED VALUES IN TABLE ABOVE DO NOT CONSIDER EDGE DISTANCE AND SPACING REQUIREMENTS.
6. THIS DETAIL TO BE USED ONLY WHERE INDICATED ON DRAWINGS.
7. MINIMUM REBAR YIELD STRENGTH SHALL BE AT LEAST 60,000 PSI.

TYPICAL HIT-RE ANCHOR SCHEDULE — B

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DETAILS

MORRISON HOTEL RETROFIT
SCHEMATIC DESIGN

FIGURE
SK-04.4

JOB NUMBER
17-L067

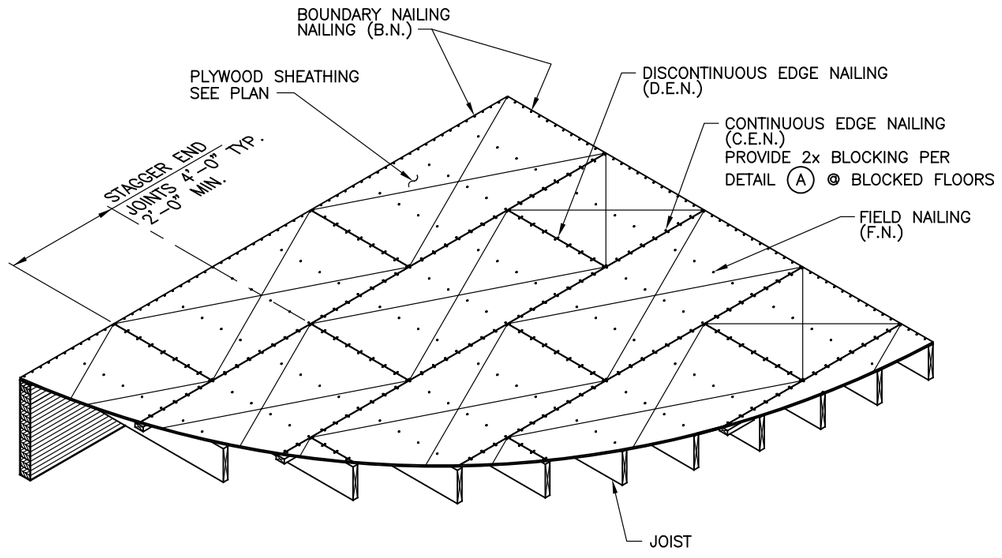
DATE:
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FLOOR/ROOF NAILING SCHEDULE

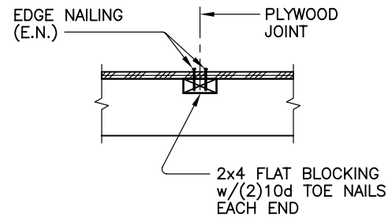
AREA	BOUNDARY (B.N.)	DISCONTINUOUS EDGE (D.E.N.)	FIELD (F.N.)	SHEATHING	ALLOWABLE SHEAR	REMARKS
A	10d @ 4" o.c.	10d @ 6" o.c. MINIMUM	10d @ 12" o.c.	15/32" STRUCT. I MINIMUM	850 PLF	MIN. 1 5/8" NAIL PENETRATION INTO FRAMING MEMBER
B	10d @ 2 1/2" o.c.	10d @ 4" o.c. MINIMUM	10d @ 12" o.c.	15/32" STRUCT. I MINIMUM	1280 PLF	MIN. 1 5/8" NAIL PENETRATION INTO FRAMING MEMBER
C						

NOTES:

1. NAILING ALONG CONTINUOUS PANEL EDGES (C.E.N.) SHALL MATCH BOUNDARY NAILING UNLESS NOTED OTHERWISE.



PLAN



DETAIL (A)

NOTE:

1. RUN LONG DIMENSION OF PLYWOOD PERPENDICULAR TO JOIST.
2. NAILING SIZE AND SPACING AS NOTED ON PLAN.
3. NAILS SHALL HAVE A MIN. 3/8" EDGE DISTANCE.
4. ALL PURLINS SHALL BE LAID OUT IN A 4'-0" MODULE TO COINCIDE WITH PLYWOOD PATTERN.
5. USE TONGUE & GROOVE PLYOOWD AT UNBLOCKED FLOORS.
6. WHERE NAILS ARE SPACED @ 3"o.c. OR LESS @ ADJOINING PANEL EDGES, SEE DETAIL (5/–)
7. USE BOUNDARY NAILING CONTINUOUS @ ALL NAILING ZONE BOUNDARIES. SEE PLAN FOR ZONE EXTENTS.

TYPICAL FLOOR SHEATHING DETAIL AND SCHEDULE (A)

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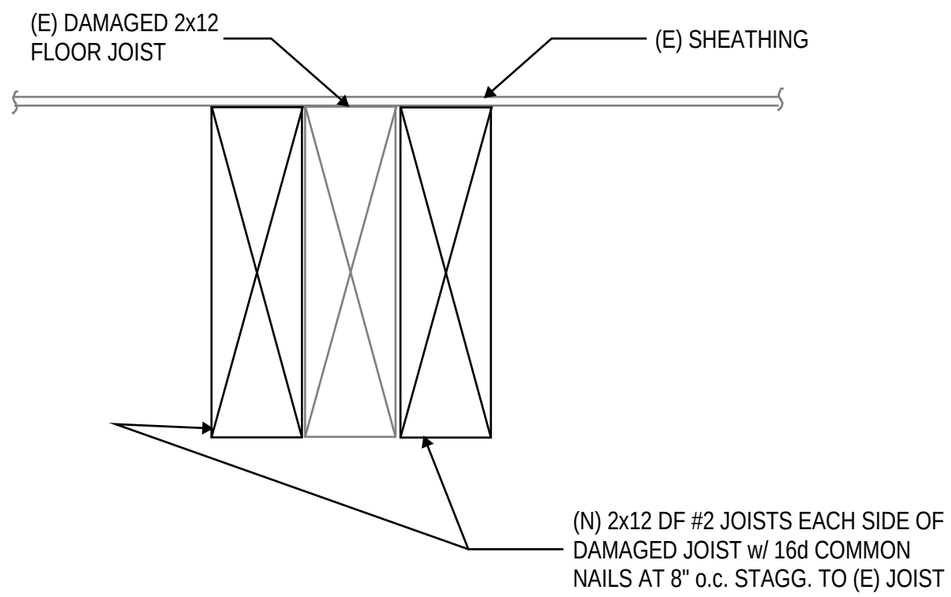
DIAPHRAGM DETAILS

MORRISON HOTEL RETROFIT
SCHEMATIC DESIGN

FIGURE
SK-04.5

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JOIST REPAIR (AS NEEDED) A

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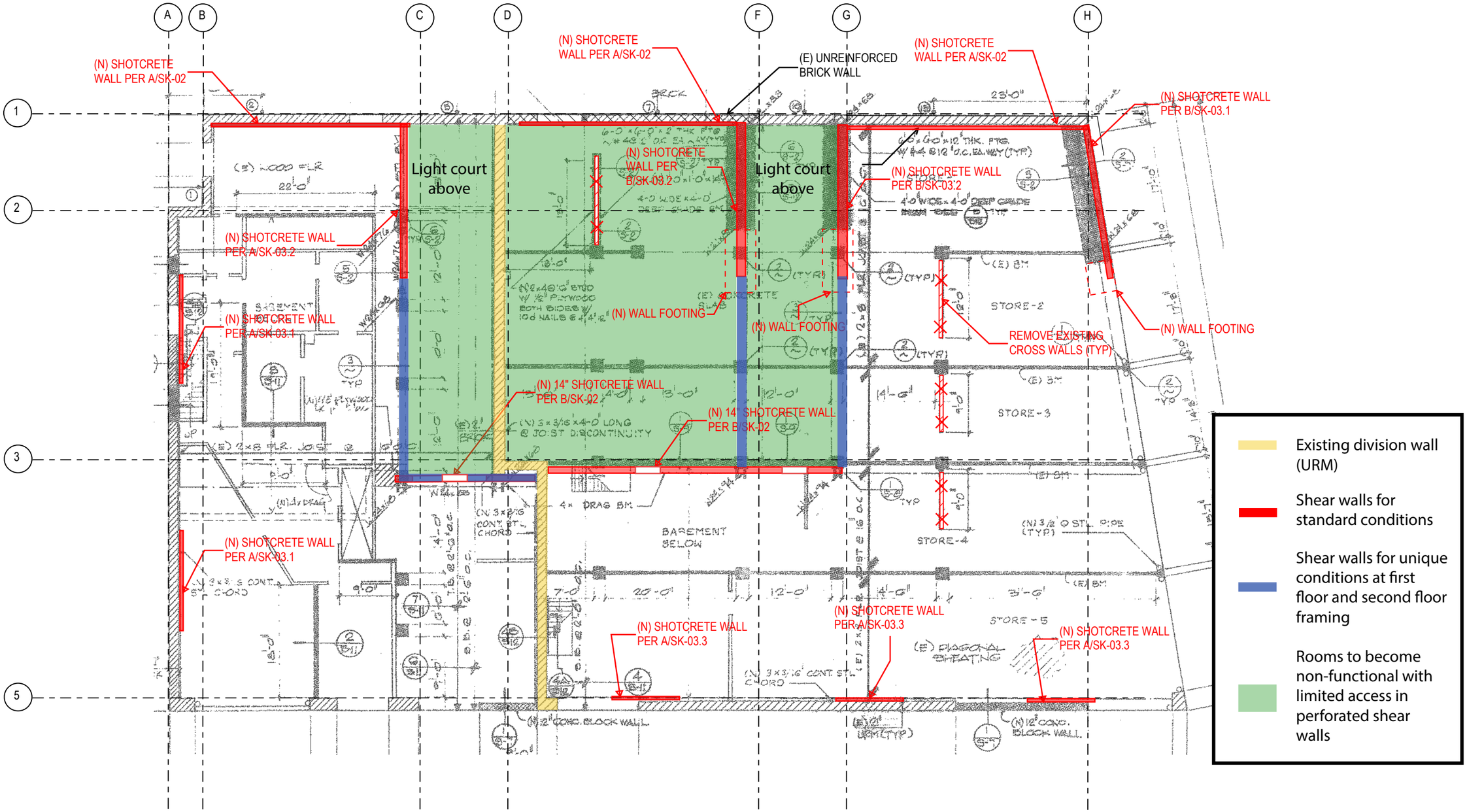
DIAPHRAGM DETAILS

MORRISON HOTEL RETROFIT
SCHEMATIC DESIGN

FIGURE
SK-04.6

JOB NUMBER 17-L067

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FIRST FLOOR FRAMING PLAN

MORRISON HOTEL RETROFIT
SCHEMATIC DESIGN

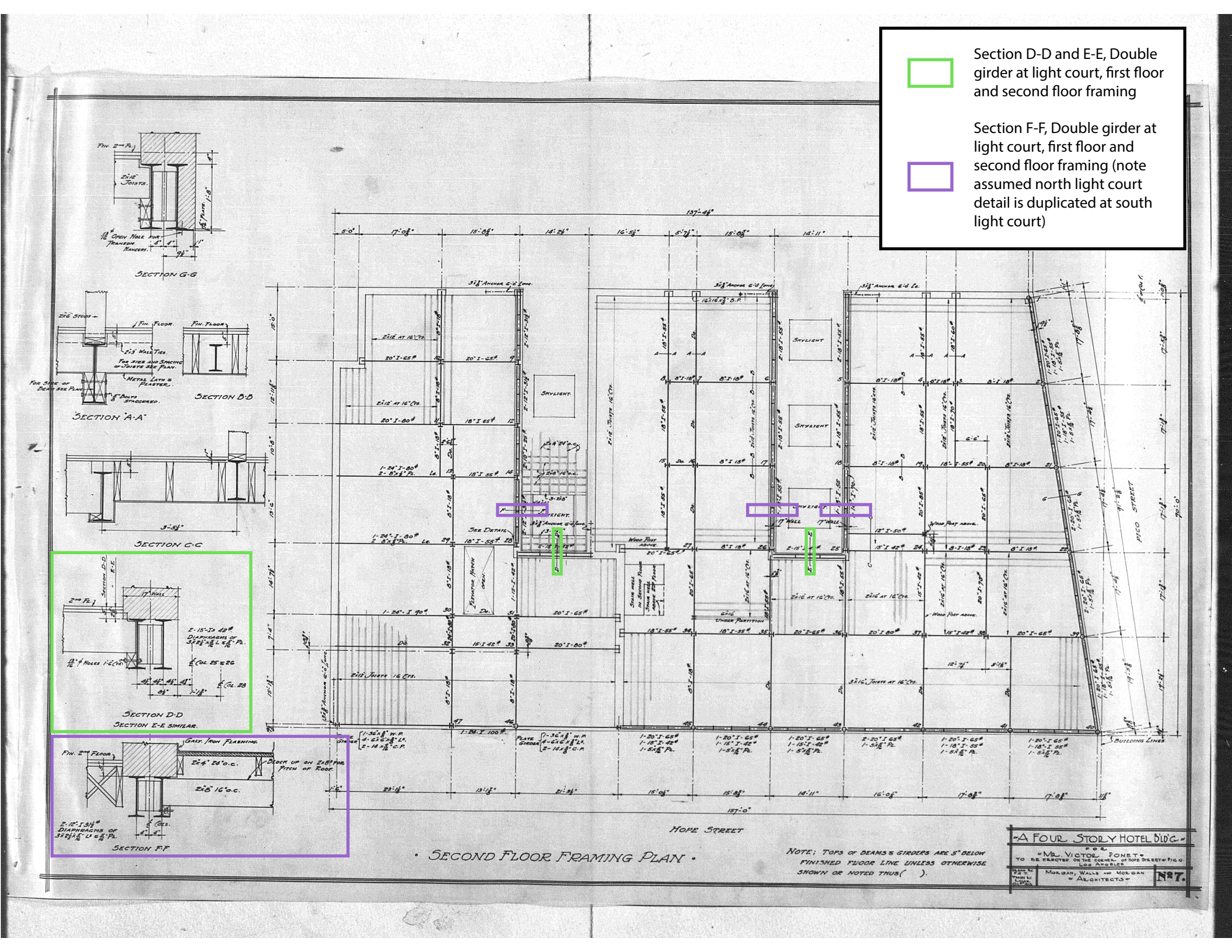
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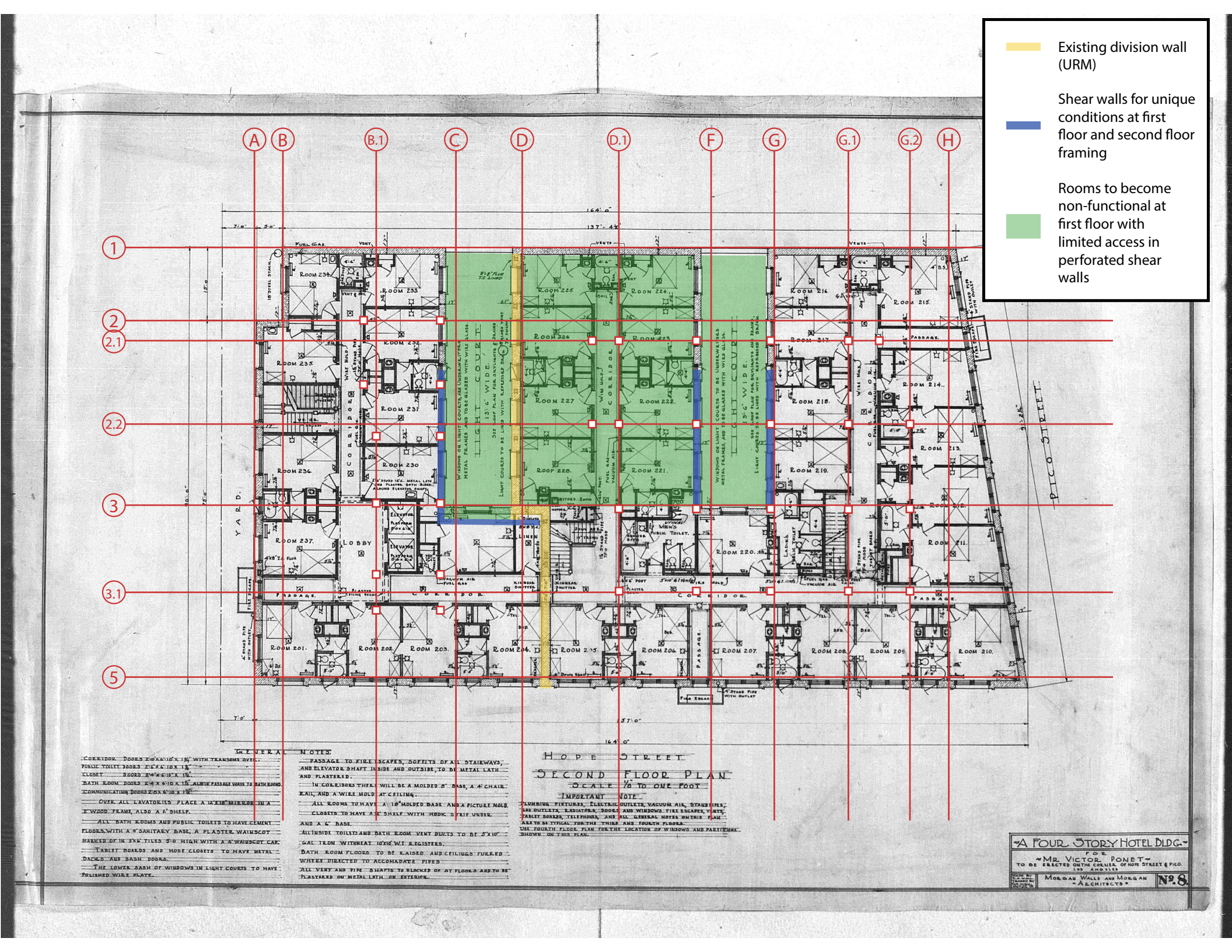
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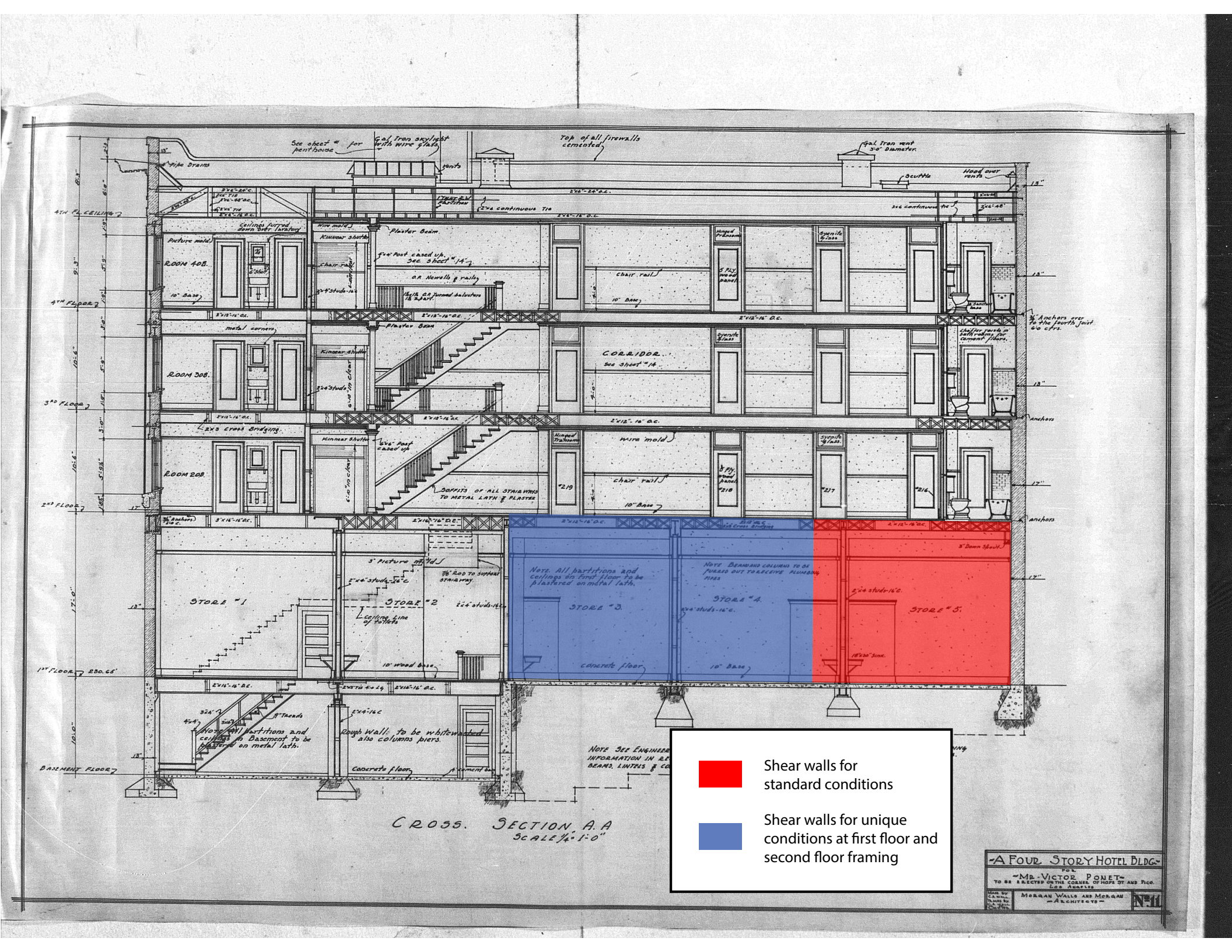
JUNE 30, 2017

Section D-D and E-E, Double girder at light court, first floor and second floor framing

Section F-F, Double girder at light court, first floor and second floor framing (note assumed north light court detail is duplicated at south light court)




Existing division wall (URM)
Shear walls for unique conditions at first floor and second floor framing
Rooms to become non-functional at first floor with limited access in perforated shear walls
A
B
B.1
C
D
D.1
F
G
G.1
G.2
H
1
2
2.1
2.2
3
3.1
5
LIGHT COURT 13'-6" WIDE.
LIGHT COURT 13'-6" WIDE.
CORRIDOR
LOBBY
YARD.
PICO STREET
HOPE STREET
SECOND FLOOR PLAN
SCALE 1/8 TO ONE FOOT
GENERAL NOTES.
IMPORTANT NOTE
A FOUR STORY HOTEL BLDG.
FOR
MR. VICTOR PONET
TO BE ERECTED ON THE CORNER OF HOPE STREET & PICO
LOS ANGELES
MORGAN WALLS AND MORGAN
ARCHITECTS
No. 8



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

A FOUR STORY HOTEL BLDG.
FOR
MR. VICTOR PONET
TO BE ERECTED ON THE CORNER OF HOPE ST AND PICO.
LOS ANGELES

MORGAN WALLS AND MORGAN
ARCHITECTS

No. 11

Morrison Hotel
1246 S. Hope Street, Los Angeles, CA

Onsite Structural Investigations, Condition Assessment, and Laboratory Testing

Report Submitted to:

Relevant Group
1609 N. Cahuenga Boulevard
Hollywood, CA 90028

&

Englekirk Consulting Engineers
888 S. Figueroa Street, 18th Floor
Los Angeles, CA 90017

Prepared by:

Accu-Test Structural Laboratories, Inc.
23915 Ventura Boulevard, Calabasas, CA 91302

November 12, 2020
Accu-Test Job No. 2010311

ACCU-TEST ENGINEERING LABORATORIES, INC.
TESTING • INSPECTION • ENGINEERS • RESEARCH **Tel:** (818) 591-3555
23915 Ventura Boulevard • Calabasas, California, 91302-1445 **Fax:** (818) 591-3560

November 12, 2020

Mr. Andrew R. Jackson, NCARB
Project Manager
Relevant Group
1605 North Cahuenga Boulevard
Hollywood, CA 90028

Mr. Tony Ghodsi, S.E., Principal
Englekirk Consulting Engineers
888 S. Figueroa Street, 18th Floor
Los Angeles, CA 90017

Subject: Morrison Hotel, 1246 South Hope Street, Los Angeles, CA
Onsite Structural Investigation, Condition Assessment & Laboratory Testing

Dear Mr. Jackson and Mr. Ghodsi:

We are pleased to have completed our testing assignment related to the subject project in accordance with your instructions and authorization. Enclosed please find the results of structural investigations and testing conducted recently for the subject project. Details related to the operations carried out at the site, and the results of various laboratory tests performed are presented in the attached report.

As directed, the tests were carried out in conformance with the given specifications, and per applicable ASTM standards. Under the direction of our qualified testing engineers, the tests were carefully conducted by competent technicians. Our professional services have been performed using the degree of care and skill ordinarily exercised under similar circumstances by reputable testing agencies practicing in this locality. No other warranty, expressed or implied, is made as to the information presented in this report.

We are grateful for this opportunity to render our engineering laboratory services. Should you have any questions, or if we may be of further assistance, please contact this office.

Very Truly,
ACCU-TEST ENGINEERING LABORATORIES, INC.

By: _____
Satinder S. Sethee, Ph.D.
Director, Structural Testing

SS/ss

Enclosure: Test Report No. 2010311 (86 pages)

CONTENTS

Morison Hotel, 1246 South Hope Street, Los Angeles, California
On-Site Structural Investigations and Laboratory Materials Testing
Accu-Test Job No. 2010311

1. Condition Assessment of Wood Framing Members

Roof Level -- Results of On-Site Investigations of Existing Conditions Including Photographic Documentation ..... 1.1a – 1.1y

Level 1 to 4 -- Results of On-Site Investigations of Existing Conditions Including Photographic Documentation ..... 1.2a – 1.2i

2. Wood Core Sampling & Evaluating Wood Condition

Sampling and Examination of Extracted Wood Cores Assessing Integrity of Existing Timber Members ..... 2.1 – 2.15

3. Structural Steel Corrosion NDT Testing

On-Site Nondestructive Testing of Steel Columns & Beams Evaluating Degree of Corrosion of Existing Steel ..... 3.1 – 3.3e

4. Structural Steel Strength and Physical Properties

Results of Laboratory Tests Conducted on Samples Extracted from Steel Columns & Beams ..... 4.1a – 4.6c

APPENDIX "A"

Floor Plans Showing Various Test Locations ..... A.1 – A.6

Subject:	Structural Investigations, Condition Assessment & Lab Testing Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Intro **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

THE TESTING PROGRAM

Accu-Test Structural Laboratories was engaged by "The Relevant Group" to render specialized services of a consultant for conducting structural investigations and materials testing for the historic Morrison Hotel building situated at 1246 South Hope Street, Los Angeles. Required investigations have been conducted in accordance with the directions provided by the client, the structural design engineer, Mr. Tony Ghodsi, S.E., and in conformance with the commonly practiced investigation and testing procedures.

The primary objective of this study was to evaluate structural integrity and make condition assessment of wood framing members and structural steel sections in the specified areas on all four levels of the building, as well as at the roof level. To carry out our limited field investigations the exposed framing members were accessed from the underside while operating from scaffoldings. Test samples were extracted from representative wood members and from specified steel columns and beams. This report documents the results of site inspection, structural observations, examination of wood core samples, and results of laboratory tests conducted on extracted steel specimens.

The following two sections deal with the study of timber elements. Subsequent two sections document the results of NDT corrosion tests on steel members, and laboratory tests for the strength and physical properties of steel.

No tests were conducted for the presence of hazardous organic mold, or concealed insect damage, since that was beyond the scope of given assignment. The information presented herein represents data that has been developed using the degree of care and skill normally exercised under similar circumstances by reputable inspection and testing agencies practicing in this locality. No other warranty, expressed or implied, is made as to the information provided in this report.

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

SECTION 1

CONDITION ASSESSMENT OF ROOF AND FLOORS WOOD FRAMING MEMBERS AND DIAPHRAGMS

The roof of the subject historic building has been constantly exposed to the elements for many years. The site inspection revealed that the elements composing the roof diaphragm presently appear to be relatively in the most deteriorated condition. The integrity of the wood members has been extensively compromised, and the steel members are also showing corrosion. Limited field investigations were carried out to assess the present state.

The following Subsection 1.1 documents the results of examination of timber members forming the roof diaphragm. And the subsequent Subsection 1.2 describes the conditions found on the lower floor levels. Representative members were selected in accessible areas and examined by an experienced and knowledgeable wood inspector. The recorded observations and inferences are essentially based upon visual inspection of the wood members, and their resistance to borings and/or penetration to hand-held awls.

It was noticed that with the passage of time wood members of the roof, including joists and sheathing, have suffered significant decay and disintegration due to prevalence of water damage, dry rot, fire damage, insect damage, cracks and checks. The lower floors show varying degrees of deterioration.

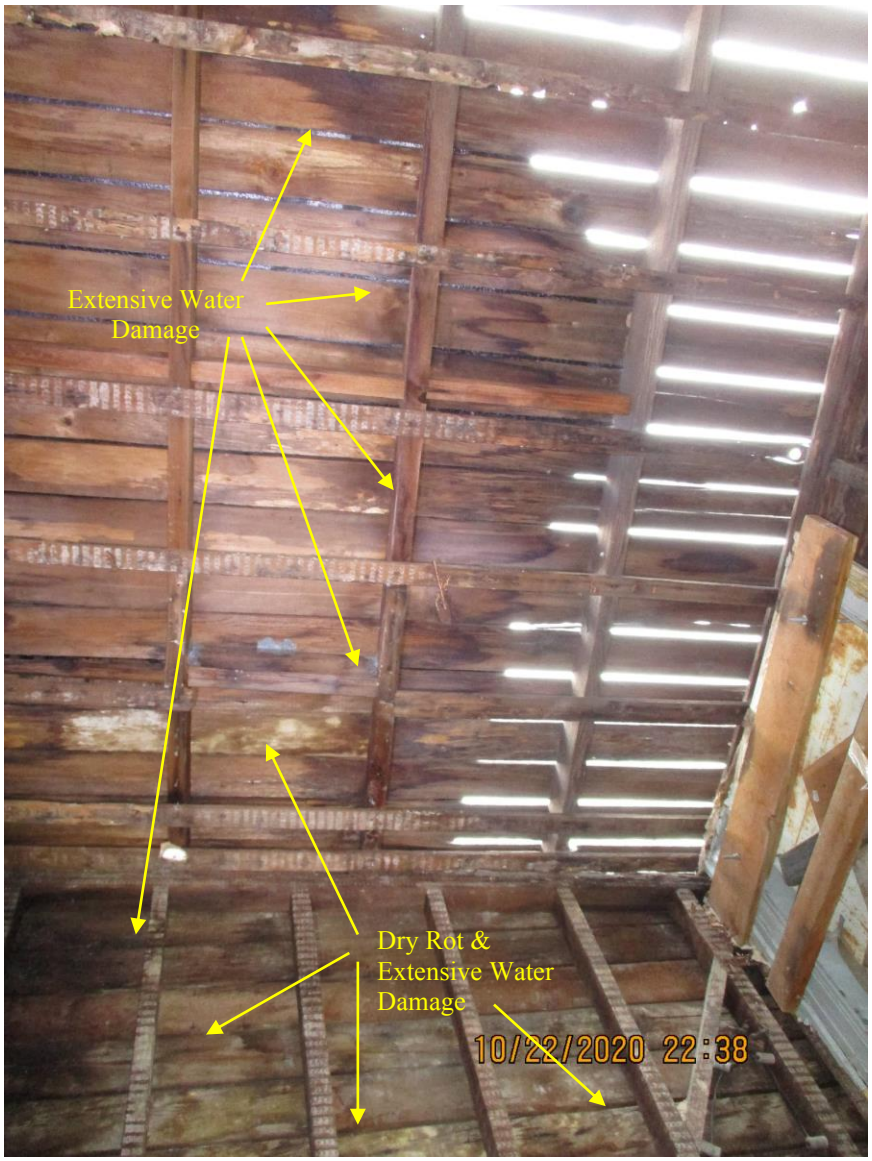
Dry rot, or fungal timber decay, is revealed by discoloration of wood, pores, and traces of green algae. The extent of rot is confirmed by checking the softness of wood with the help of a sharp screwdriver and/or an awl.

Damage due to water intrusion is indicated by stains and conspicuous presence of whitish chalky inorganic efflorescence.

Evidences collected at the site, supporting our assessment, are presented along with photographic documentation on the following pages.

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1a Roof & Wall, Record of On-Site Investigations, 4th Floor Stairwell, Looking up Dry Rot Decay and Extensive Water Damage, Test ID: "WI-R.1"



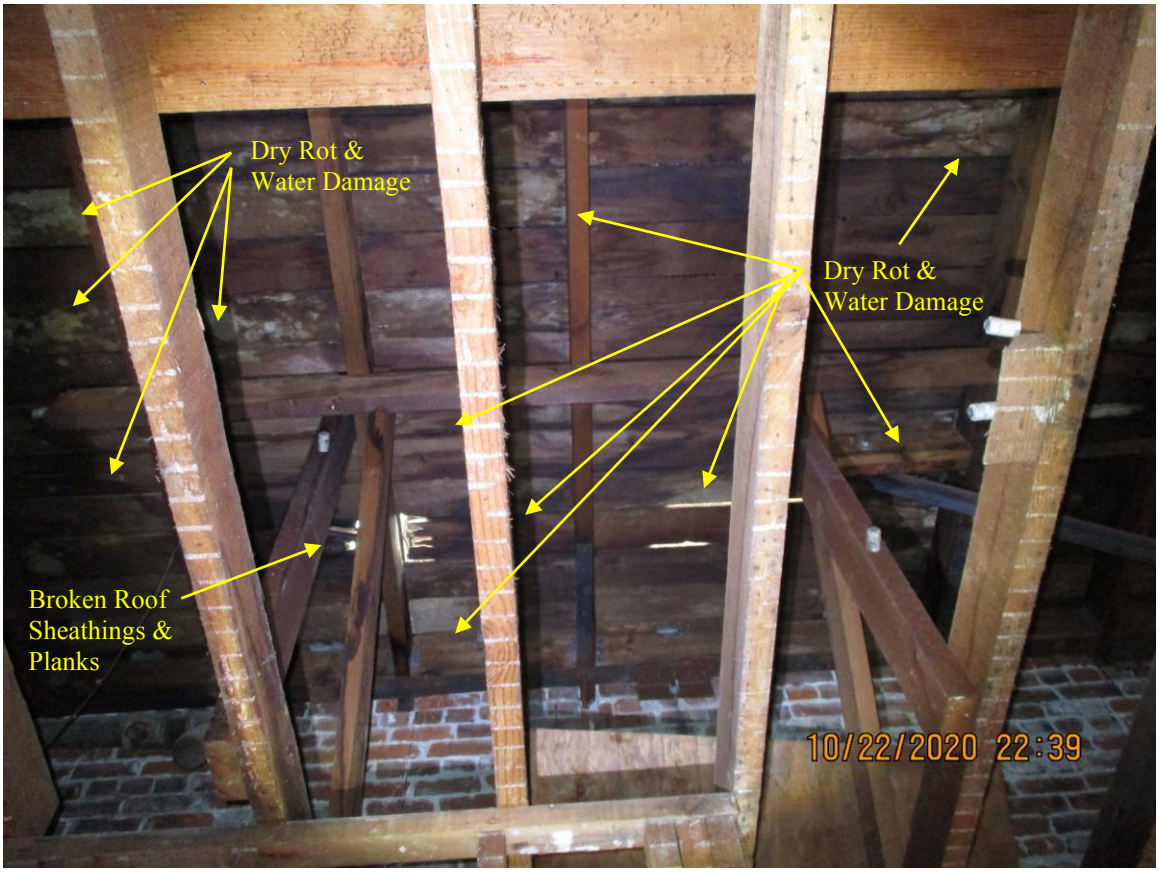
Note:

1. *Water-damaged wood members appear to have lost significant structural integrity. And are likely to have developed mold related problems.*
2. *Dry rot has also caused additional deterioration of the wood framing members.*
3. *The test area is shown in the corresponding floor plan included in Appendix "A".*

PRELIMINARY

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1b Roof & Wall, Record of On-Site Investigations, Looking up from 4th Floor Dry Rot Decay and Extensive Water Damage, Test ID: "WI-R.2"

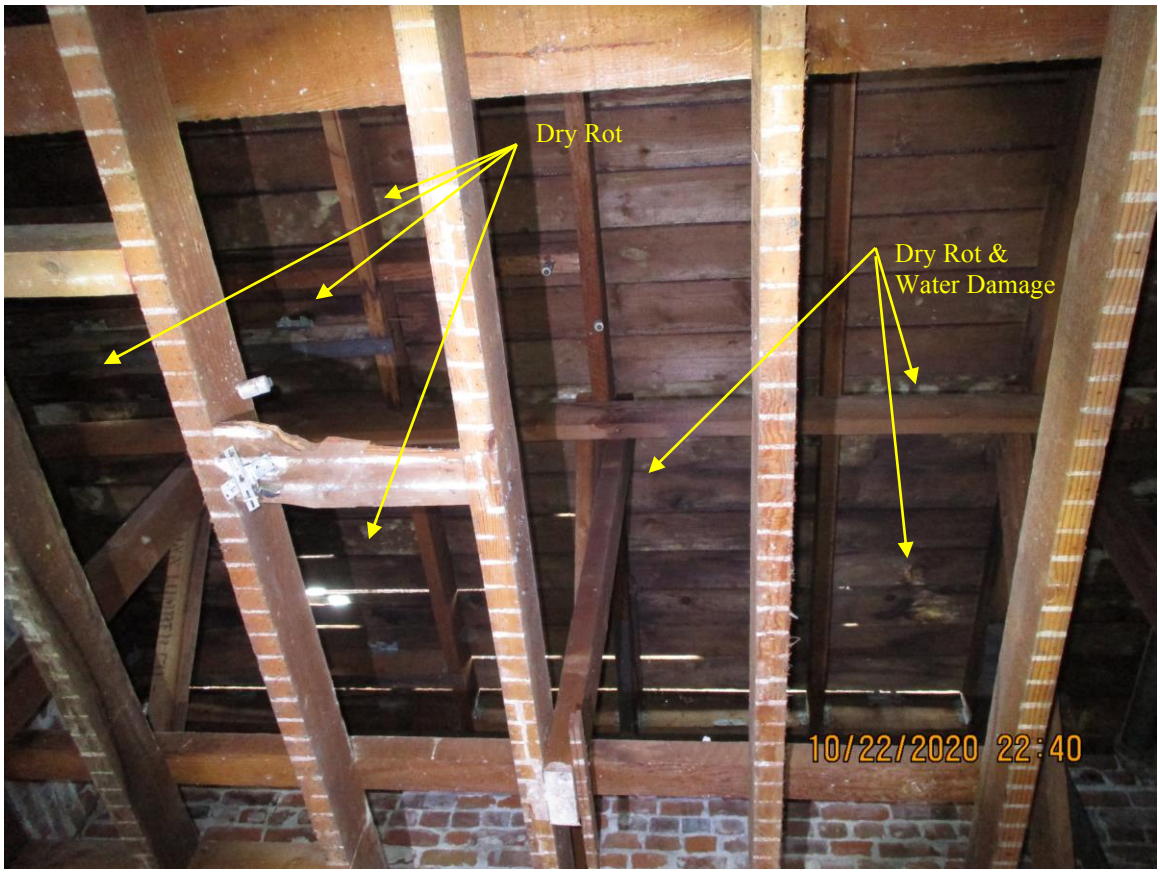


Note:

1. *Deteriorated wood framing members due to dry-rot in this area appear to have lost significant structural integrity*
2. *Water damage has further weakened the load-bearing timber members. In addition, such areas are also likely to have developed mold related problems.*
3. *The test area is shown in the corresponding floor plan included in Appendix "A".*

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1c Roof & Wall, Record of On-Site Investigations, Looking up from 4th Floor Dry Rot Decay and Water Damage, Test ID: "WI-R.3"



Note:

1. *Deteriorated wood framing members due to dry-rot in this area appear to have lost significant structural integrity*
2. *Water damage has further weakened the load-bearing timber members. In addition, such areas are also likely to have developed mold related problems.*
3. *The test area is shown in the corresponding floor plan included in Appendix "A".*

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1d Roof Framing, Record of On-Site Investigations, Looking up from 4th Floor
Dry Rot Decay and Water Damage of Wood and Steel, Test ID: "WI-R.4"



Note:

1. *Water-damaged wood members appear to have lost significant structural integrity. And are likely to have developed mold related problems.*
2. *Dry rot has also caused additional deterioration of the wood framing members.*
3. *The test area is shown in the corresponding floor plan included in Appendix "A".*

PRELIMINARY

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1e Roof Framing, Record of On-Site Investigations, Looking up from 4th Floor Extensive Fire Damage and Water Damage on Wood, Test ID: "WI-R.5"



Note:

1. *Water-damaged wood members appear to have lost significant structural integrity. And are likely to have developed mold related problems.*
2. *Fire-damaged wood members appear to have lost significant structural integrity.*
3. *The test area is shown in the corresponding floor plan included in Appendix "A".*

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1f Roof Framing, Record of On-Site Investigations, Looking up from 4th Floor
Dry Rot and Water Damage of Wood, Test ID: "WI-R.6"



Note:

1. *Water-damaged wood members appear to have lost significant structural integrity. And are likely to have developed mold related problems.*
2. *Dry rot has also caused additional deterioration of the wood framing members.*
3. *The test area is shown in the corresponding floor plan included in Appendix "A".*

PRELIMINARY

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1g Roof Framing, Record of On-Site Investigations, Looking up from 4th Floor Extensive Fire Damage on Roof Planks, Test ID: "WI-R.7"



Note:

1. Fire-damaged wood members appear to have lost significant structural integrity.

2. The test area is shown in the corresponding floor plan included in Appendix "A".

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1h 4th Floor Hallway Ceiling Joists & Wall Studs, Record of On-Site Investigations Extensive Fire Damage, Test ID: "WI-R.8"



Note:

1. *Fire damage is extensive in this area. The wood framing members appear to have lost significant structural integrity.*
2. *The test area is shown in the corresponding floor plan included in Appendix "A".*

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1i 4th Floor Ceiling Joists & Wall Studs, Record of On-Site Investigations
Extensive Dry Rot Decay and Fire Damage, Test ID: "WI-R.9"



Note:

1. *Fire-damaged wood members appear to have lost significant structural integrity.*
2. *Dry rot has also caused additional deterioration of the wood framing members.*
3. *The test area is shown in the corresponding floor plan included in Appendix "A".*

PRELIMINARY

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1j **4th Floor Wall Studs, Ceiling Joists, and Roof Sheathing Record of On-Site Investigations, Extensive Dry Rot Decay and Damaged Roof Sheathing, Test ID: "WI-R.10""**



Note:

1. *Deteriorated wood framing members due to dry-rot in this area appear to have lost significant structural integrity*
2. *The test area is shown in the corresponding floor plan included in Appendix "A".*

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1k 4th Floor Ceiling Joists & Wall Studs, Record of On-Site Investigations
Extensive Dry Rot Decay, Test ID: "WI-R.11""



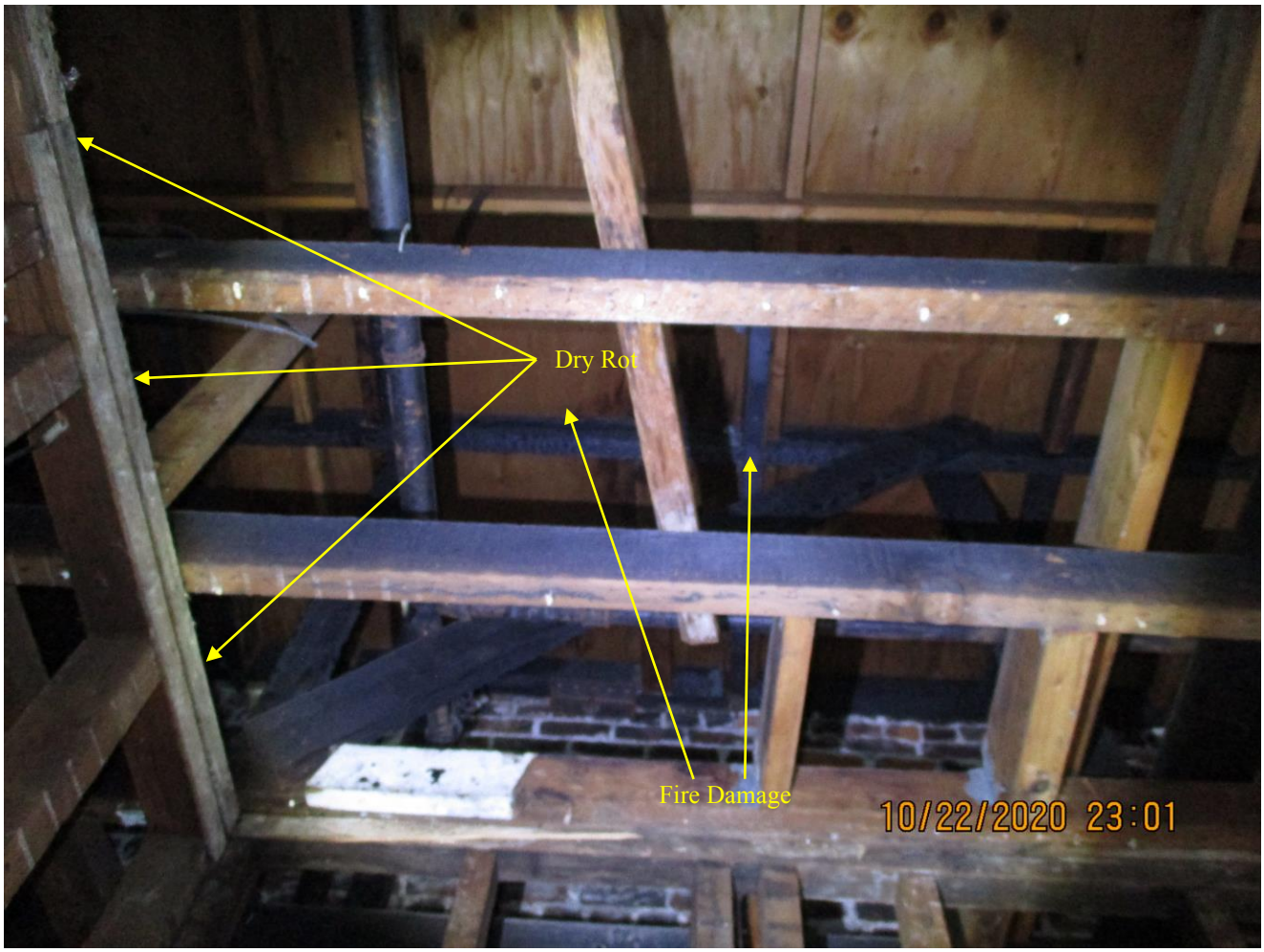
Note:

1. *Deteriorated wood framing members due to dry-rot in this area appear to have lost significant structural integrity*
2. *The test area is shown in the corresponding floor plan included in Appendix "A".*

PRELIMINARY

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1l **4th Floor Ceiling Joists & Wall Studs, Record of On-Site Investigations Extensive Dry Rot Decay and Fire Damaged Main Ceiling Joists and Diagonal Bracing, Test ID: "WI-R.12"**



Note:

1. *Fire-damaged wood members appear to have lost significant structural integrity.*
2. *Dry rot has also caused additional deterioration of the wood framing members.*
3. *The test area is shown in the corresponding floor plan included in Appendix "A".*

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1m 4th Floor Ceiling Joists & Sheathing, Record of On-Site Investigations
Fire Damaged Joists and Roof Sheathing, Test ID: "WI-R.13""



Note:

1. Fire-damaged wood members appear to have lost significant structural integrity.

2. The test area is shown in the corresponding floor plan included in Appendix "A".

PRELIMINARY

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1n 4th Floor Ceiling Joists & Wall Studs, Record of On-Site Investigations
Fire Damaged Main Roof Joists,, Test ID: "WI-R.14"

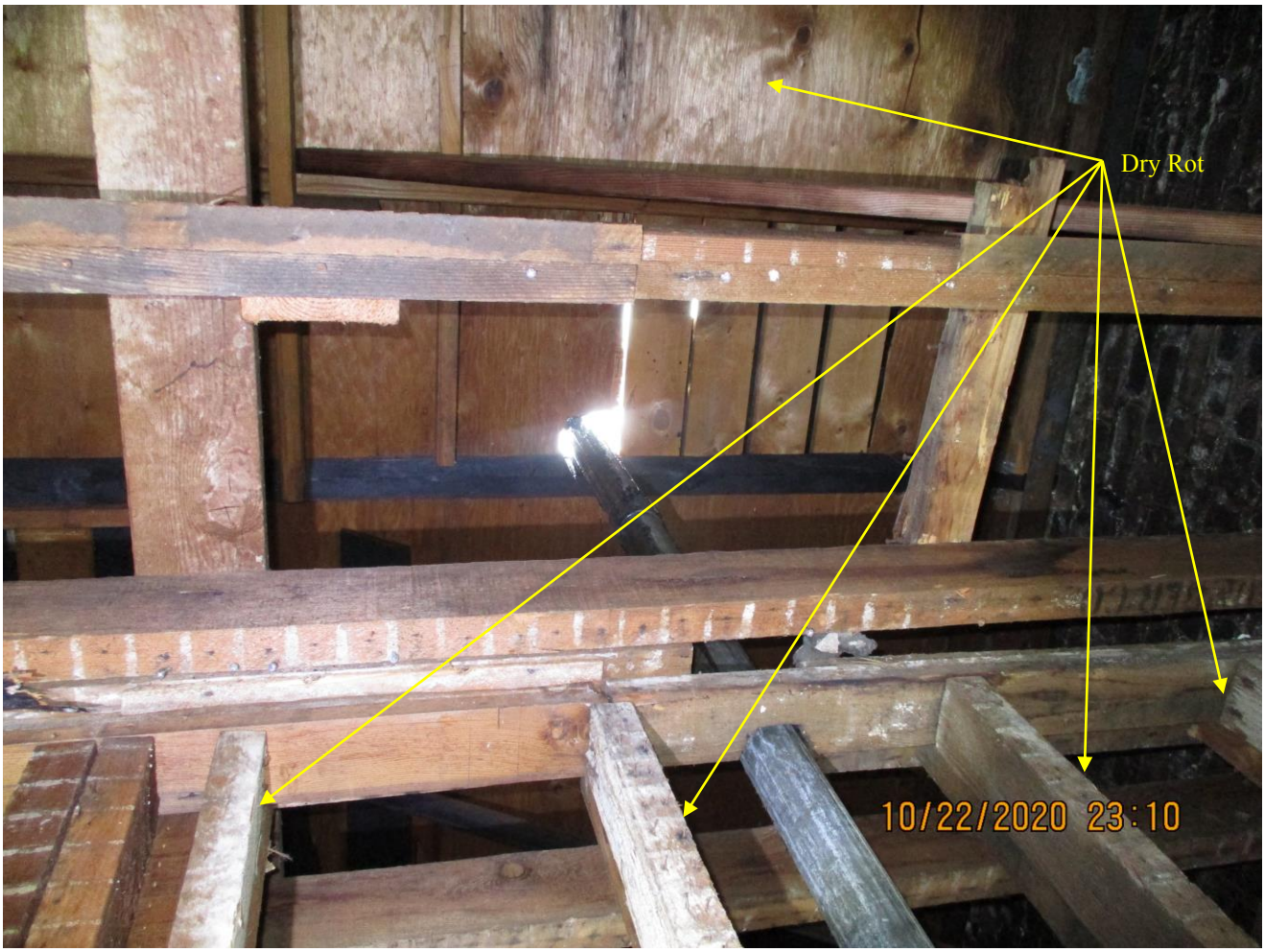


Note:

1. *Fire-damaged wood members appear to have lost significant structural integrity.*
2. *The test area is shown in the corresponding floor plan included in Appendix "A".*

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1o 4th Floor Ceiling & Roof Joists and Wall Studs, Record of On-Site Investigations Extensive Dry Rot Decay and Some Fire Damage of Main Roof Joists and Sheathing, Test ID: "WI-R.15"



Note:

1. *Deteriorated wood framing members due to dry-rot decay and fire in this area appear to have lost significant structural integrity*
2. *The test area is shown in the corresponding floor plan included in Appendix "A".*

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1p Roof Sheathing, Record of On-Site Investigations, Looking Up from 4th Floor Damaged Roof Sheathings, Test ID: "WI-R.16""



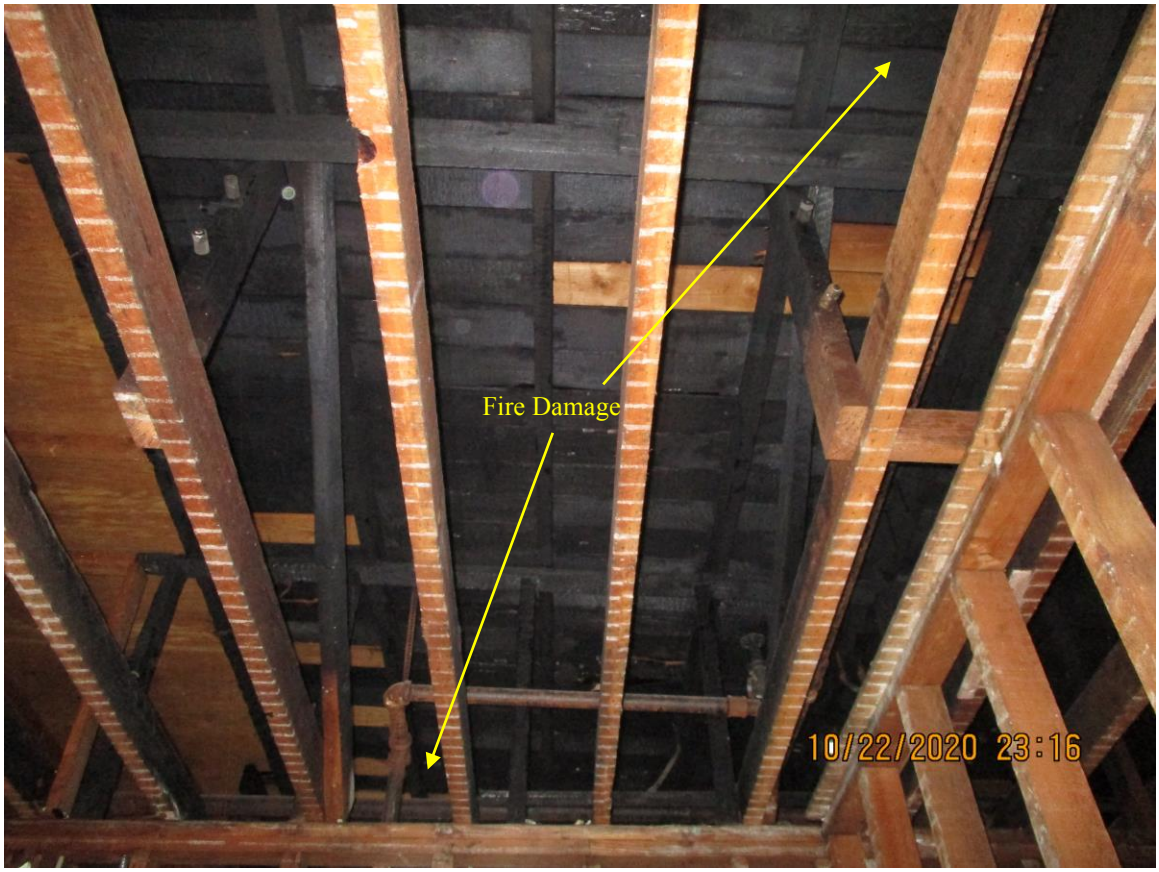
Note:

1. *Damaged roof sheathing.*
2. *The test area is shown in the corresponding floor plan included in Appendix "A".*

PRELIMINARY

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1q Roof Underside, Record of On-Site Investigations, Looking Up from 4th Floor, Extensive Fire Damaged Roof Joists and Wood Planks, Test ID: "WI-R.17"

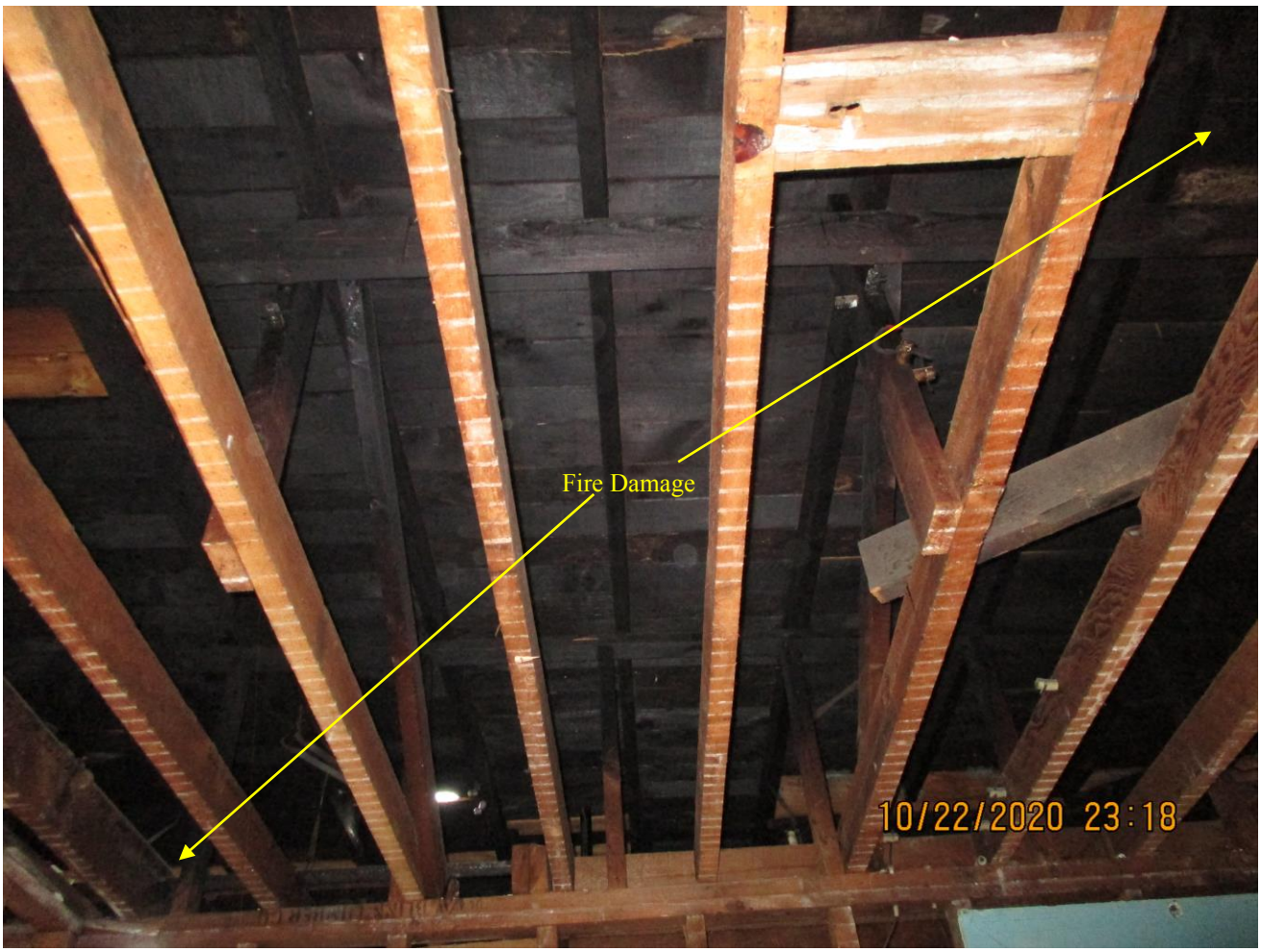


Note:

1. *Fire-damaged wood members appear to have lost significant structural integrity.*
2. *The test area is shown in the corresponding floor plan included in Appendix "A".*

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1r Roof Underside, Record of On-Site Investigations, Looking Up from 4th Floor, Extensive Fire Damaged Roof Joists and Wood Planks, Test ID: "WI-R.18"



Note:

1. *Fire-damaged wood members appear to have lost significant structural integrity.*
2. *The test area is shown in the corresponding floor plan included in Appendix "A".*

PRELIMINARY

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1s Roof Underside, Record of On-Site Investigations, Looking Up from 4th Floor, Extensive Fire Damaged Roof Joists and Wood Planks, Test ID: "WI-R.19"



Note:

1. Fire-damaged wood members appear to have lost significant structural integrity.

2. The test area is shown in the corresponding floor plan included in Appendix "A".

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1t Roof Underside, Record of On-Site Investigations, Looking up from 4th Floor Dry Rot Decay and Water Damage, Test ID: "WI-R.20"



Note:

1. *Deteriorated wood framing members due to dry-rot in this area appear to have lost significant structural integrity*
2. *Water damage has further weakened the load-bearing timber members. In addition, such areas are also likely to have developed mold related problems.*
3. *The test area is shown in the corresponding floor plan included in Appendix "A".*

PRELIMINARY

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1u Roof Underside, Record of On-Site Investigations, Looking up from 4th Floor, Extensive Fire Damaged Roof Joists and Wood Planks, Test ID: "WI-R.21"



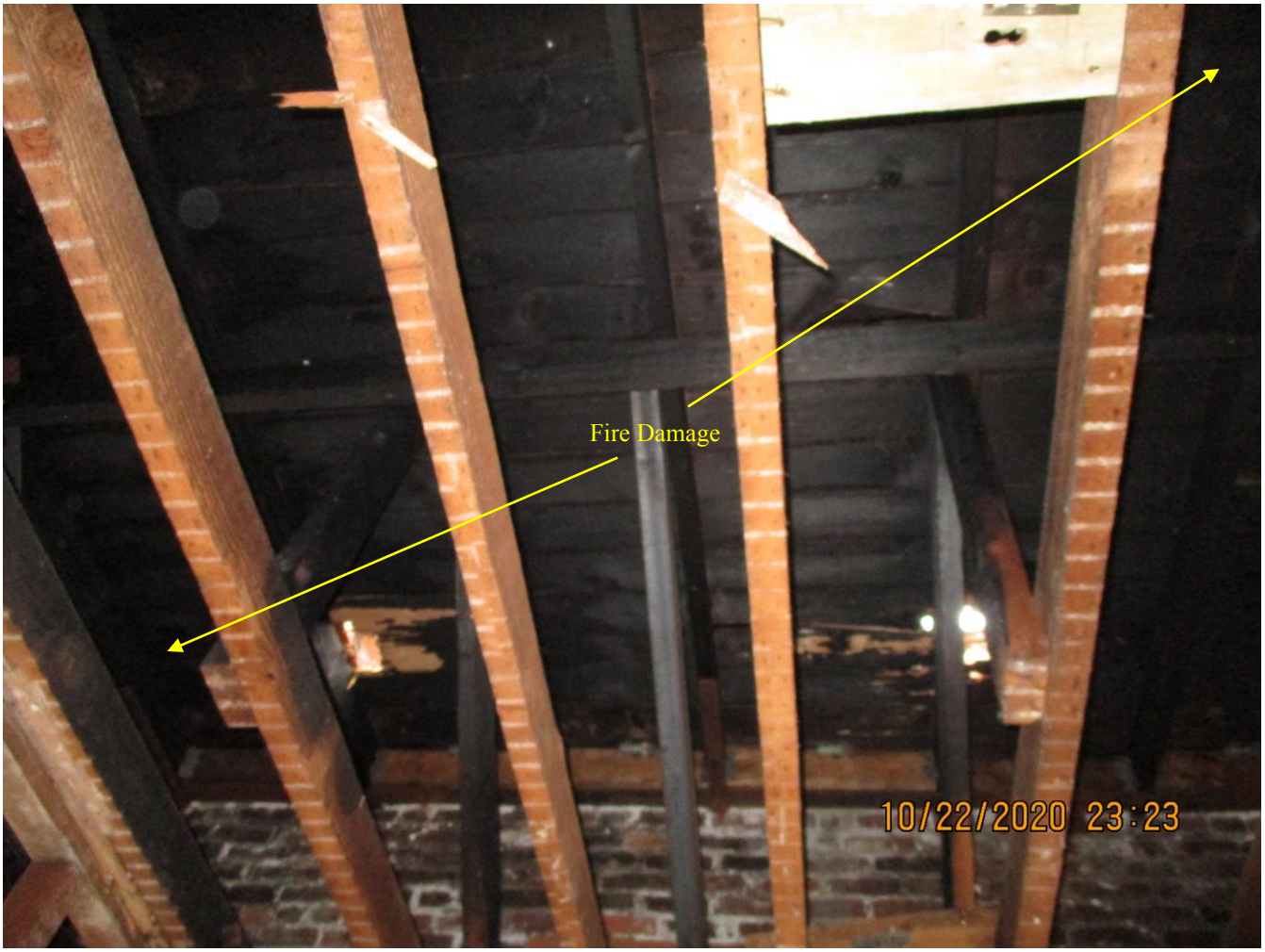
Note:

1. Fire-damaged wood members appear to have lost significant structural integrity.

2. The test area is shown in the corresponding floor plan included in Appendix "A".

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1v Roof Underside, Record of On-Site Investigations, Looking up from 4th Floor, Extensive Fire Damaged Roof Joists and Wood Planks, Test ID: "WI-R.22"



Note:

1. Fire-damaged wood members appear to have lost significant structural integrity.

2. The test area is shown in the corresponding floor plan included in Appendix "A".

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1w Roof Underside, Record of On-Site Investigations, Looking up from 4th Floor, Extensive Dry Rot and Water Damage, Test ID: "WI-R.23"



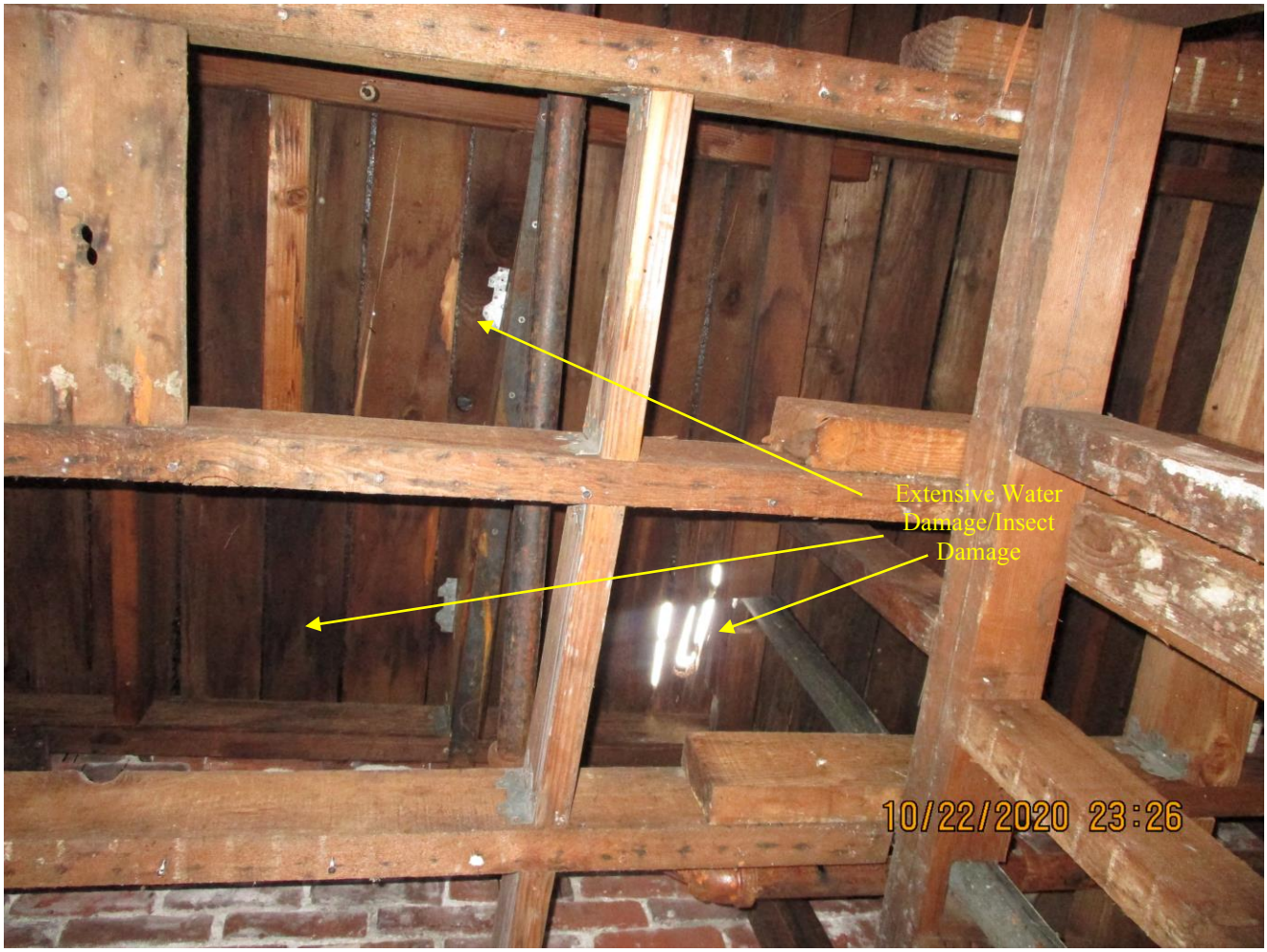
Note:

1. *Deteriorated wood framing members due to dry-rot in this area appear to have lost significant structural integrity*
2. *Water damage has further weakened the load-bearing timber members. In addition, such areas are also likely to have developed mold related problems.*
3. *The test area is shown in the corresponding floor plan included in Appendix "A".*

PRELIMINARY

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1x Roof Underside, Record of On-Site Investigations, Looking up from 4th Floor. Extensive Water Damage and Probably Insect Damage of Wood Planks, Test ID: "WI-R.24"



Note:

1. *Water-damaged and insect damaged wood members appear to have lost significant structural integrity. And are likely to have developed mold related problems.*
2. *The test area is shown in the corresponding floor plan included in Appendix "A".*

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Roof Underside **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,ss	**Checked By:**	S. Sethee, Ph.D.

Photo 1.1y Roof Underside, Record of On-Site Investigations, Looking up from 4th Floor. Extensive Water Damage and Probably Insect Damage on Wood Planks, Test ID: "WI-R.25"



Note:

1. *Water-damaged and insect damaged wood members appear to have lost significant structural integrity. And are likely to have developed mold related problems.*
2. *The test area is shown in the corresponding floor plan included in Appendix "A".*

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	**Levels 1 to 4** **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,s	**Checked By:**	S. Sethee, Ph.D.

SECTION 1.2

CONDITION ASSESSMENT OF WOOD FRAMING MEMBERS AND DIAPHRAGMS ON LEVELS 1 THROUGH 4

This Subsection 1.2 describes the existing conditions of timber members on floor levels 1 through 4. Representative members were selected in accessible areas and examined by an experienced and knowledgeable wood inspector. The recorded observations and inferences are essentially based upon visual inspection of the wood members, and their resistance to borings and/or penetration to hand-held awls.

It was noticed that with the passage of time neglected wood framing members, including joists and sheathing, have suffered significant decay and disintegration due to prevalence of water damage, dry rot, fire damage, cracks and checks. These lower floors show varying degrees of deterioration.

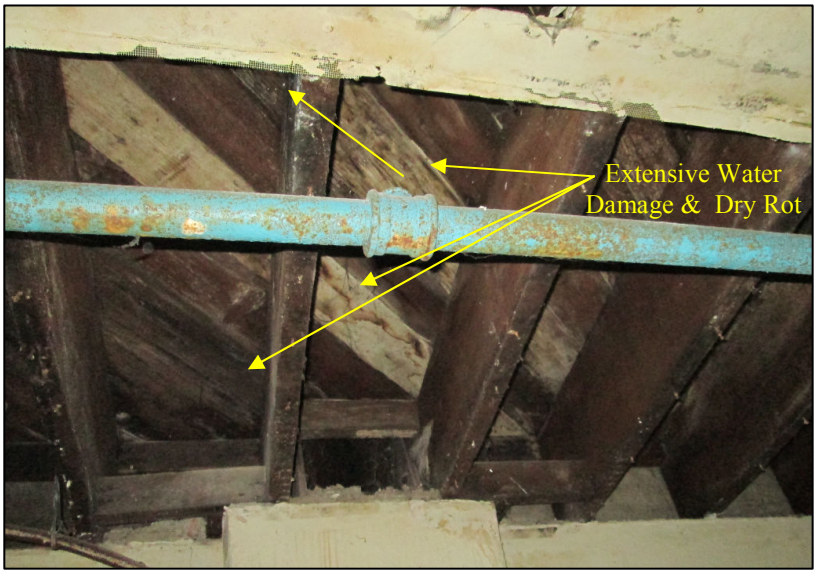
Dry rot, or fungal timber decay, is revealed by discoloration of wood, pores, and traces of green algae. The extent of rot is confirmed by checking the softness of wood with the help of a sharp screwdriver and/or an awl.

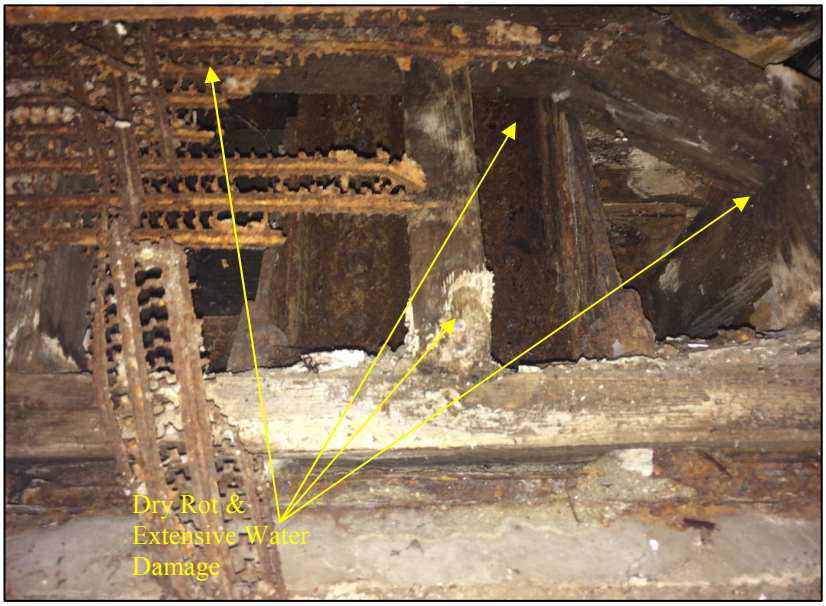
Damage due to water intrusion is indicated by stains and conspicuous presence of whitish chalky inorganic efflorescence.

Evidences collected at the site, supporting our assessment, are presented along with photographic documentation on the following pages.

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	**Levels 1 to 4** **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,s	**Checked By:**	S. Sethee, Ph.D.

Photo 1.2a-b **1st Floor Wood Framing & Sheathing. Dry Rot Decay, Water Damage, and Steel Disintegration. Record of On-Site Investigations. Test IDs: "WI-1.1 & WI-1.2"**





Note:

1. *Water-damaged wood members appear to have lost significant structural integrity. And are likely to have developed mold related problems.*
2. *Dry rot has also caused additional deterioration of the wood framing members.*
3. *The test area is shown in the corresponding floor plan included in Appendix "A".*

PRELIMINARY

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	**Levels 1 to 4** **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,s	**Checked By:**	S. Sethee, Ph.D.

Photo 1.2c 1st Floor Sheathing Underside, Record of On-Site Investigations
Dry Rot and Extensive Water Damage, Test ID: "WI-1.3"



Note:

1. *Deteriorated wood framing members due to dry-rot in this area appear to have lost significant structural integrity*
2. *Water damage has further weakened the load-bearing timber members. In addition, such areas are also likely to have developed mold related problems.*
3. *The test area is shown in the corresponding floor plan included in Appendix "A".*

PRELIMINARY

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	**Levels 1 to 4** **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,s	**Checked By:**	S. Sethee, Ph.D.

Photo 1.2d 1st Floor Sheathing Underside, Record of On-Site Investigations
Dry Rot and Extensive Water Damage, Test ID: "WI-1.4"

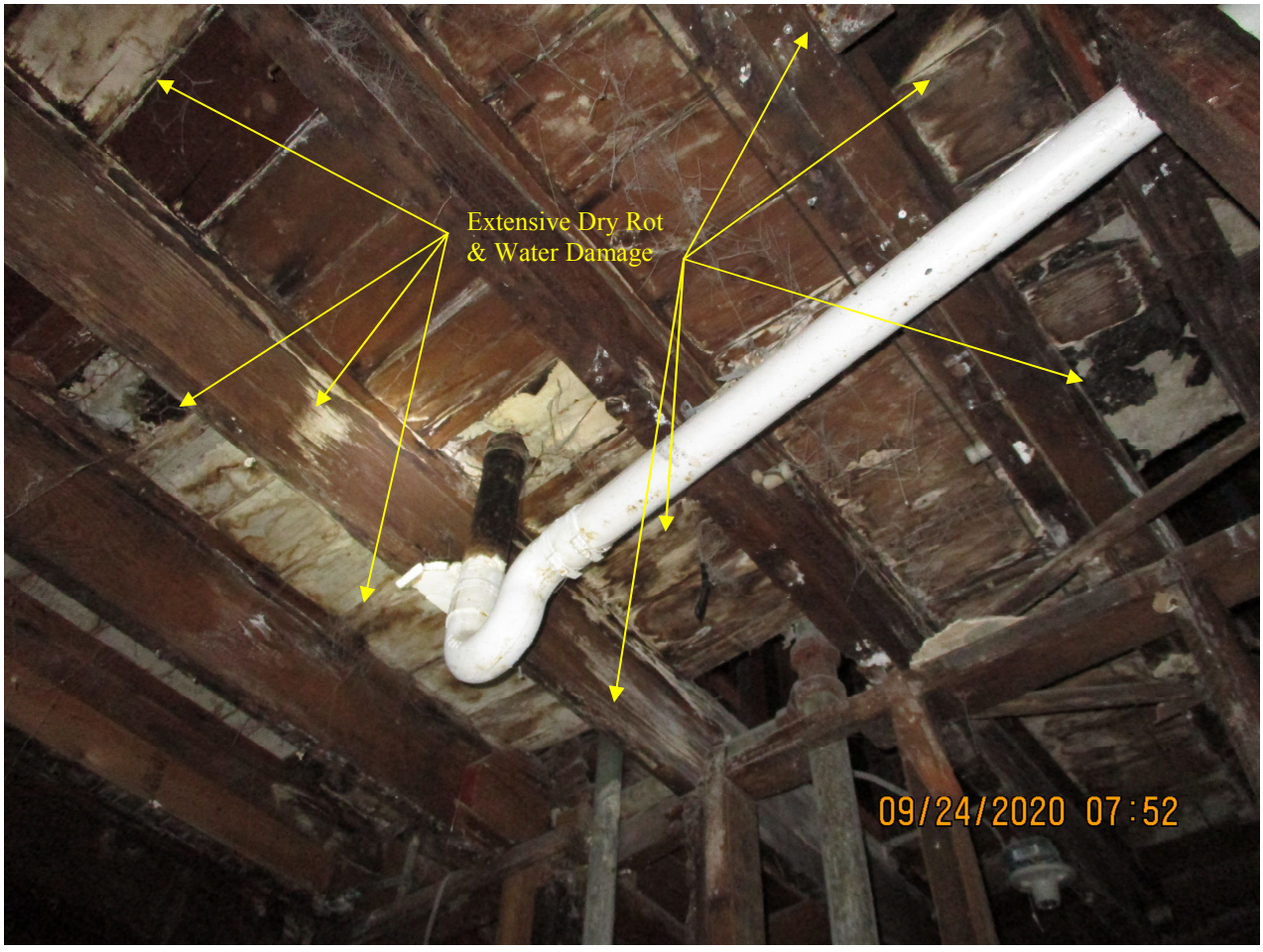


Note:

1. *Deteriorated wood framing members due to dry-rot in this area appear to have lost significant structural integrity*
2. *Water damage has further weakened the load-bearing timber members. In addition, such areas are also likely to have developed mold related problems.*
3. *The test area is shown in the corresponding floor plan included in Appendix "A".*

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	**Levels 1 to 4** **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,s	**Checked By:**	S. Sethee, Ph.D.

Photo 1.2e **4th Floor Wood Framing and Sheathing Underside. Looking up from 3rd Floor. Dry Rot Decay of Wood and Water Damage. Record of On-Site Investigations. Test ID: "WI-4.1"**



Note:

1. *Water-damaged wood members appear to have lost significant structural integrity. And are likely to have developed mold related problems.*
2. *Dry rot has also caused additional deterioration of the wood framing members.*
3. *The test area is shown in the corresponding floor plan included in Appendix "A".*

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	**Levels 1 to 4** **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,s	**Checked By:**	S. Sethee, Ph.D.

Photo 1.2f **4th Floor Wood Framing and Sheathing Underside. Looking up from 3rd Floor. Fire-Damaged Wood Members. Record of On-Site Investigations. Test ID: "WI-4.2"**



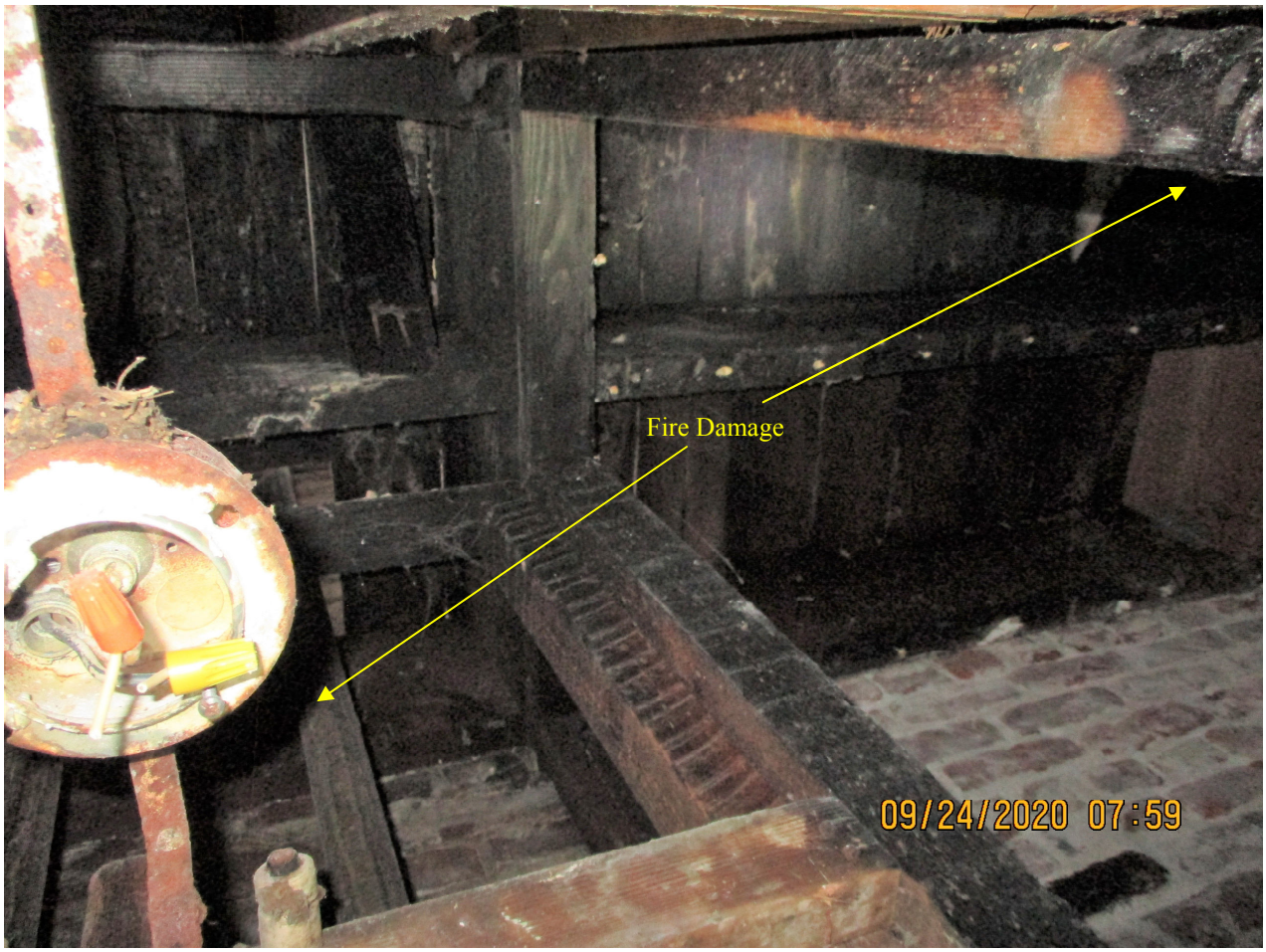
Note:

1. Fire-damaged wood members appear to have lost significant structural integrity.

2. The test area is shown in the corresponding floor plan included in Appendix "A".

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	**Levels 1 to 4** **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,s	**Checked By:**	S. Sethee, Ph.D.

Photo 1.2g **4th Floor Wood Framing and Sheathing Underside. Looking up from 3rd Floor. Fire-Damaged Wood Members. Record of On-Site Investigations. Test ID: "WI-4.3"**



Note:

1. Fire-damaged wood members appear to have lost significant structural integrity.

2. The test area is shown in the corresponding floor plan included in Appendix "A".

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	**Levels 1 to 4** **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,s	**Checked By:**	S. Sethee, Ph.D.

Photo 1.2h 4th Floor Wood Framing and Sheathing Underside. Looking up from 3rd Floor. Dry Rot Decay of Wood and Water Damage. Record of On-Site Investigations. Test ID: "WI-4.4"



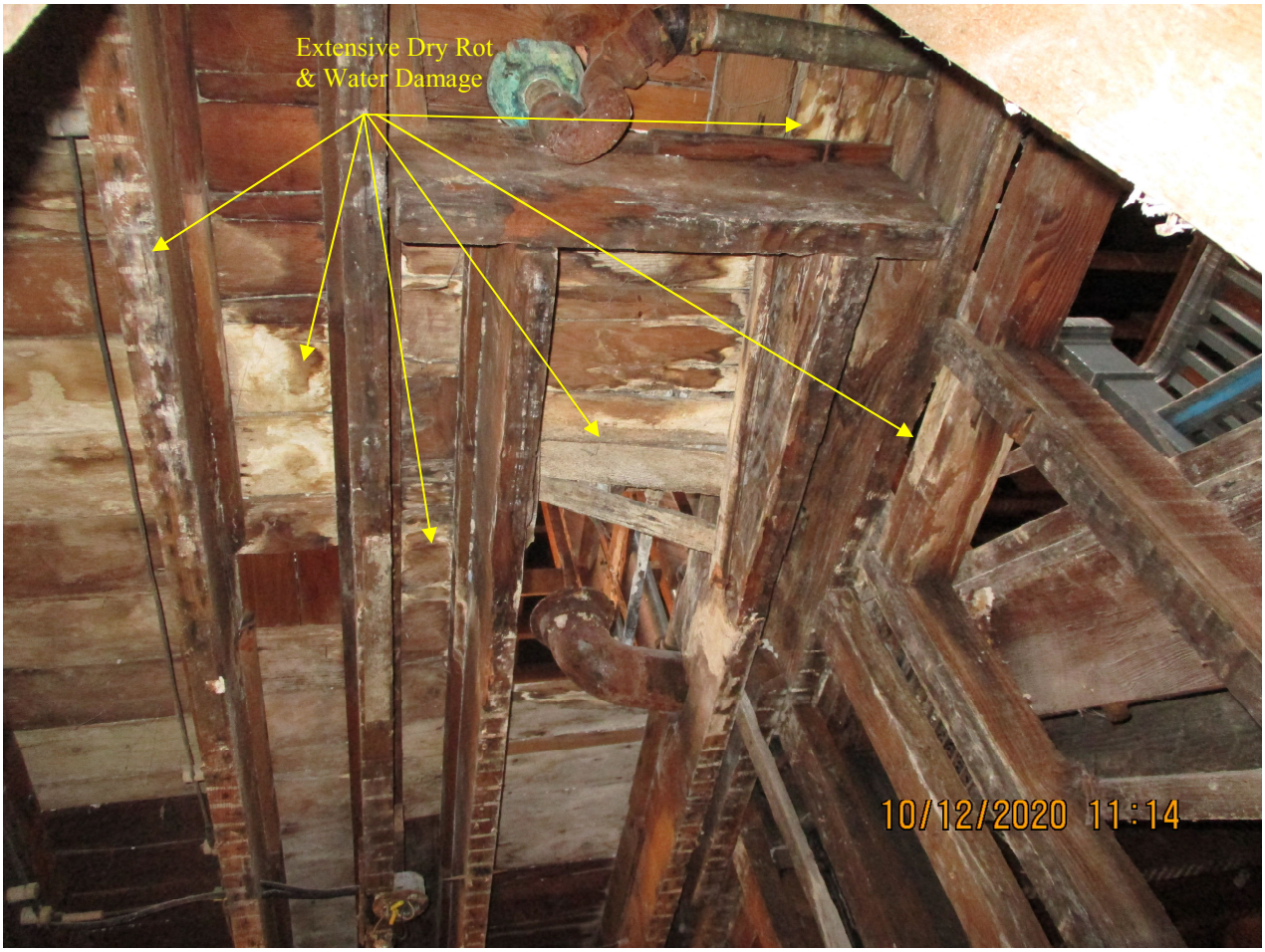
Note:

1. *Deteriorated wood framing members due to dry-rot in this area appear to have lost significant structural integrity*
2. *Water damage has further weakened the load-bearing timber members. In addition, such areas are also likely to have developed mold related problems.*
3. *The test area is shown in the corresponding floor plan included in Appendix "A".*

PRELIMINARY

Subject:	Onsite Investigations of Wood Framing Members & Diaphragm Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	**Levels 1 to 4** **Test Dates:** 10/12 – 11/5/2020
Report By:	Galeh B./RB,AA/gb,rm,s	**Checked By:**	S. Sethee, Ph.D.

Photo 1.2i **4th Floor Wood Framing and Sheathing Underside. Looking up from 3rd Floor. Dry Rot Decay of Wood and Water Damage. Record of On-Site Investigations. Test ID: "WI-4.5"**



Note:

1. *Deteriorated wood framing members due to dry-rot in this area appear to have lost significant structural integrity*
2. *Water damage has further weakened the load-bearing timber members. In addition, such areas are also likely to have developed mold related problems.*
3. *The test area is shown in the corresponding floor plan included in Appendix "A".*

Subject:	Structural Investigations of Wood Framing Members Morison Hotel, 1246 S. Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Core Samples 10/12 – 11/5/20
Report By: Galeh B./AA/RB/gb,ss		**Checked By:**	S. Sethee, Ph.D.

SECTION 2

WOOD CORE SAMPLING AND CONDITION ASSESSMENT OF TIMBER MEMBERS

In accordance with the scope of given testing program, various structural wood members were required to be closely examined at the building. Representative members were selected on different levels of the building, namely, 2nd floor, 3rd floor, 4th floor, and roof level. The test members appear to have been exposed to the elements in varying degrees. While operating from a scaffolding, limited field investigations were carried out to evaluate the present condition of selected wood members. The results and inferences presented in this section are essentially based upon:

1. Visual inspection of the accessible and visible parts of the test members.

2. Extraction of wood core samples from the timber members, and examining the physical condition of the samples obtained. Only one sample was extracted from each specified test member.

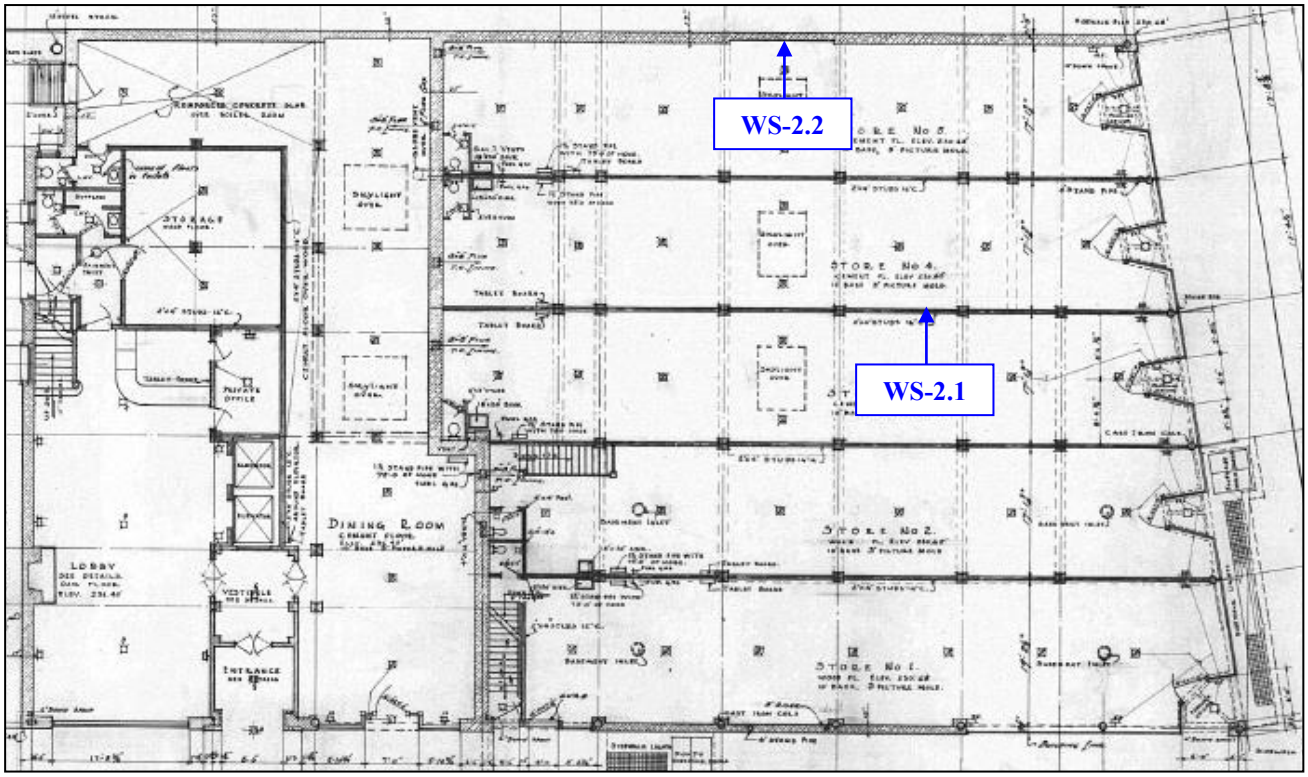
3. Gage the degree of resistance offered by wood during the boring/drilling process.

Following figures show the locations and Test IDs of the timber members investigated. A summary of the data collected, including, appraised condition of the wood interior, and important observations are presented further in subsequent Table 2.1.

Appended photos depict the extracted wood samples, which illustrate the existing conditions of wood and reveal evidences collected at the building supporting our assessment.

Subject:	Structural Investigations of Wood Framing Members Morison Hotel, 1246 S. Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Core Samples 10/12 – 11/5/20
Report By: Galeh B./AA/RB/gb,ss		**Checked By:**	S. Sethee, Ph.D.

Figure 2.1 First Floor Plan Showing Wood Sampling Locations
Samples Extracted from 2nd Floor Framing Members
While Operating from a Scaffolding on 1st Floor



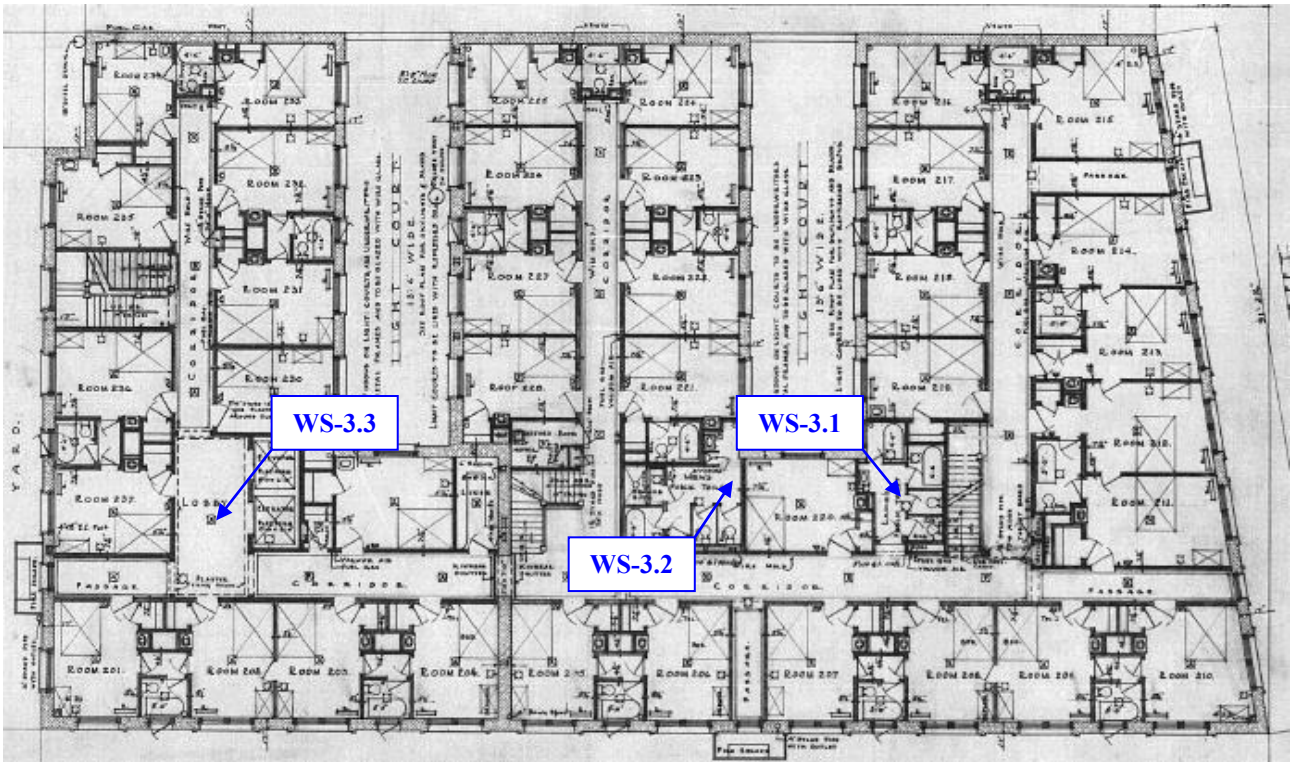
NORTH

LEGEND

WS-2.1 Wood Sample. Test ID

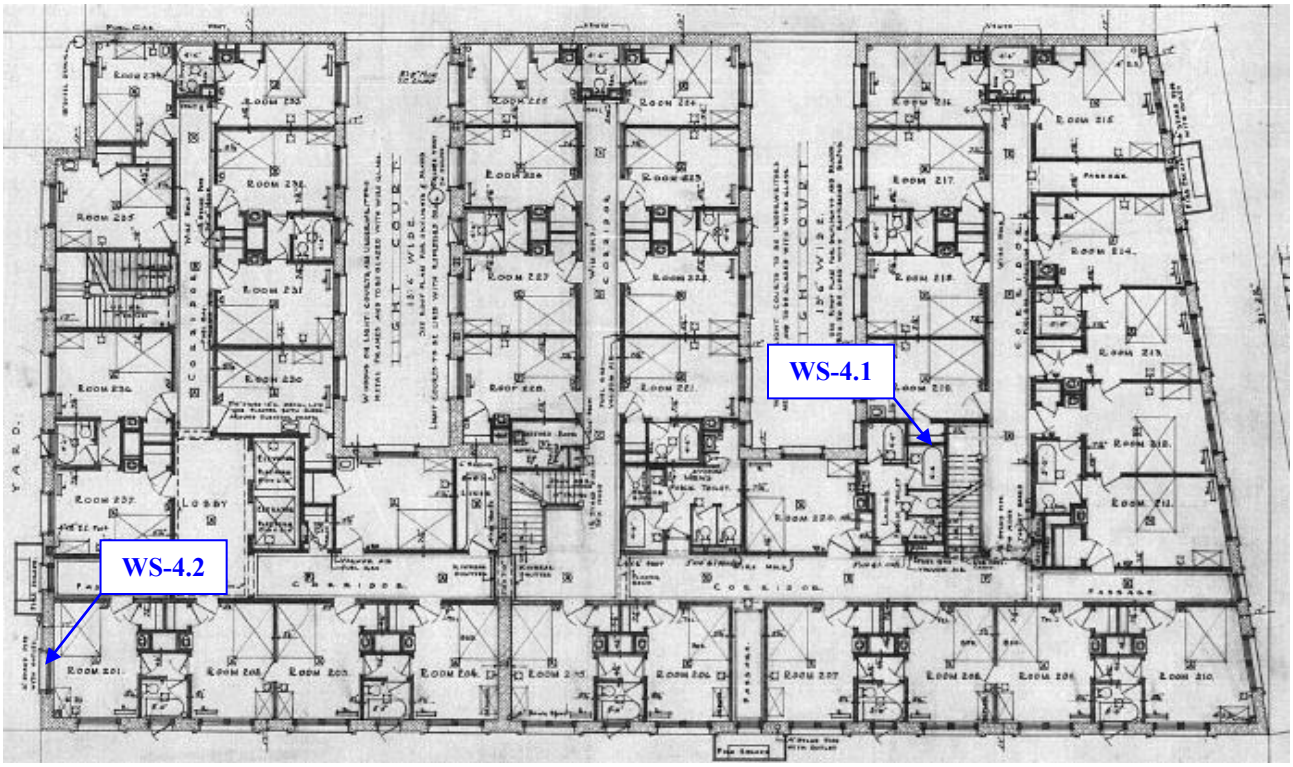
Subject:	Structural Investigations of Wood Framing Members Morison Hotel, 1246 S. Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Core Samples 10/12 – 11/5/20
Report By: Galeh B./AA/RB/gb,ss		**Checked By:**	S. Sethee, Ph.D.

Figure 2.2 Second Floor Plan Showing Wood Sampling Locations
Samples Extracted from 3rd Floor Framing Members
While Operating from a Scaffolding on 2nd Floor



Subject:	Structural Investigations of Wood Framing Members Morison Hotel, 1246 S. Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Core Samples 10/12 – 11/5/20
Report By: Galeh B./AA/RB/gb,ss		**Checked By:**	S. Sethee, Ph.D.

Figure 2.3 Third Floor Plan Showing Wood Sampling Locations
Samples Extracted from 4th Floor Framing Members
While Operating from a Scaffolding on 3rd Floor



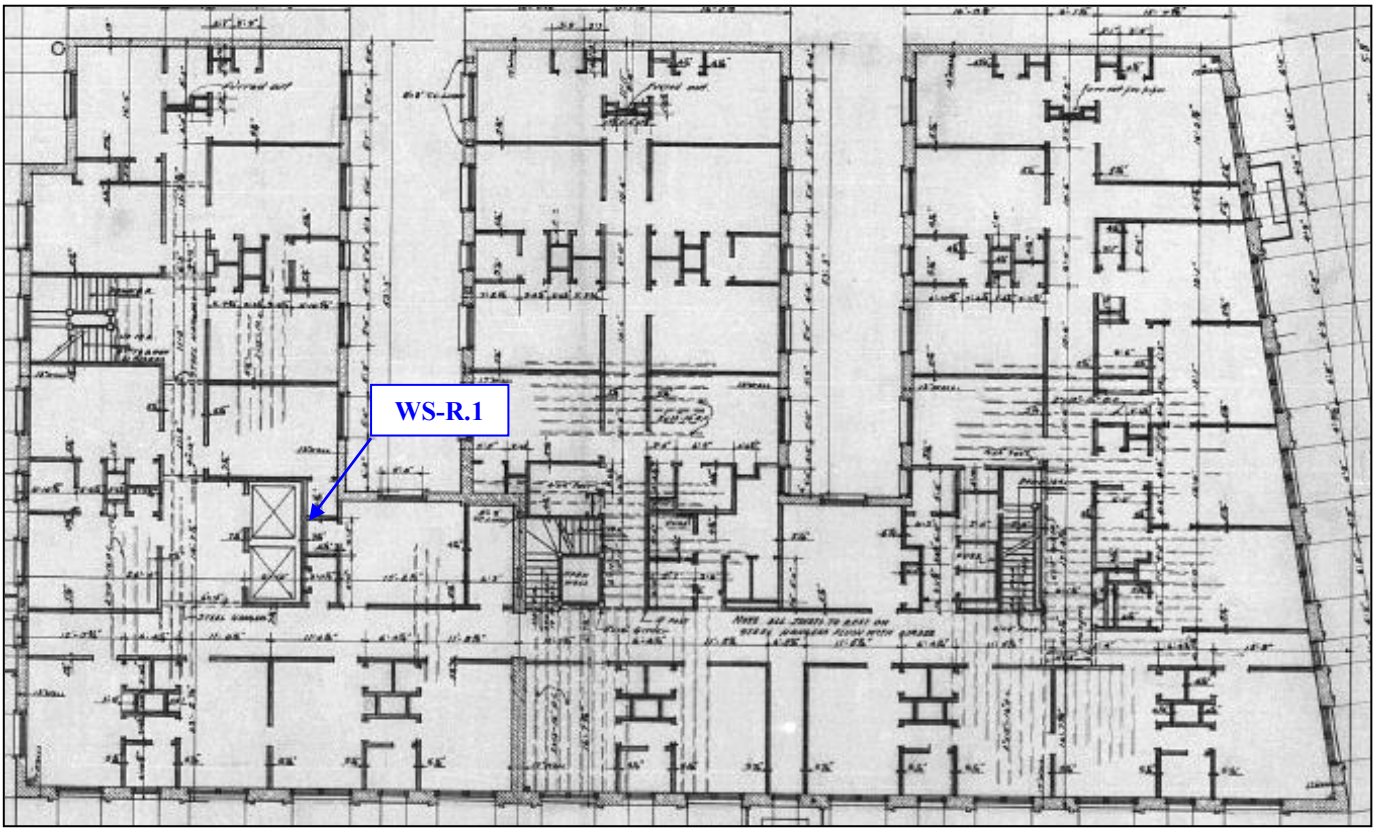
NORTH

LEGEND

WS-4.1 Wood Sample. Test ID

Subject:	Structural Investigations of Wood Framing Members Morison Hotel, 1246 S. Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Core Samples 10/12 – 11/5/20
Report By: Galeh B./AA/RB/gb,ss		**Checked By:**	S. Sethee, Ph.D.

Figure 2.4 Fourth Floor Plan Showing Wood Sampling Locations
Samples Extracted from Roof Framing Members
While Operating from a Scaffolding on 4th Floor



NORTH

LEGEND

WS-R.1 Wood Sample. Test ID

Subject:	Structural Investigations of Wood Framing Members Morison Hotel, 1246 S. Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Core Samples 10/12 – 11/5/20
Report By: Galeh B./AA/RB/gb,ss		**Checked By:**	S. Sethee, Ph.D.

Table 2.1 Results Based Upon Examination of Extracted Wood Samples
Photos showing the condition of the extracted samples are Presented on the following Pages.

Test Sample ID	Sample Location	Observed Condition of Test Sample & Wood Member
WS-2.1	2nd Floor Wood Plank	Water Damage Dry Rot Damage
WS-2.2	2nd Floor Wood Plank	Water Damage Dry Rot Damage Insect Damage
WS-3.1	3rd Floor Wood Plank	Water Damage Dry Rot Damage
WS-3.2	3rd Floor Wood Plank	Water Damage Dry Rot Damage
WS-3.3	3rd Floor Ceiling Joist	Fire Damage
WS-4.1	4th Floor Wood Plank	Water Damage Dry Rot Damage
WS-4.2	4th Floor Wood Plank	Water Damage Dry Rot Damage
WS-R.1	Roof Ceiling Joist	Fire Damage

Subject:	Structural Investigations of Wood Framing Members Morison Hotel, 1246 S. Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Core Samples 10/12 – 11/5/20
Report By: Galeh B./AA/RB/gb,ss		**Checked By:**	S. Sethee, Ph.D.

Figure 2.5 Second Floor Wood Sample "WS-2.1"
Top and Bottom View of the Sample



Subject:	Structural Investigations of Wood Framing Members Morison Hotel, 1246 S. Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Core Samples 10/12 – 11/5/20
Report By: Galeh B./AA/RB/gb,ss		**Checked By:**	S. Sethee, Ph.D.

Figure 2.6 Second Floor Wood Sample "WS-2.2"
Top and Bottom View of the Sample





Subject:	Structural Investigations of Wood Framing Members Morison Hotel, 1246 S. Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Core Samples 10/12 – 11/5/20
Report By: Galeh B./AA/RB/gb,ss		**Checked By:**	S. Sethee, Ph.D.

Figure 2.7 Third Floor Wood Sample "WS-3.1"
Top and Bottom View of the Sample





Subject:	Structural Investigations of Wood Framing Members Morison Hotel, 1246 S. Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Core Samples 10/12 – 11/5/20
Report By: Galeh B./AA/RB/gb,ss		**Checked By:**	S. Sethee, Ph.D.

Figure 2.8 Third Floor Wood Sample "WS-3.2"
Top and Bottom View of the Sample





Subject:	Structural Investigations of Wood Framing Members Morison Hotel, 1246 S. Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Core Samples 10/12 – 11/5/20
Report By: Galeh B./AA/RB/gb,ss		**Checked By:**	S. Sethee, Ph.D.

Figure 2.9 Third Floor Wood Sample "WS-3.3"
Bottom and Profile View of the Sample





Subject:	Structural Investigations of Wood Framing Members Morison Hotel, 1246 S. Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Core Samples 10/12 – 11/5/20
Report By: Galeh B./AA/RB/gb,ss		**Checked By:**	S. Sethee, Ph.D.

Figure 2.10 Fourth Floor Wood Sample "WS-4.1"
Top and Bottom View of the Sample



Subject:	Structural Investigations of Wood Framing Members Morison Hotel, 1246 S. Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Core Samples 10/12 – 11/5/20
Report By: Galeh B./AA/RB/gb,ss		**Checked By:**	S. Sethee, Ph.D.

Figure 2.11 Fourth Floor Wood Sample "WS-4.2"
Bottom View and Close-up of the Sample





Subject:	Structural Investigations of Wood Framing Members Morison Hotel, 1246 S. Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Core Samples 10/12 – 11/5/20
Report By: Galeh B./AA/RB/gb,ss		**Checked By:**	S. Sethee, Ph.D.

Figure 2.12 Roof Diaphragm Wood Sample "WS-R.1"
Top and Bottom View of the Sample





Subject:	Structural Investigations of Wood Framing Members Morison Hotel, 1246 S. Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Core Samples 10/12 – 11/5/20
Report By: Galeh B./AA/RB/gb,ss		**Checked By:**	S. Sethee, Ph.D.

Figure 2.13 Roof Diaphragm Wood Sample "WS-R.2"
Extracted Wood Sample



Subject:	Onsite Corrosion Investigations on Structural Steel Members Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID**:	Beams/Columns **Test Dates:** 10/12 – 11/5/20
Report By:	Galeh B./RB,AA/gb,rm,s	**Checked By:**	S. Sethee, Ph.D.

SECTION 3

CORROSION INVESTIGATIONS OF STRUCTURAL STEEL MEMBERS

The structural steel members in the building at various levels have been exposed to moisture intrusion over the years. The site inspection revealed that the resulting corrosion is noticeable in different areas and has developed in varying degrees. In order to evaluate the extent of consequential damage, limited field investigations were carried out to assess the present state.

Nondestructive (NDT) corrosion testing was conducted in directly accessible areas over representative sections showing the existing general condition of steel members. In the most corroded areas of the section flaking fragments, loose material, and rust were thoroughly removed. The thickness of the remaining uncorroded part of the parent steel was measured with the help of ultrasonic (UT) instrument and digital calipers having an accuracy of 0.001 inches.

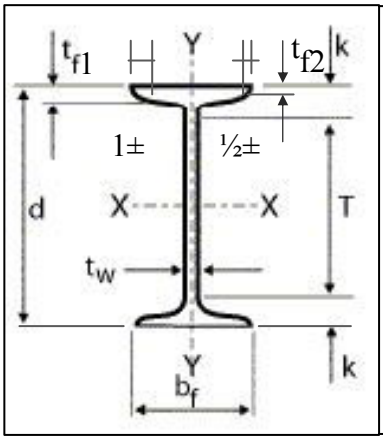
This section documents the results of tests conducted on load bearing steel members on different levels. The results of tests performed on steel beams are presented in Subsection 3.1, and the results of tests conducted on steel columns are summarized Subsection 3.2.

General condition of steel members on different floor levels of the building is indicated by the photographic documentation included in Subsection 3.3.

Subject: Structural Steel Beams Corrosion Investigations Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID:** Steel Beams **Test Dates:** 10/12 – 11/5/20
Report By: Galeh B./AA/RB/gb,rm,ss	**Checked By:** S. Sethee, Ph.D.

Table 3.1 Corrosion Evaluation of Exposed Structural Steel Beams Measurements Recorded in Areas that Visually Appeared Least and Most Corroded

Test ID	Depth (d)	Web	Flange				
		Thickness (tw)	Width (bf)	Least Corroded		Most Corroded	
				Thickness (tf1) 1" from edge of the Flange	Thickness (tf2) ½" from edge of the Flange	Thickness (tf1) 1" from edge of the Flange	Thickness (tf2) ½" from edge of the Flange
	(in)	(in)	(in)	(in)	(in)	(in)	(in)
BSC-B.1	15±	No Access	5-3/8±	0.591±	0.346±	0.521±	0.305±
BSC-2.1	18±	No Access	6±	0.628±	0.55±	0.534±	0.467±
BSC-2.2	15½±	No Access	5½±	0.711±	0.531±	0.569±	0.425±



Note:

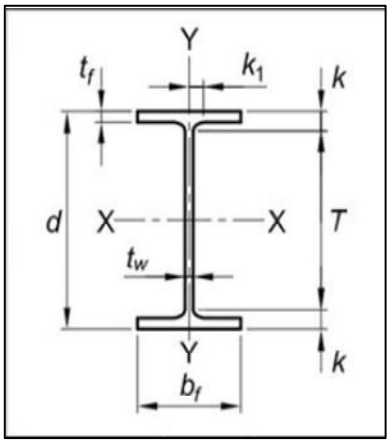
1. *Dimensions of various elements given above were measured in areas that appeared relatively least and most corroded. At the least corroded location, the given dimensions should be close to the original thickness. It is noteworthy that the development of corrosion initially causes "swelling". This may even lead to some thicknesses appearing larger than the original.*
2. *Beam BSS-2.2 was identified as relatively the most impacted by corrosion.*
3. *Results of Tension Tests conducted on extracted steel samples are reported in Section 4.*
4. *Locations of tested columns are shown in Appendix "A".*

Subject:	Structural Steel Columns Corrosion Investigations Morison Hotel, 1246 S. Hope Street, Los Angeles, CA	**Test ID:**	Steel Columns
		Test Dates:	10/12 – 11/5/20
Report By: Galeh B./AA/RB/gb,ss		**Checked By:**	S. Sethee, Ph.D.

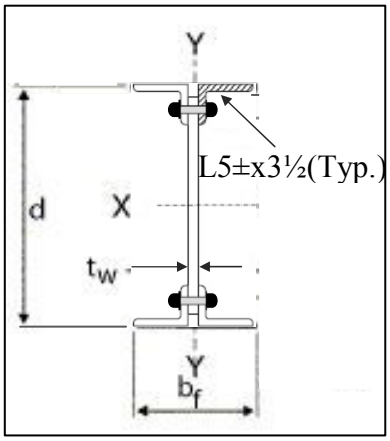
Table 3.2 Corrosion Evaluation of Exposed Structural Steel Columns Measurements Recorded in Areas that Visually Appeared Least and Most Corroded

Test ID	Depth (d)	Web	Flange		
		Thickness (tw)	Width (bf)	Thickness (tf)	
				Least Corroded	Most Corroded
	(in)	(in)	(in)	(in)	(in)
CSC-B.1	24¼±	N/A	9-1/16±	0.826±	0.744±
CSC-1.1	10½±	N/A	10±	0.343±	0.288±
CSC-1.2	10½±	N/A	10±	0.336±	0.269±

CSS-B.1:



CSS-1.1:
CSS-1.2:



Note:

1. *Dimensions of various elements given above were measured in areas that appeared relatively least and most corroded. At the least corroded location, the given dimensions should be close to the original thickness. It is noteworthy that the development of corrosion initially causes "swelling". This may even lead to some thicknesses appearing larger than the original.*
2. *Column CSS-1.2 was identified as relatively the most impacted by corrosion.*
3. *Results of Tension Tests conducted on extracted steel samples are reported in Section 4.*
4. *Locations of tested columns are shown in Appendix "A".*

Subject: Corrosion of Structural Steel Sections at the Building Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID:** Few Illustrations **Test Dates:** 10/12 – 11/5/20
Report By: Galeh B./AA/RB/rm,ss	**Checked By:** S. Sethee, Ph.D.

Photo 3.3a Basement Level, Highly Corroded Structural Steel Column. Exposed to Years of Profuse Moisture Penetration



Subject: Corrosion of Structural Steel Sections at the Building Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID:** Few Illustrations **Test Dates:** 10/12 – 11/5/20
Report By: Galeh B./AA/RB/rm,ss	**Checked By:** S. Sethee, Ph.D.

Photo 3.3b **1st Floor Underside, Structural Steel Beams and Connection Showing Some Corrosion. None of the Visible Steel Members in the Building Appear to have any Fire-Protection Covering, or any Corrosion Resisting Paint Coating, etc.**



Subject: Corrosion of Structural Steel Sections at the Building Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID:** Few Illustrations **Test Dates:** 10/12 – 11/5/20
Report By: Galeh B./AA/RB/rm,ss	**Checked By:** S. Sethee, Ph.D.

Photo 3.3c 1st Floor Underside, Structural Steel Beams Showing Some Corrosion. No Fire-Protection Covering, or any Corrosion Resisting Paint Coating



Subject: Corrosion of Structural Steel Sections at the Building Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID:** Few Illustrations **Test Dates:** 10/12 – 11/5/20
Report By: Galeh B./AA/RB/rm,ss	**Checked By:** S. Sethee, Ph.D.

Photo 3.3d 2nd Floor Underside, Structural Steel Beam Showing Some Corrosion. No Fire-Protection Covering, or any Corrosion Resisting Paint Coating



Subject: Corrosion of Structural Steel Sections at the Building Morison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID:** Few Illustrations **Test Dates:** 10/12 – 11/5/20
Report By: Galeh B./AA/RB/rm,ss	**Checked By:** S. Sethee, Ph.D.

Photo 3.3e Roof Underside, Unprotected Steel Members Exposed to Substantial Water Intrusion Show Corroded Steel



ACCU-TEST STRUCTURAL LABORATORIES, INC.
23915 Ventura Boulevard, Calabasas, California 91302-1445

Subject: Tensile Properties of Steel Samples from Structural Member Morrison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID :** Column "Fy" (1st Flr) **Test Dates:** 10/12 – 11/9/20
Report By: Roberto M./AA/rm,s	**Checked By:** S. Sethee, Ph.D.

TYPE OF TEST: Laboratory tension test to establish the yield strength, tensile strength, elongation, and reduction of area of standard steel specimen machined from the extracted steel sample.

TEST SAMPLE: A steel sample of adequate size was obtained from the specified steel column. The sample location is marked as "CSS-1.1" in the plans included in Appendix A.

SAMPLE SOURCE: The steel sample was extracted with the help of a grinding/cutting tool (no flame) by Accu-Test testing technicians. The sample was cut from the flange of the specified column per EOR instructions.

CONDITIONING: The test sample(s) were stored and tested at normal indoor conditions (75°F±, 50%± relative humidity) in a dry state, per given specifications.

SPECIFICATIONS: (1) ASTM E8-16A (2) ASTM A370-18 (3) EOR Specifications

Table 4.1 Results of Laboratory Test on Steel Specimen Extracted from Steel Column

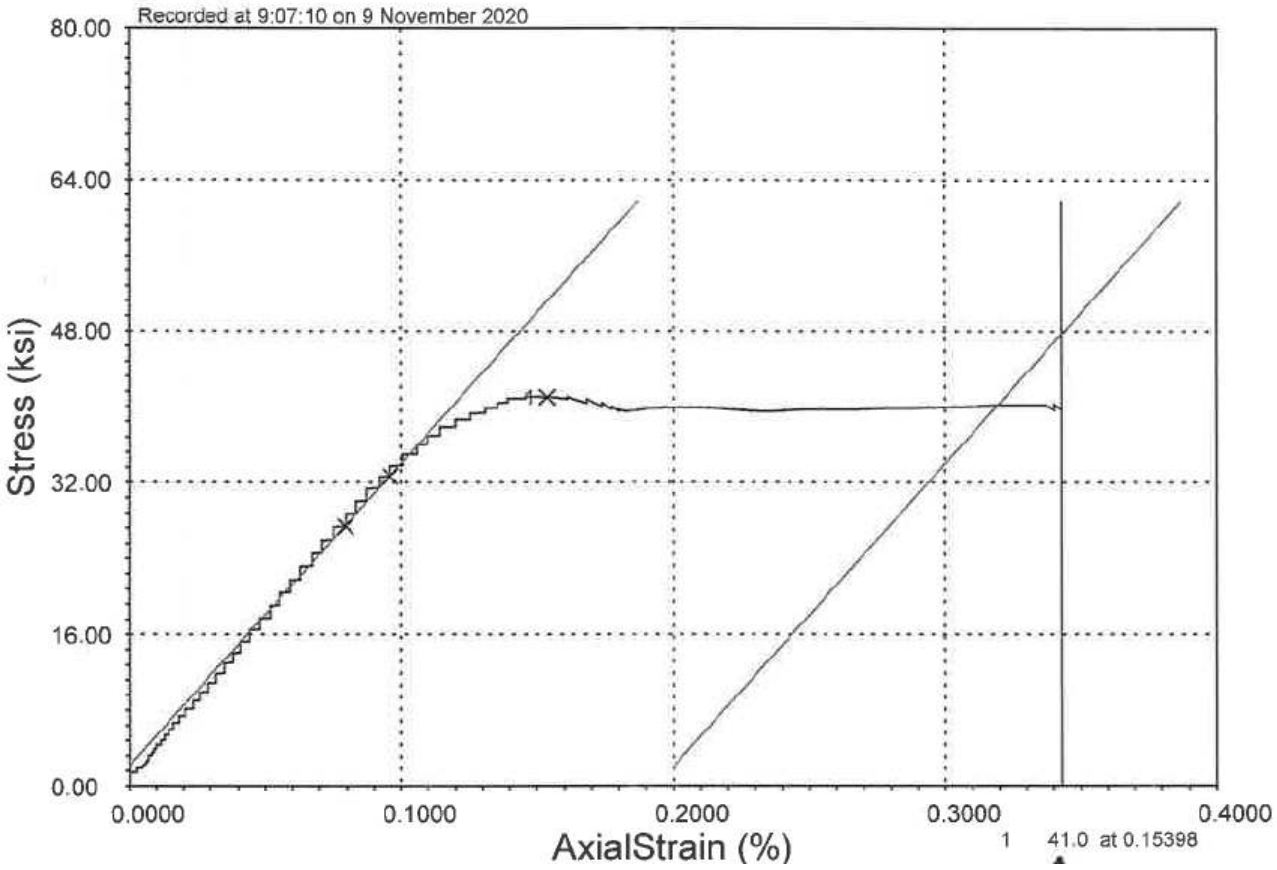
Description	Steel Test #1
1. Laboratory Specimen ID	CSS-1.1 (EL:109-04-05530-1)
2. Type of Test Specimen (See Note 1)	Flat coupon machined from extracted flat steel sample
3. Steel Sample Location	See Appendix "A"
4. Size of Flat Steel Sample Extracted at Site	± 9-5/8" x 1-1/4" x 3/8"
5. Width of Machined Flat Test Specimen, in.	0.5010
6. Thickness of Machined Flat Test Specimen, in.	0.2720
7. Cross-Sectional Area of Test Specimen, sq. in.	0.1363
8. Initial Gauge Length, or Pre-test Punch Length, in. (4D)	2.00
9. Final Gauge Length, or Post-test Punch Length, in.	2.68
10. Elongation in (4D) 2-inch Gauge Length, %	34%
11. Reduced Cross-Sectional Dimensions, in.xin.	--
12. Reduction of Cross-Sectional Area, %	--
13. Yield Load at 0.2% offset, lbs.	5,465
14. Ultimate Tensile Load, lbs.	8,412
15. Yield Strength at 0.2% offset, psi (See Note 2)	40,102
16. Ultimate Tensile Strength, psi	61,726

Note: 1. A proper test specimen was machined from the extracted steel sample in conformance with ASTM Specifications.
2. The yield strength was determined by the 0.2% offset method.

PRELIMINARY

Subject:	Tensile Properties of Steel Samples from Structural Member Morrison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID :** **Test Dates:**	Column "Fy" (1st Flr) 10/12 – 11/9/20
Report By: Roberto M./AA/rm,s		**Checked By:**	S. Sethee, Ph.D.

Figure 4.1 "Stress-Strain" Plot from Tension Test on Standard Steel Specimen Extracted from Specified Steel Column
Test ID: "CSS-1.1"



Note: 1. The corresponding numerical data is presented in the preceding Table 4.1.

2. To obtain the stress-strain plot presented above, the test specimen was instrumented with an extensometer spanning over "4D" gauge length.

PRELIMINARY

Subject:	Tensile Properties of Steel Samples from Structural Member Morrison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID :** **Test Dates:**	Column "Fy" (1st Flr) 10/12 – 11/9/20
Report By:	Roberto M./AA/rm,s	**Checked By:**	S. Sethee, Ph.D.

Photo 4.1 Structural Steel Column Tested for Tensile Strength.
Column on First Floor. Test ID: CSS-1.1



Note: *1. Locations of tested steel samples are shown in Appendix "A".*

Subject:	Tensile Properties of Steel Samples from Structural Member Morrison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID:**	Column "Fy" (1st Flr)
		Test Dates:	10/12 – 11/9/20
Report By:	Roberto M./AA/rm,s	**Checked By:**	S. Sethee, Ph.D.

TYPE OF TEST: Laboratory tension test to establish the yield strength, tensile strength, elongation, and reduction of area of standard steel specimen machined from the extracted steel sample.

TEST SAMPLE: A steel sample of adequate size was obtained from the specified steel column. The sample location is marked as "CSS-1.2" in the plans included in Appendix A.

SAMPLE SOURCE: The steel sample was extracted with the help of a grinding/cutting tool (no flame) by Accu-Test testing technicians. The sample was cut from the flange of the specified column per EOR instructions.

CONDITIONING: The test sample(s) were stored and tested at normal indoor conditions (75°F±, 50%± relative humidity) in a dry state, per given specifications.

SPECIFICATIONS: (1) ASTM E8-16A (2) ASTM A370-18 (3) EOR Specifications

Table 4.2 Results of Laboratory Test on Steel Specimen Extracted from Steel Column

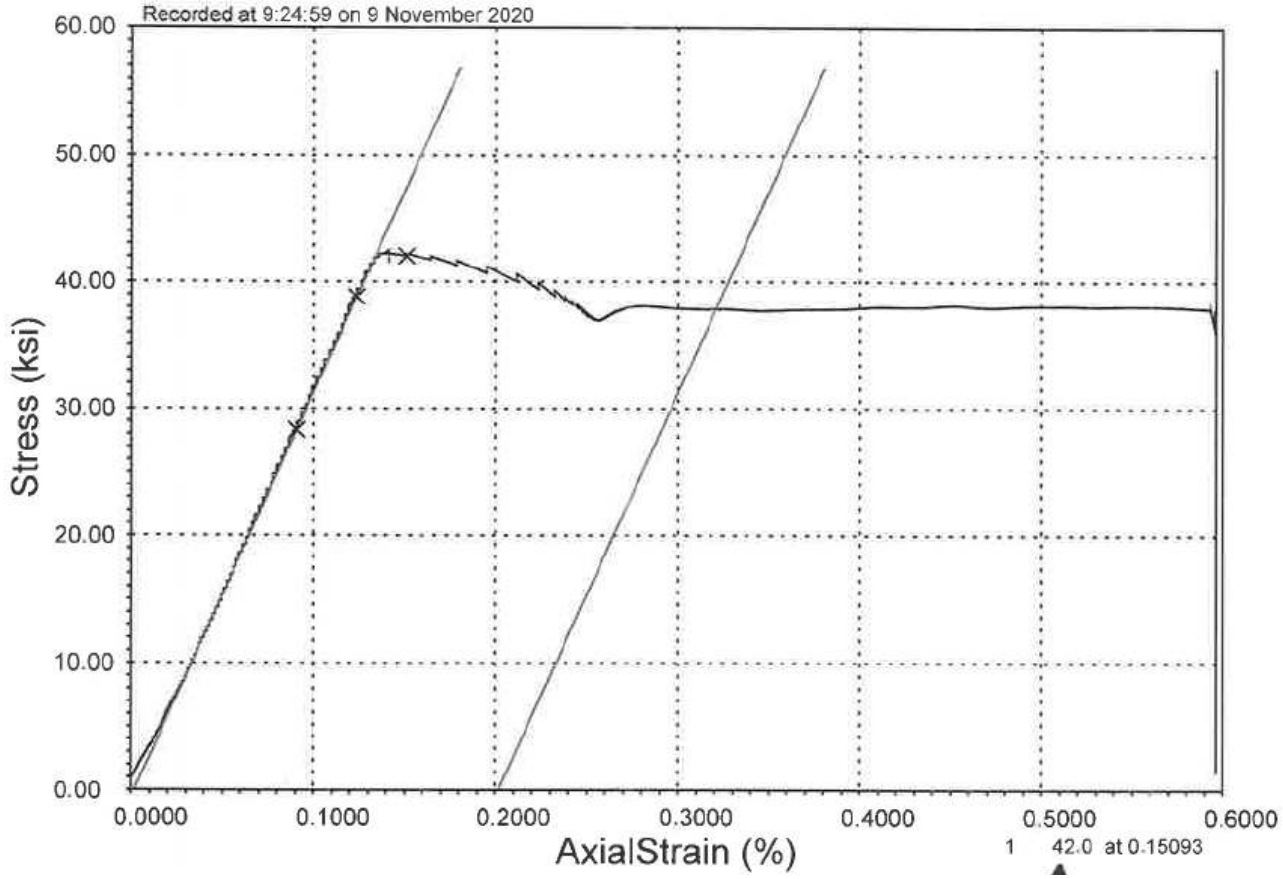
Description	Steel Test #2
1. Laboratory Specimen ID	CSS-1.2 (EL:109-04-05530-2)
2. Type of Test Specimen (See Note 1)	Flat coupon machined from extracted flat steel sample
3. Steel Sample Location	See Appendix "A"
4. Size of Flat Steel Sample Extracted at Site	± 9-3/8" x 1" x 3/8"
5. Width of Machined Flat Test Specimen, in.	0.5020
6. Thickness of Machined Flat Test Specimen, in.	0.2720
7. Cross-Sectional Area of Test Specimen, sq. in.	0.1365
8. Initial Gauge Length, or Pre-test Punch Length, in. (4D)	2.00
9. Final Gauge Length, or Post-test Punch Length, in.	2.69
10. Elongation in (4D) 2-inch Gauge Length, %	34%
11. Reduced Cross-Sectional Dimensions, in.xin.	--
12. Reduction of Cross-Sectional Area, %	--
13. Yield Load at 0.2% offset, lbs.	5,166
14. Ultimate Tensile Load, lbs.	7,766
15. Yield Strength at 0.2% offset, psi (See Note 2)	37,831
16. Ultimate Tensile Strength, psi	56,878

Note: 1. A proper test specimen was machined from the extracted steel sample in conformance with ASTM Specifications.
2. The yield strength was determined by the 0.2% offset method.

PRELIMINARY

Subject:	Tensile Properties of Steel Samples from Structural Member Morrison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Column "Fy" (1st Flr) 10/12 – 11/9/20
Report By: Roberto M./AA/rm,s		**Checked By:**	S. Sethee, Ph.D.

Figure 4.2 "Stress-Strain" Plot from Tension Test on Standard Steel Specimen Extracted from Specified Steel Column
Test ID: "CSS-1.2"



Note: 1. The corresponding numerical data is presented in the preceding Table 4.2.

2. To obtain the stress-strain plot presented above, the test specimen was instrumented with an extensometer spanning over "4D" gauge length.

PRELIMINARY

Subject:	Tensile Properties of Steel Samples from Structural Member Morrison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Column "Fy" (1st Flr) 10/12 – 11/9/20
Report By: Roberto M./AA/rm,s		**Checked By:**	S. Sethee, Ph.D.

**Photo 4.2 Structural Steel Column Tested for Tensile Strength.
Column on First Floor. Test ID: CSS-1.2**



Note: *1. Locations of tested steel samples are shown in Appendix "A".*

Subject: Tensile Properties of Steel Samples from Structural Member Morrison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID:** Column "Fy" (Basement) **Test Dates:** 10/12 – 11/9/20
Report By: Roberto M./AA/rm,s	**Checked By:** S. Sethee, Ph.D.

TYPE OF TEST: Laboratory tension test to establish the yield strength, tensile strength, elongation, and reduction of area of standard steel specimen machined from the extracted steel sample.

TEST SAMPLE: A steel sample of adequate size was obtained from the specified steel column. The sample location is marked as "CSS-B.1" in the plans included in Appendix A.

SAMPLE SOURCE: The steel sample was extracted with the help of a grinding/cutting tool (no flame) by Accu-Test testing technicians. The sample was cut from the flange of the specified column per EOR instructions.

CONDITIONING: The test sample(s) were stored and tested at normal indoor conditions (75°F±, 50%± relative humidity) in a dry state, per given specifications.

SPECIFICATIONS: (1) ASTM E8-16A (2) ASTM A370-18 (3) EOR Specifications

Table 4.3 Results of Laboratory Test on Steel Specimen Extracted from Steel Column

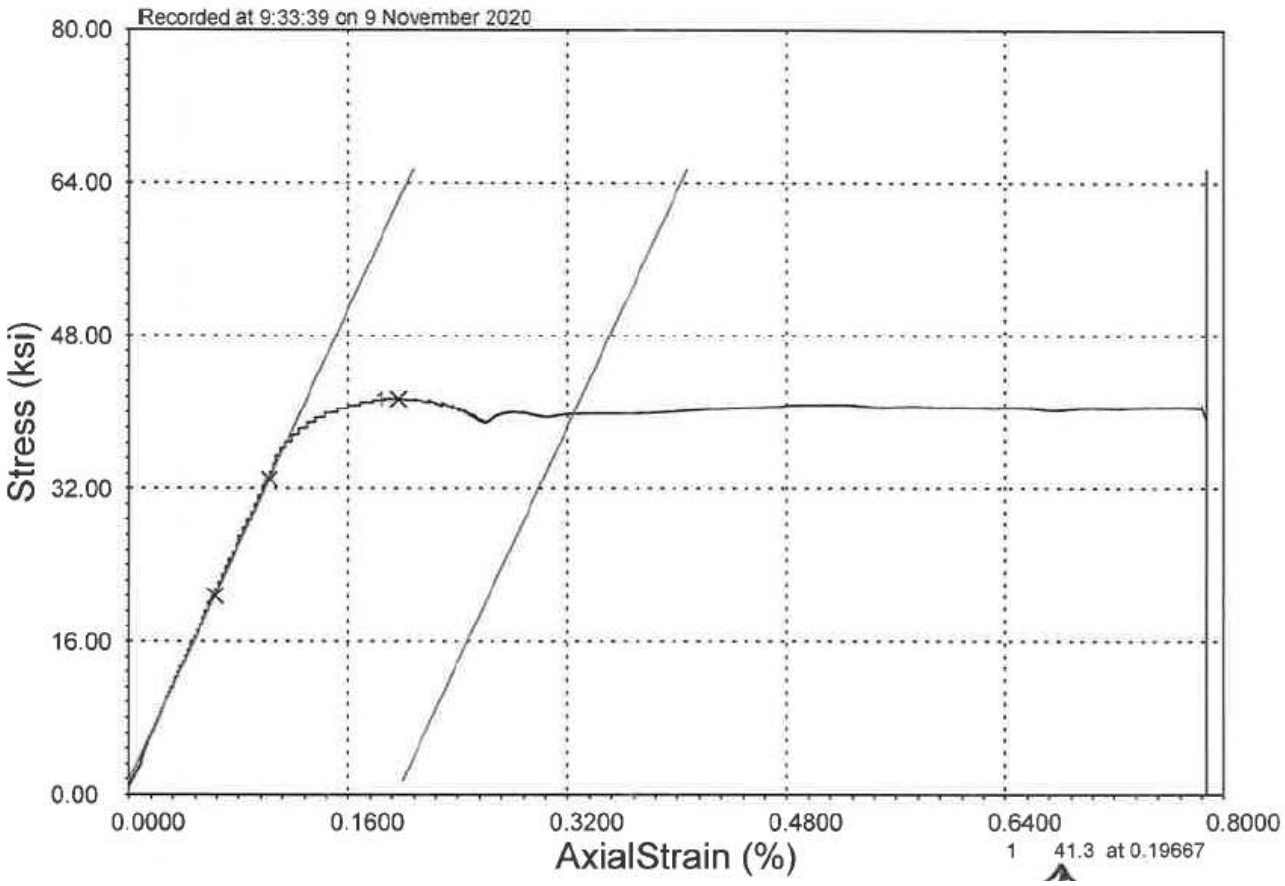
Description	Steel Test #3
1. Laboratory Specimen ID	CSS-B.1 (EL:109-04-05530-3)
2. Type of Test Specimen (See Note 1)	Flat coupon machined from extracted flat steel sample
3. Steel Sample Location	See Appendix "A"
4. Size of Flat Steel Sample Extracted at Site	± 9-1/2" x 1" x 3/4"
5. Width of Machined Flat Test Specimen, in.	0.5020
6. Thickness of Machined Flat Test Specimen, in.	0.2720
7. Cross-Sectional Area of Test Specimen, sq. in.	0.1365
8. Initial Gauge Length, or Pre-test Punch Length, in. (4D)	2.00
9. Final Gauge Length, or Post-test Punch Length, in.	2.69
10. Elongation in (4D) 2-inch Gauge Length, %	34%
11. Reduced Cross-Sectional Dimensions, in.xin.	--
12. Reduction of Cross-Sectional Area, %	--
13. Yield Load at 0.2% offset, lbs.	5,433
14. Ultimate Tensile Load, lbs.	8,933
15. Yield Strength at 0.2% offset, psi (See Note 2)	39,792
16. Ultimate Tensile Strength, psi	65,425

Note: 1. A proper test specimen was machined from the extracted steel sample in conformance with ASTM Specifications.
2. The yield strength was determined by the 0.2% offset method.

PRELIMINARY

Subject:	Tensile Properties of Steel Samples from Structural Member Morrison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID:**	Column "Fy" (Basement)
		Test Dates:	10/12 – 11/9/20
Report By:	Roberto M./AA/rm,s	**Checked By:**	S. Sethee, Ph.D.

Figure 4.3 "Stress-Strain" Plot from Tension Test on Standard Steel Specimen Extracted from Specified Steel Column
Test ID: "CSS-B.1"



Note: 1. The corresponding numerical data is presented in the preceding Table 4.3.

2. To obtain the stress-strain plot presented above, the test specimen was instrumented with an extensometer spanning over "4D" gauge length.

PRELIMINARY

Subject:	Tensile Properties of Steel Samples from Structural Member Morrison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Column "Fy" (Basement) 10/12 – 11/9/20
Report By: Roberto M./AA/rm,s		**Checked By:**	S. Sethee, Ph.D.

Photo 4.3 Structural Steel Column Tested for Tensile Strength. Column on Basment Level. Test ID: CSS-B.1



Note: *1. Locations of tested steel samples are shown in Appendix "A".*

Subject:	Tensile Properties of Steel Samples from Structural Member Morrison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Beam "Fy" (2nd Flr) 10/12 – 11/9/20
Report By: Roberto M./AA/rm,s		**Checked By:**	S. Sethee, Ph.D.

TYPE OF TEST: Laboratory tension test to establish the yield strength, tensile strength, elongation, and reduction of area of standard steel specimen machined from the extracted steel sample.

TEST SAMPLE: A steel sample of adequate size was obtained from the specified steel beam. The sample location is marked as "BSS-2.1" in the plans included in Appendix A.

SAMPLE SOURCE: The steel sample was extracted with the help of a grinding/cutting tool (no flame) by Accu-Test testing technicians. The sample was cut from the flange of the specified beam per EOR instructions.

CONDITIONING: The test sample(s) were stored and tested at normal indoor conditions (75°F±, 50%± relative humidity) in a dry state, per given specifications.

SPECIFICATIONS: (1) ASTM E8-16A (2) ASTM A370-18 (3) EOR Specifications

Table 4.4 Results of Laboratory Test on Steel Specimen Extracted from Steel Beam

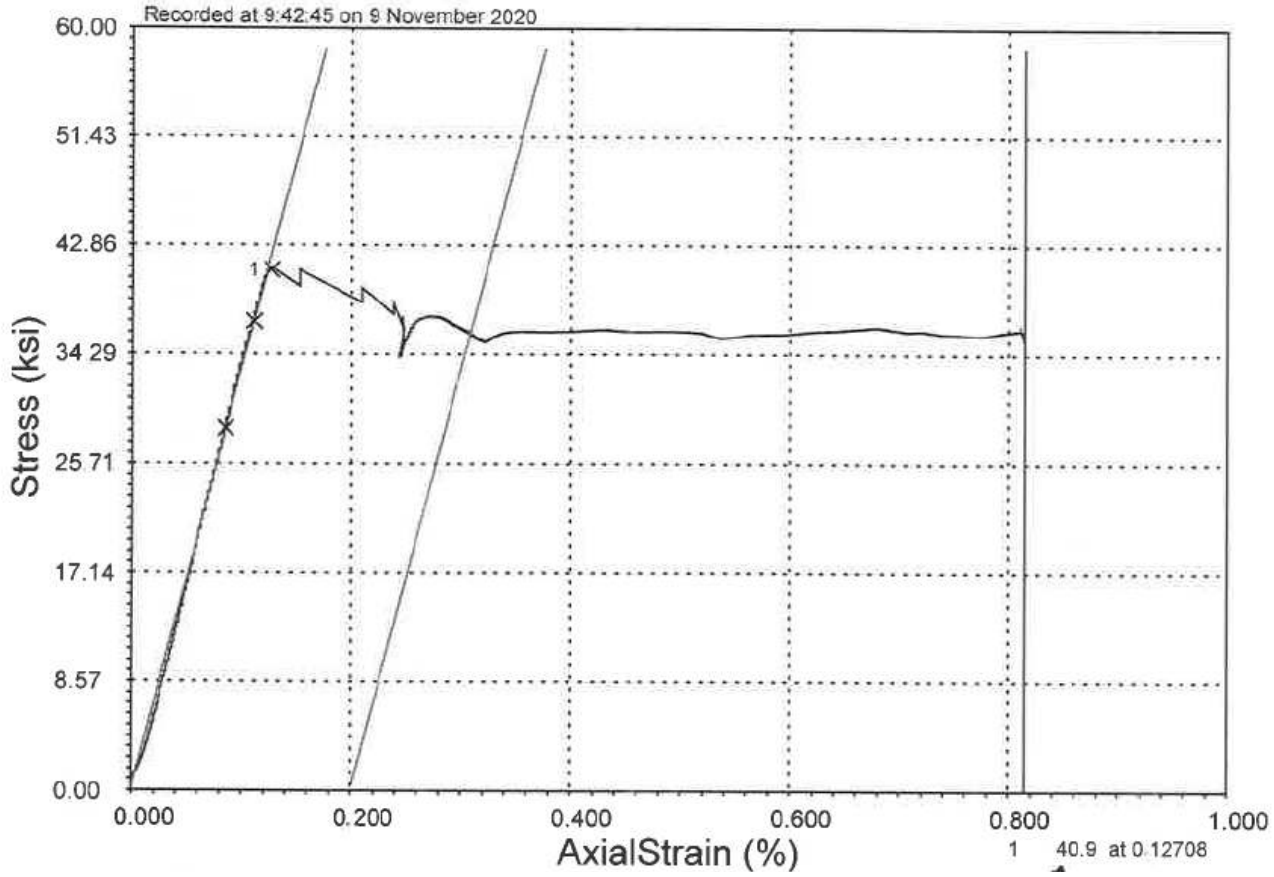
Description	Steel Test #4
1. Laboratory Specimen ID	BSS-2.1 (EL:109-04-05530-4)
2. Type of Test Specimen (See Note 1)	Flat coupon machined from extracted flat steel sample
3. Steel Sample Location	See Appendix "A"
4. Size of Flat Steel Sample Extracted at Site	± 9-1/4" x 1" x 5/8"
5. Width of Machined Flat Test Specimen, in.	0.5040
6. Thickness of Machined Flat Test Specimen, in.	0.2720
7. Cross-Sectional Area of Test Specimen, sq. in.	0.1371
8. Initial Gauge Length, or Pre-test Punch Length, in. (4D)	2.00
9. Final Gauge Length, or Post-test Punch Length, in.	2.64
10. Elongation in (4D) 2-inch Gauge Length, %	32%
11. Reduced Cross-Sectional Dimensions, in.xin.	--
12. Reduction of Cross-Sectional Area, %	--
13. Yield Load at 0.2% offset, lbs.	4,925
14. Ultimate Tensile Load, lbs.	8,009
15. Yield Strength at 0.2% offset, psi (See Note 2)	35,929
16. Ultimate Tensile Strength, psi	58,423

Note: 1. A proper test specimen was machined from the extracted steel sample in conformance with ASTM Specifications.
2. The yield strength was determined by the 0.2% offset method.

PRELIMINARY

Subject:	Tensile Properties of Steel Samples from Structural Member Morrison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Beam "Fy" (2nd Flr) 10/12 – 11/9/20
Report By: Roberto M./AA/rm,s		**Checked By:**	S. Sethee, Ph.D.

Figure 4.4 "Stress-Strain" Plot from Tension Test on Standard Steel Specimen Extracted from Specified Steel Beam
Test ID: "BSS-2.1"



Note: 1. The corresponding numerical data is presented in the preceding Table 4.4.

2. To obtain the stress-strain plot presented above, the test specimen was instrumented with an extensometer spanning over "4D" gauge length.

PRELIMINARY

Subject:	Tensile Properties of Steel Samples from Structural Member Morrison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Beam "Fy" (2nd Flr) 10/12 – 11/9/20
Report By: Roberto M./AA/rm,s		**Checked By:**	S. Sethee, Ph.D.

Photo 4.4 Structural Steel Beam Tested for Tensile Strength.
Beam Supporting Second Floor, Tested from the First Floor.
Test ID: BSS-2.1



Note: *1. Locations of tested steel samples are shown in Appendix "A".*

Subject:	Tensile Properties of Steel Samples from Structural Member Morrison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Beam "Fy" (2nd Flr) 10/12 – 11/9/20
Report By: Roberto M./AA/rm,s		**Checked By:**	S. Sethee, Ph.D.

TYPE OF TEST: Laboratory tension test to establish the yield strength, tensile strength, elongation, and reduction of area of standard steel specimen machined from the extracted steel sample.

TEST SAMPLE: A steel sample of adequate size was obtained from the specified steel beam. The sample location is marked as "BSS-2.2" in the plans included in Appendix A.

SAMPLE SOURCE: The steel sample was extracted with the help of a grinding/cutting tool (no flame) by Accu-Test testing technicians. The sample was cut from the flange of the specified beam per EOR instructions.

CONDITIONING: The test sample(s) were stored and tested at normal indoor conditions (75°F±, 50%± relative humidity) in a dry state, per given specifications.

SPECIFICATIONS: (1) ASTM E8-16A (2) ASTM A370-18 (3) EOR Specifications

Table 4.5 Results of Laboratory Test on Steel Specimen Extracted from Steel Beam

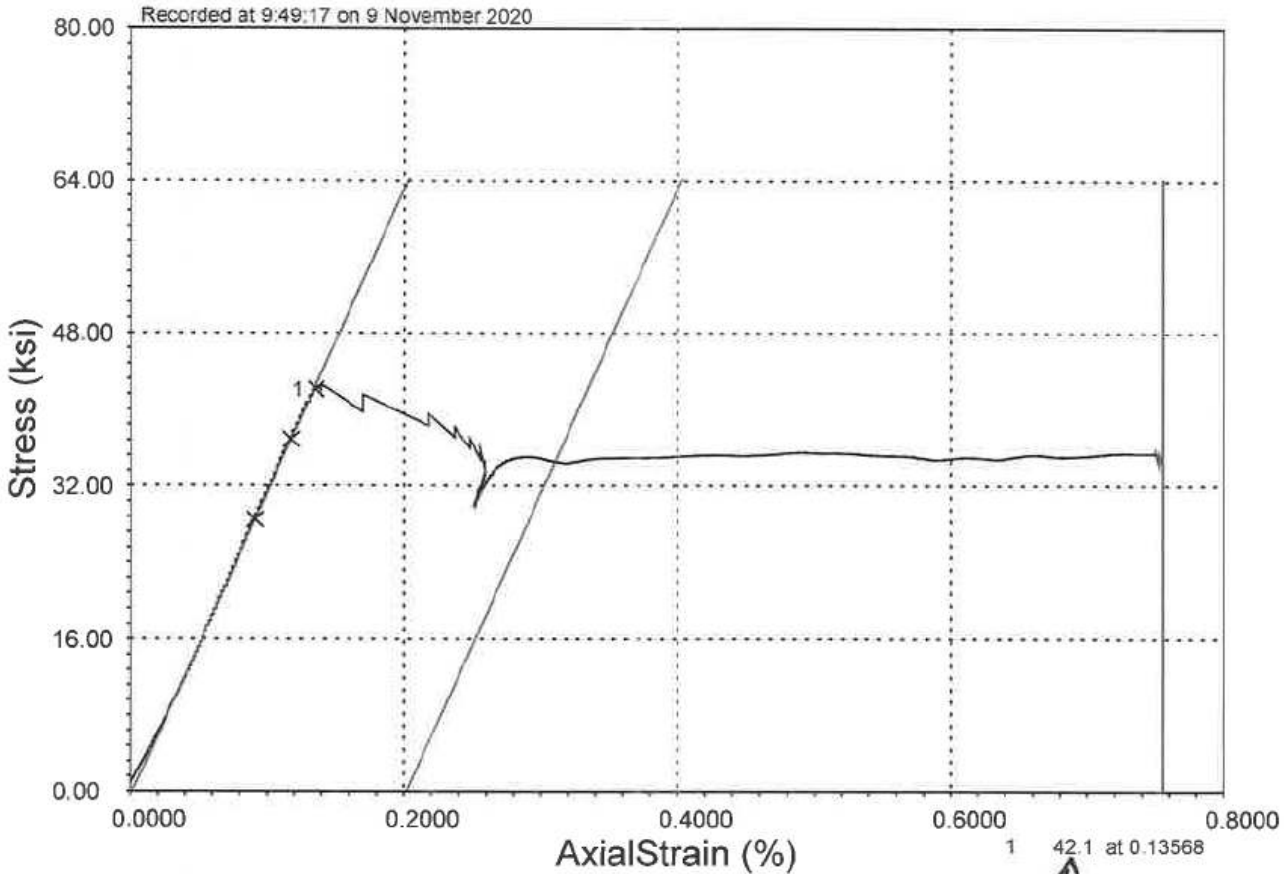
Description	Steel Test #5
1. Laboratory Specimen ID	BSS-2.2 (EL:109-04-05530-5)
2. Type of Test Specimen (See Note 1)	Flat coupon machined from extracted flat steel sample
3. Steel Sample Location	See Appendix "A"
4. Size of Flat Steel Sample Extracted at Site	± 9-5/16" x 1" x 1/2"
5. Width of Machined Flat Test Specimen, in.	0.5020
6. Thickness of Machined Flat Test Specimen, in.	0.2720
7. Cross-Sectional Area of Test Specimen, sq. in.	0.1365
8. Initial Gauge Length, or Pre-test Punch Length, in. (4D)	2.00
9. Final Gauge Length, or Post-test Punch Length, in.	2.61
10. Elongation in (4D) 2-inch Gauge Length, %	30%
11. Reduced Cross-Sectional Dimensions, in.xin.	--
12. Reduction of Cross-Sectional Area, %	--
13. Yield Load at 0.2% offset, lbs.	4,713
14. Ultimate Tensile Load, lbs.	8,773
15. Yield Strength at 0.2% offset, psi (See Note 2)	34,516
16. Ultimate Tensile Strength, psi	64,249

Note: 1. A proper test specimen was machined from the extracted steel sample in conformance with ASTM Specifications.
2. The yield strength was determined by the 0.2% offset method.

PRELIMINARY

Subject:	Tensile Properties of Steel Samples from Structural Member Morrison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Beam "Fy" (2nd Flr) 10/12 – 11/9/20
Report By: Roberto M./AA/rm,s		**Checked By:**	S. Sethee, Ph.D.

Figure 4.5 "Stress-Strain" Plot from Tension Test on Standard Steel Specimen Extracted from Specified Steel Beam
Test ID: "BSS-2.2"



Note: 1. The corresponding numerical data is presented in the preceding Table 4.5.

2. To obtain the stress-strain plot presented above, the test specimen was instrumented with an extensometer spanning over "4D" gauge length.

Subject:	Tensile Properties of Steel Samples from Structural Member Morrison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Beam "Fy" (2nd Flr) 10/12 – 11/9/20
Report By: Roberto M./AA/rm,s		**Checked By:**	S. Sethee, Ph.D.

Photo 4.5 Structural Steel Beam Tested for Tensile Strength.
Beam Supporting Second Floor, Tested from the First Floor.
Test ID: BSS-2.2



Note: *1. Locations of tested steel samples are shown in Appendix "A".*

Subject: Tensile Properties of Steel Samples from Structural Member Morrison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID:** Beam "Fy" (Basement) **Test Dates:** 10/12 – 11/9/20
Report By: Roberto M./AA/rm,ss	**Checked By:** S. Sethee, Ph.D.

TYPE OF TEST: Laboratory tension test to establish the yield strength, tensile strength, elongation, and reduction of area of standard steel specimen machined from the extracted steel sample.

TEST SAMPLE: A steel sample of adequate size was obtained from the specified steel beam. The sample location is marked as "BSS-B.1" in the plans included in Appendix A.

SAMPLE SOURCE: The steel sample was extracted with the help of a grinding/cutting tool (no flame) by Accu-Test testing technicians. The sample was cut from the flange of the specified beam per EOR instructions.

CONDITIONING: The test sample(s) were stored and tested at normal indoor conditions (75°F±, 50%± relative humidity) in a dry state, per given specifications.

SPECIFICATIONS: (1) ASTM E8-16A (2) ASTM A370-18 (3) EOR Specifications

Table 4.6 Results of Laboratory Test on Steel Specimen Extracted from Steel Beam

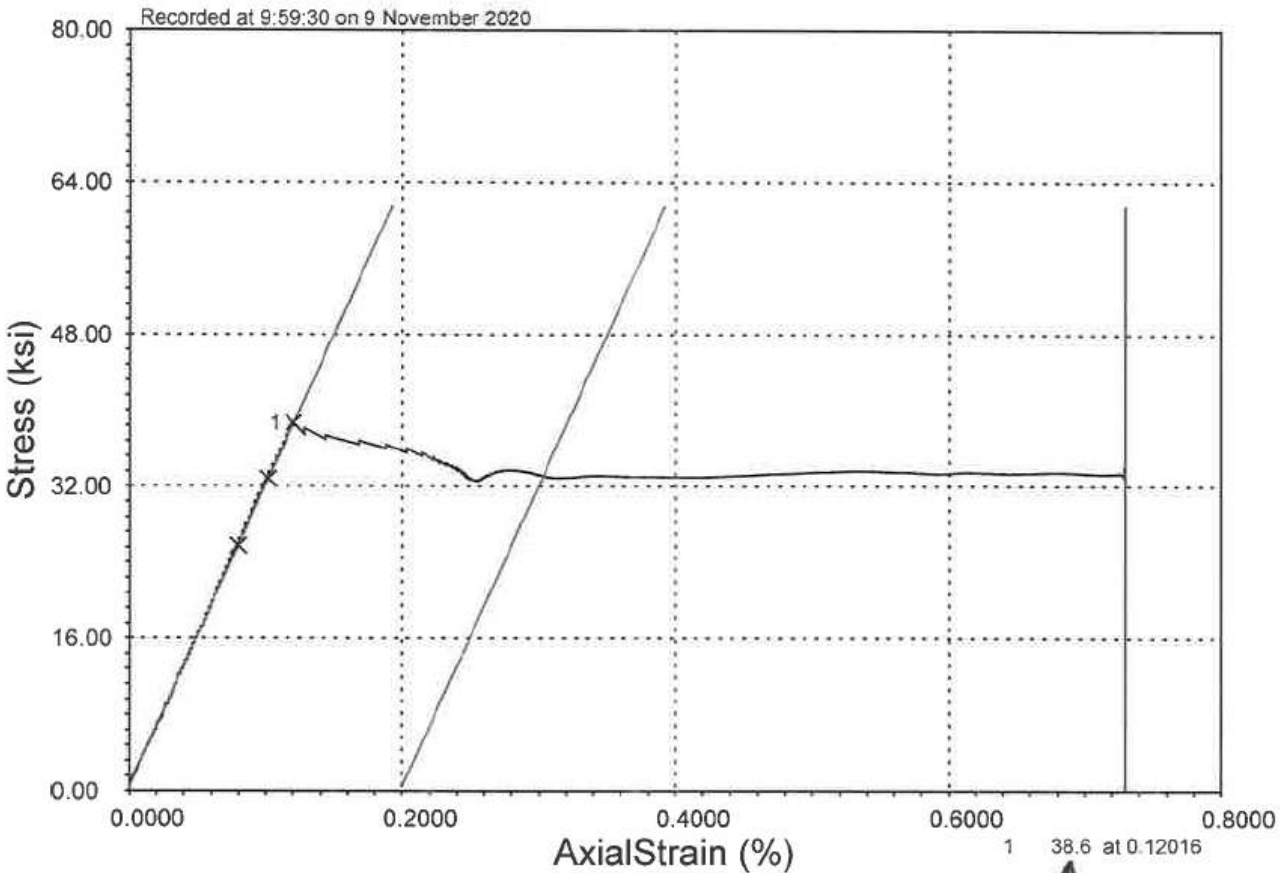
Description	Steel Test #6
1. Laboratory Specimen ID	BSS-B.1 (EL:109-04-05530-6)
2. Type of Test Specimen (See Note 1)	Flat coupon machined from extracted flat steel sample
3. Steel Sample Location	See Appendix "A"
4. Size of Flat Steel Sample Extracted at Site	± 9" x 1" x 1/2"
5. Width of Machined Flat Test Specimen, in.	0.5010
6. Thickness of Machined Flat Test Specimen, in.	0.2720
7. Cross-Sectional Area of Test Specimen, sq. in.	0.1363
8. Initial Gauge Length, or Pre-test Punch Length, in. (4D)	2.00
9. Final Gauge Length, or Post-test Punch Length, in.	2.69
10. Elongation in (4D) 2-inch Gauge Length, %	35%
11. Reduced Cross-Sectional Dimensions, in.xin.	--
12. Reduction of Cross-Sectional Area, %	--
13. Yield Load at 0.2% offset, lbs.	4,509
14. Ultimate Tensile Load, lbs.	8,380
15. Yield Strength at 0.2% offset, psi (See Note 2)	33,088
16. Ultimate Tensile Strength, psi	61,494

Note: 1. A proper test specimen was machined from the extracted steel sample in conformance with ASTM Specifications.
2. The yield strength was determined by the 0.2% offset method.

PRELIMINARY

Subject:	Tensile Properties of Steel Samples from Structural Member Morrison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Beam "Fy" (Basement) 10/12 – 11/9/20
Report By: Roberto M./AA/rm,ss		**Checked By:**	S. Sethee, Ph.D.

Figure 4.6 "Stress-Strain" Plot from Tension Test on Standard Steel Specimen Extracted from Specified Steel Beam
Test ID: "BSS-B.1"



Note: 1. The corresponding numerical data is presented in the preceding Table 4.6.

2. To obtain the stress-strain plot presented above, the test specimen was instrumented with an extensometer spanning over "4D" gauge length.

PRELIMINARY

Subject:	Tensile Properties of Steel Samples from Structural Member Morrison Hotel, 1246 South Hope Street, Los Angeles, CA	**Test ID:** **Test Dates:**	Beam "Fy" (Basement) 10/12 – 11/9/20
Report By: Roberto M./AA/rm,ss		**Checked By:**	S. Sethee, Ph.D.

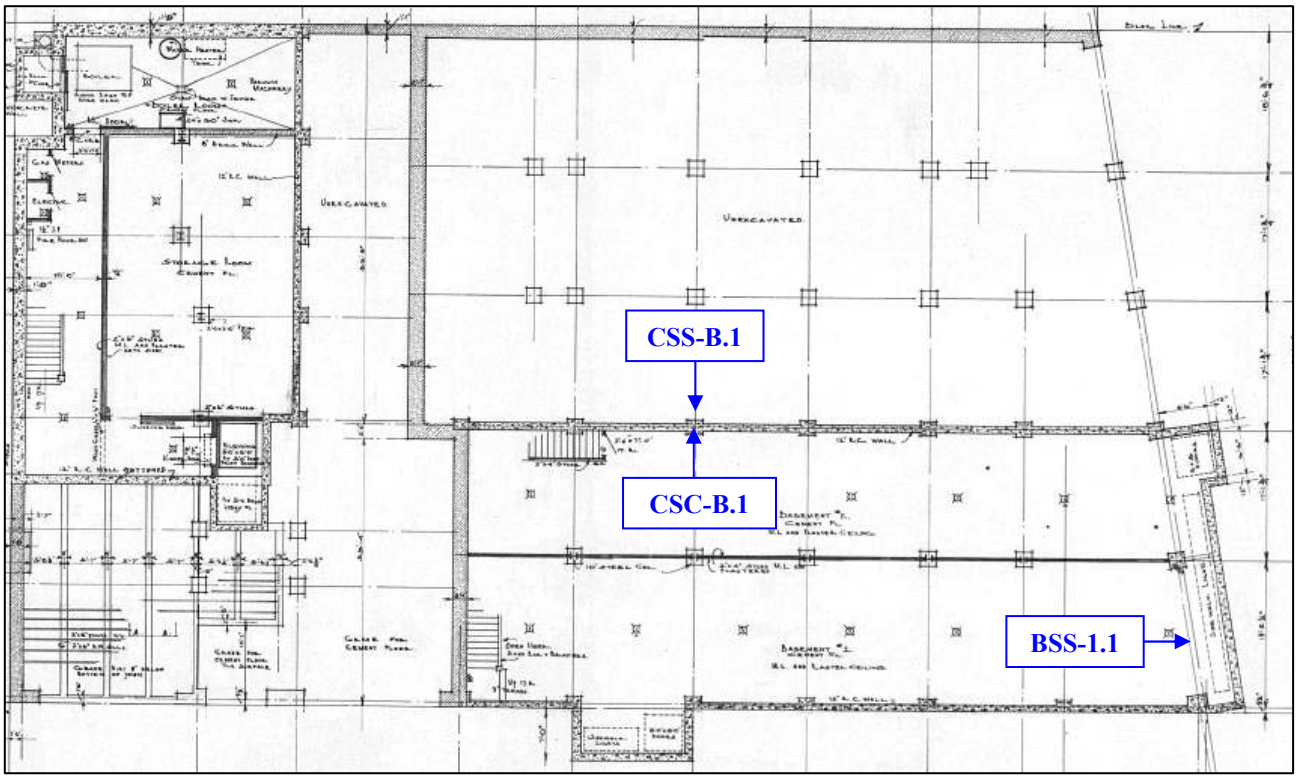
Photo 4.6 Structural Steel Beam Tested for Tensile Strength.
Beam Supporting First Floor, Tested from the Basement Level.
Test ID: BSS-B.1



Note: *1. Locations of tested steel samples are shown in Appendix "A".*

Subject:	Structural Investigations & Testing of Timber and Steel Members Morrison Hotel, 1246 South Hope Street, Los Angeles, California	**Test ID:** **Test Dates:**	Test Locations 10/12–11/5/2020
Report By: Galeh B./AA/RB/gb,s		**Checked By:**	S. Sethee, Ph.D.

Figure A.1 Basement Floor Plan Showing Test Locations





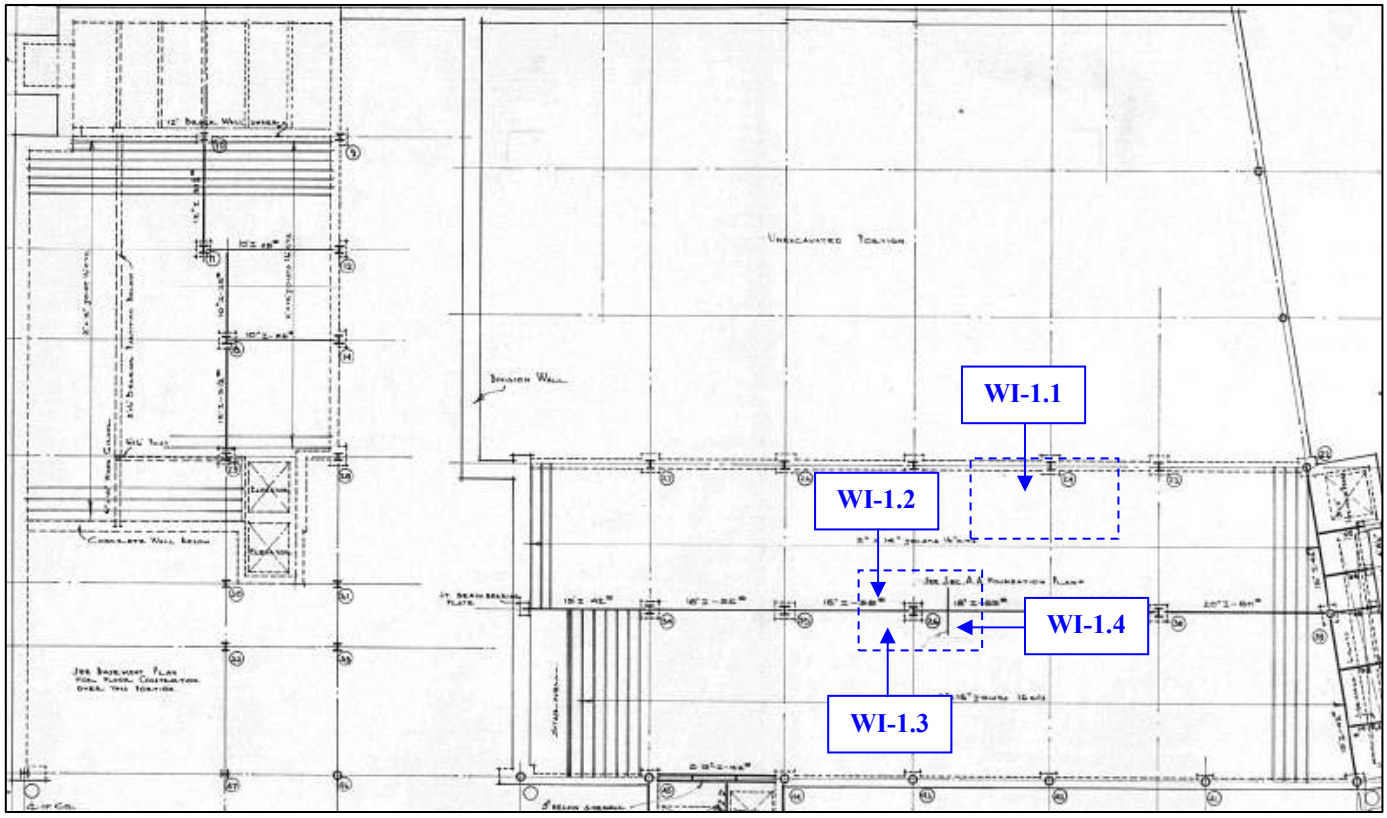
NORTH

LEGEND

CSS-B.1	Column Steel Sample. Test ID
CSC-B.1	Corrosion Column Steel. Test ID
BSS-1.1	Beam Steel Sample. Test ID

Subject:	Structural Investigations & Testing of Timber and Steel Members Morrison Hotel, 1246 South Hope Street, Los Angeles, California	**Test ID:** **Test Dates:**	Test Locations 10/12–11/5/2020
Report By: Galeh B./AA/RB/gb,s		**Checked By:**	S. Sethee, Ph.D.

Figure A.2 First Floor Plan Showing Test Locations



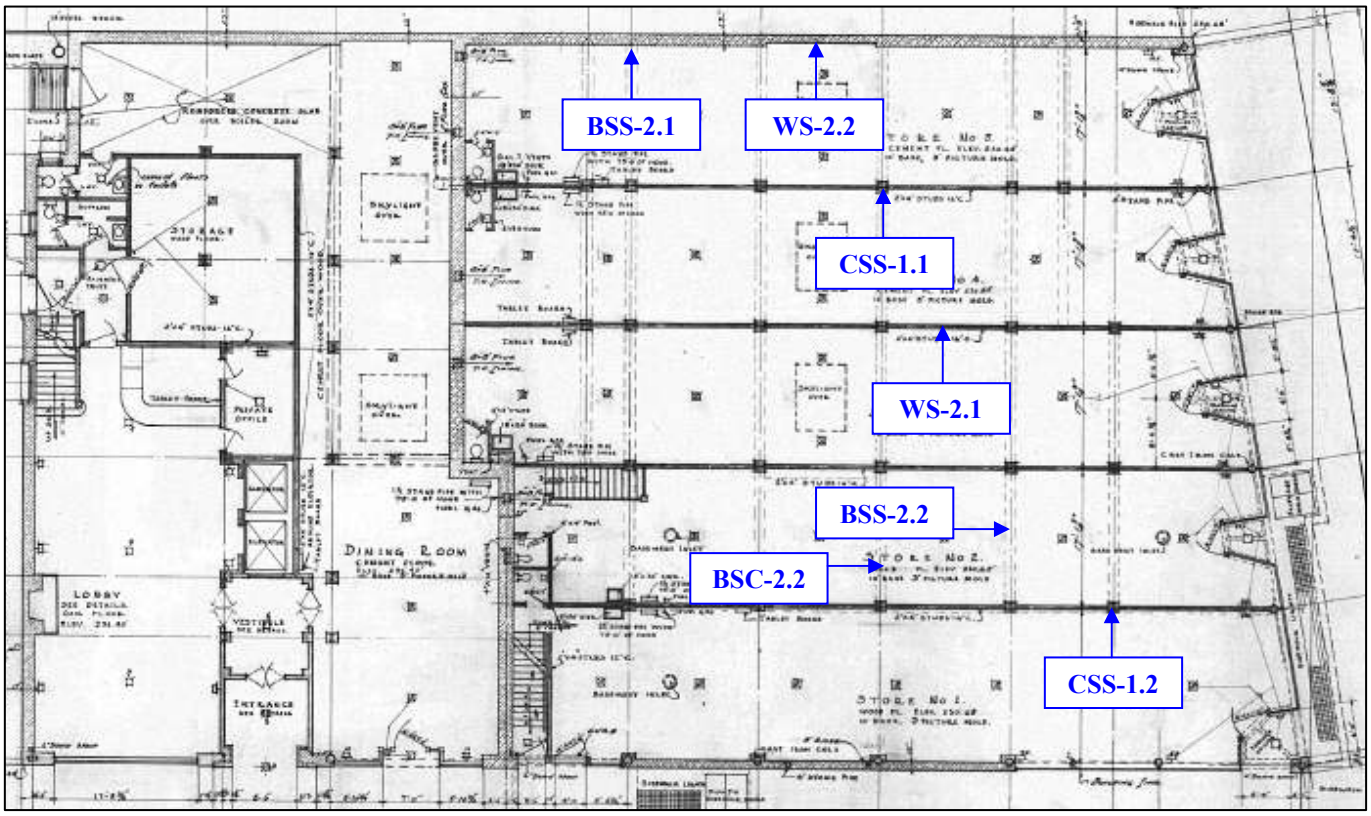
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LEGEND

WI-1.1 Wood Investigation. Test ID

Subject:	Structural Investigations & Testing of Timber and Steel Members Morrison Hotel, 1246 South Hope Street, Los Angeles, California	**Test ID:** **Test Dates:**	Test Locations 10/12–11/5/2020
Report By: Galeh B./AA/RB/gb,s		**Checked By:**	S. Sethee, Ph.D.

Figure A.3 First Floor Plan Showing Test Locations



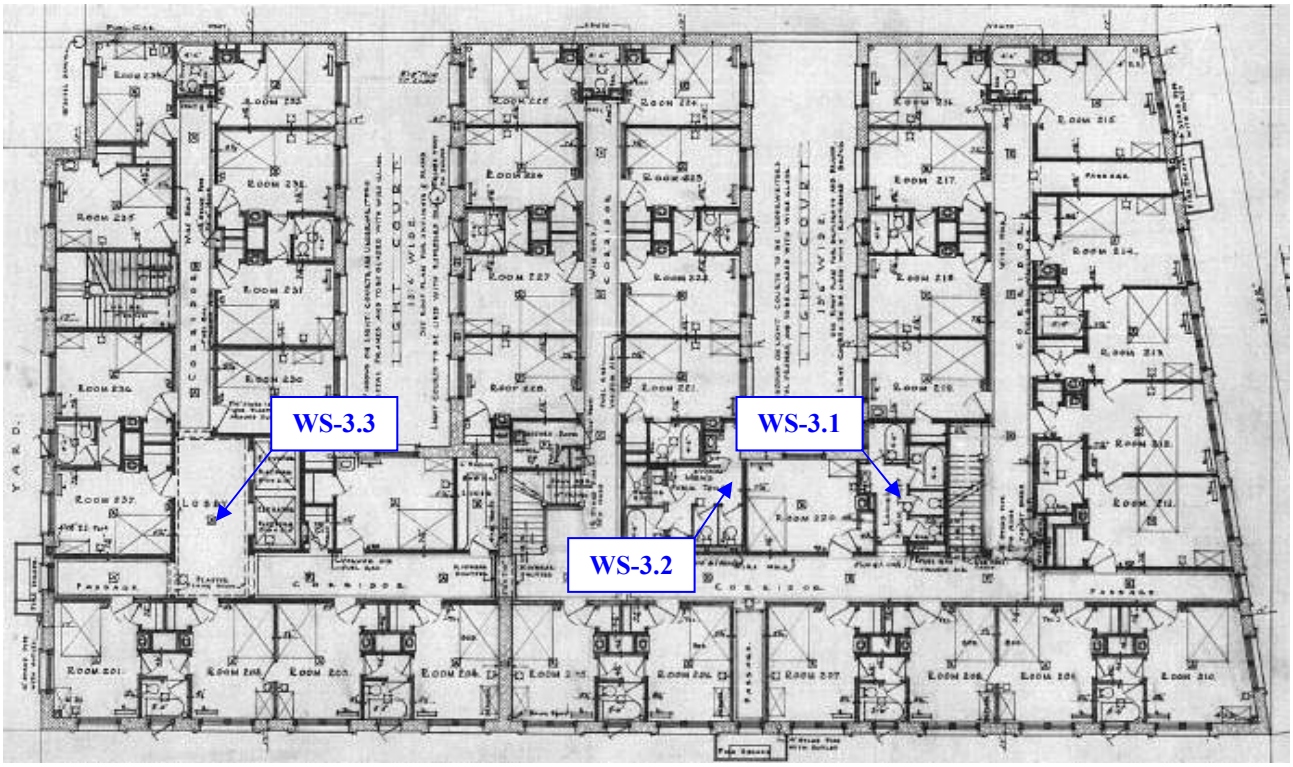
NORTH

LEGEND

CSS-B.1	Column Steel Sample. Test ID
BSS-1.1	Beam Steel Sample. Test ID
BSS-1.1	Corrosion Beam Steel. Test ID
WS-2.1	Wood Sample. Test ID

Subject:	Structural Investigations & Testing of Timber and Steel Members Morrison Hotel, 1246 South Hope Street, Los Angeles, California	**Test ID:** **Test Dates:**	Test Locations 10/12–11/5/2020
Report By: Galeh B./AA/RB/gb,s		**Checked By:**	S. Sethee, Ph.D.

Figure A.4 Second Floor Plan Showing Test Locations



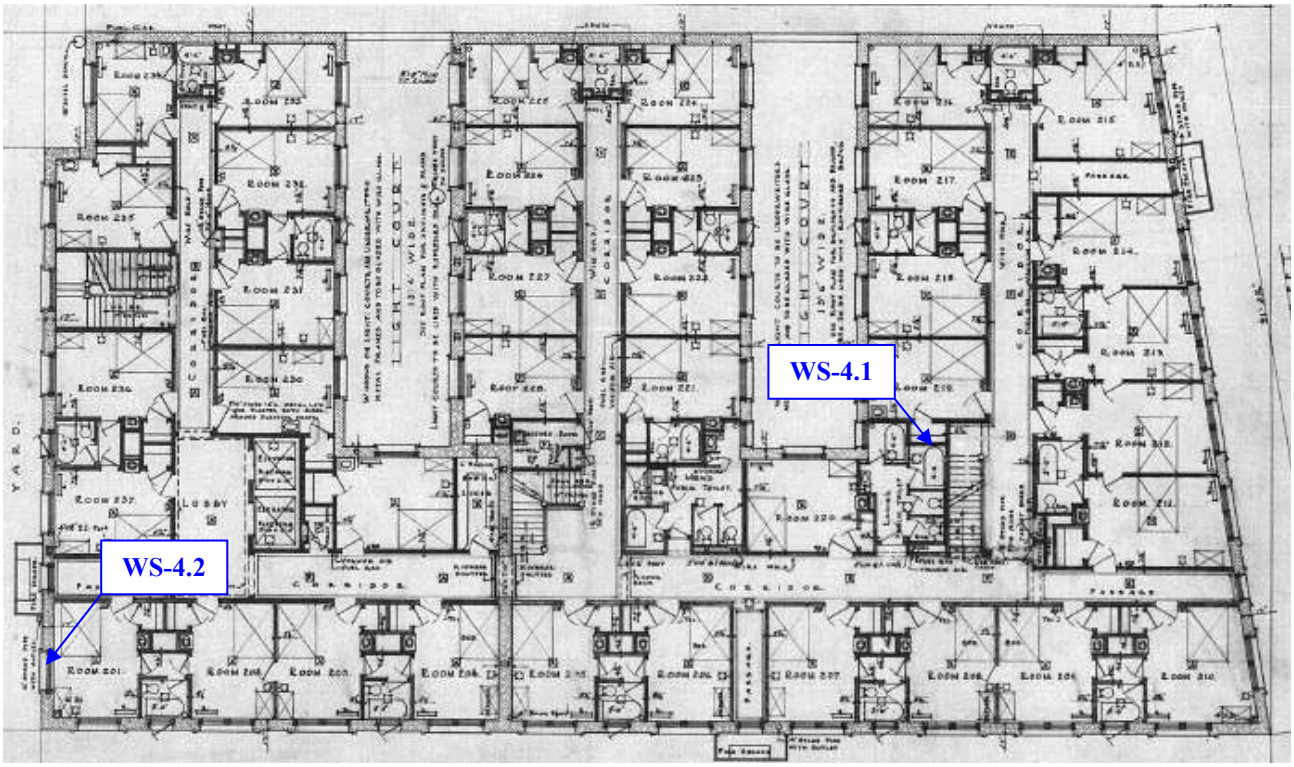
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LEGEND

WS-3.1 Wood Sample. Test ID

Subject:	Structural Investigations & Testing of Timber and Steel Members Morrison Hotel, 1246 South Hope Street, Los Angeles, California	**Test ID:** **Test Dates:**	Test Locations 10/12–11/5/2020
Report By: Galeh B./AA/RB/gb,s		**Checked By:**	S. Sethee, Ph.D.

Figure A.5 Third Floor Plan Showing Test Locations



NORTH

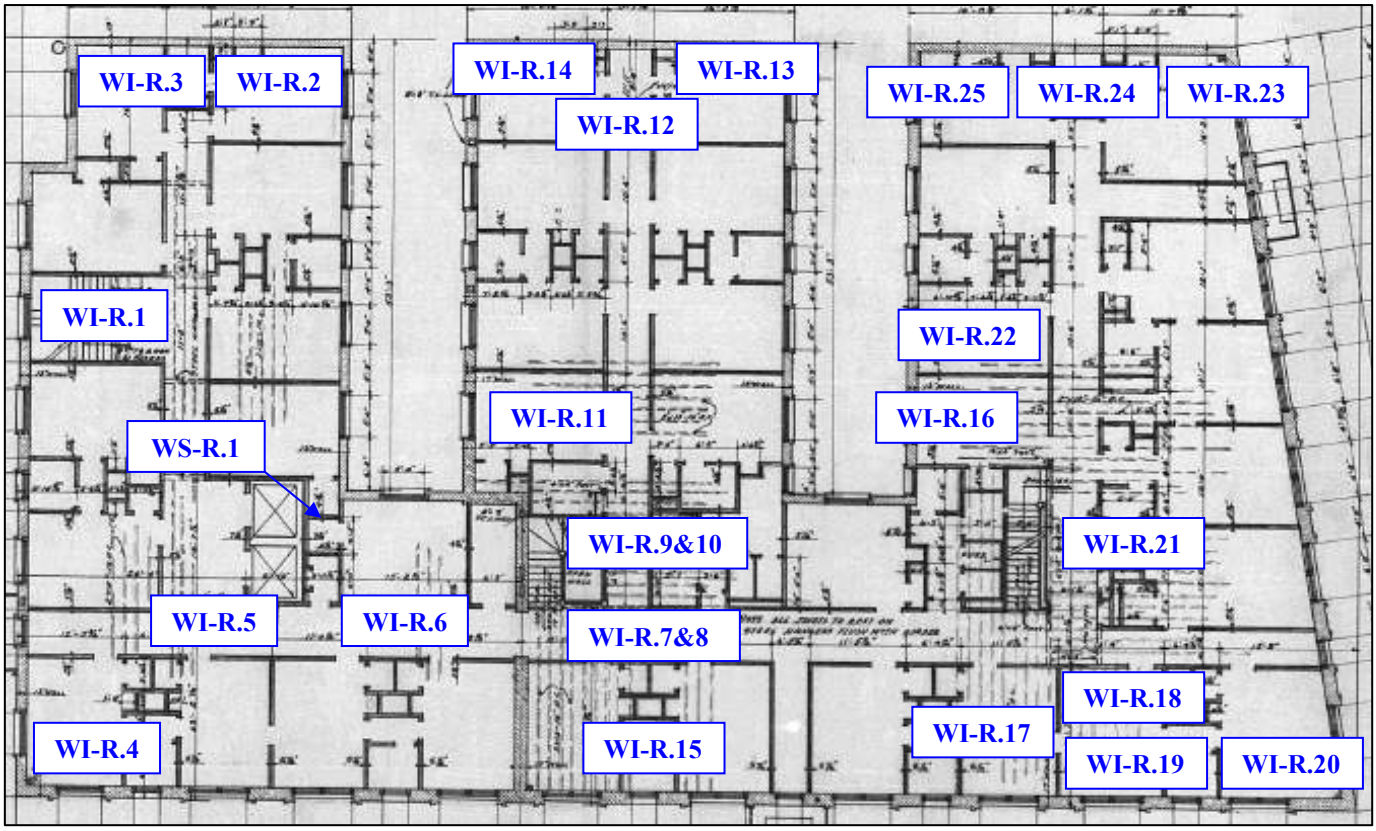
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WS-4.1 Wood Sample. Test ID

PRELIMINARY

Subject:	Structural Investigations & Testing of Timber and Steel Members Morrison Hotel, 1246 South Hope Street, Los Angeles, California	**Test ID:** **Test Dates:**	Test Locations 10/12–11/5/2020
Report By: Galeh B./AA/RB/gb,s		**Checked By:**	S. Sethee, Ph.D.

Figure A.6 Fourth Floor Plan Showing Test Locations
Overhead, Underside of Roof



NORTH

LEGEND

WI-R.1	Wood Investigation Test ID
WS-R.1	Wood Sample. Test ID

Attachment I:
Supplemental Drawings
SHoP Architects

Morrison Hotel
1246-1248 South Hope Street
Los Angeles, California

The Morrison

Missing Cornice Coordination

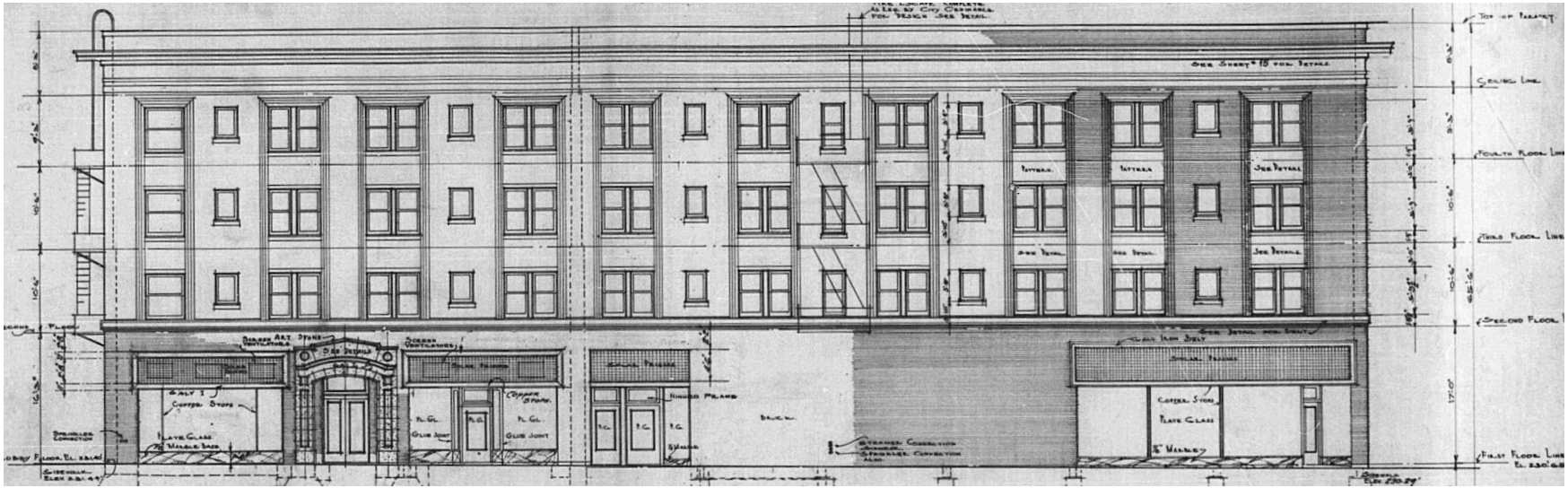
October 21, 2020

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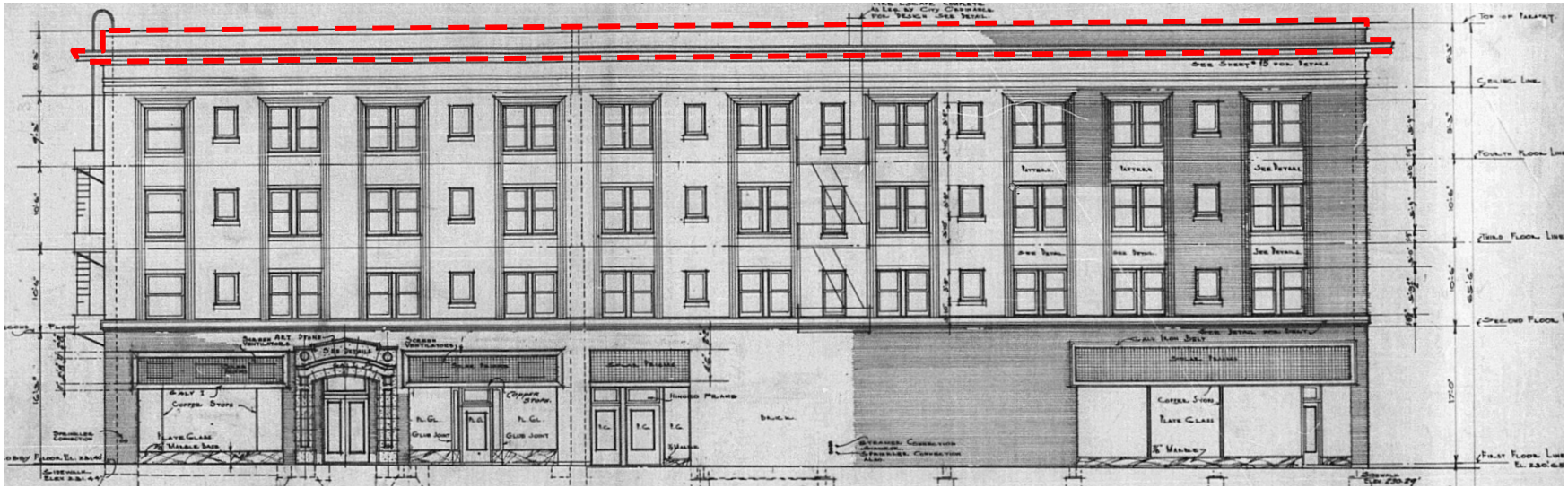
Existing Morrison



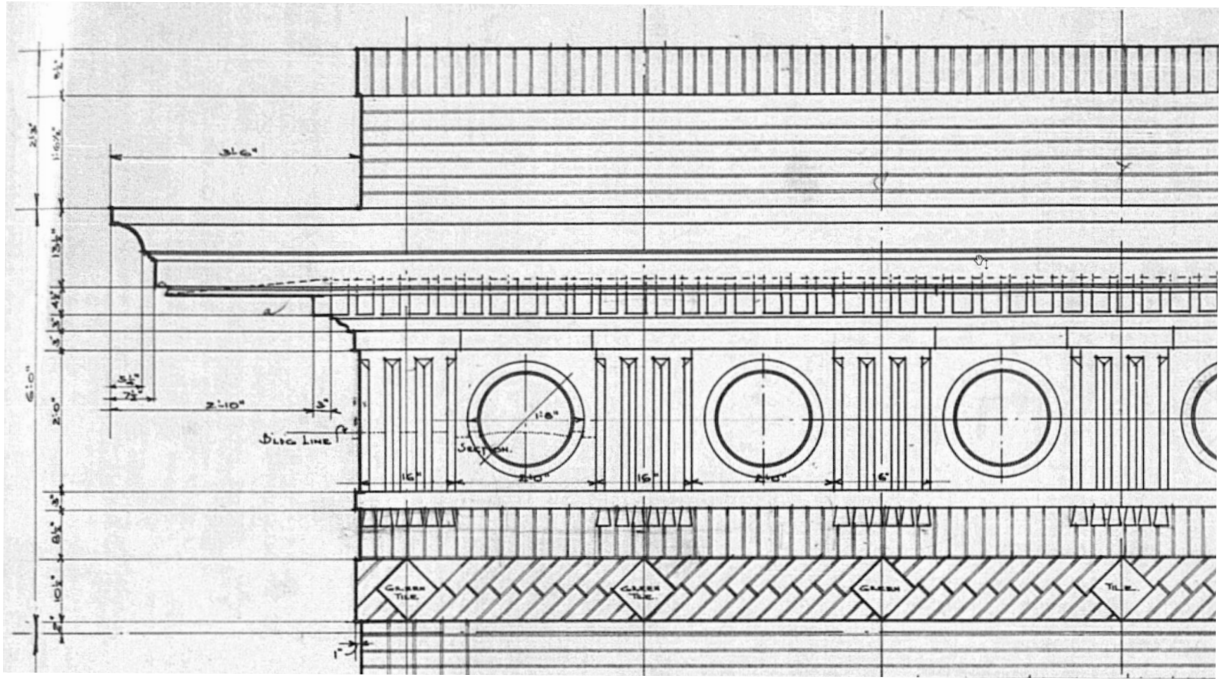
Existing Morrison



Existing Morrison



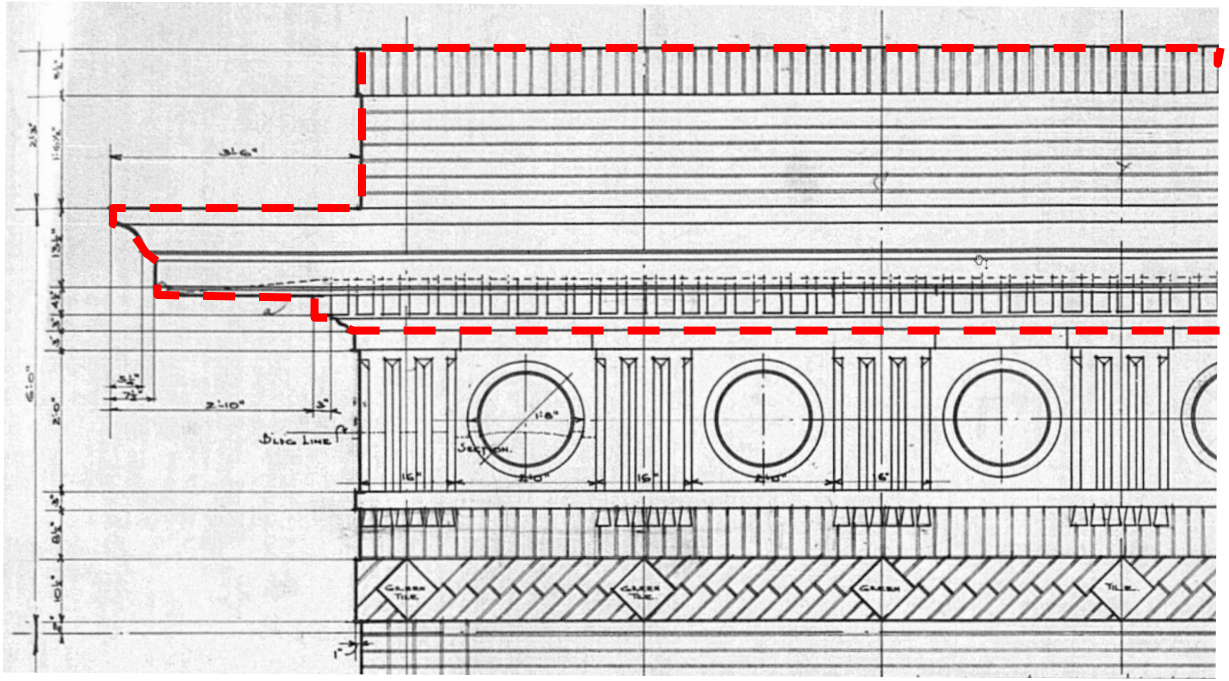
Existing Morrison



Missing Cornice

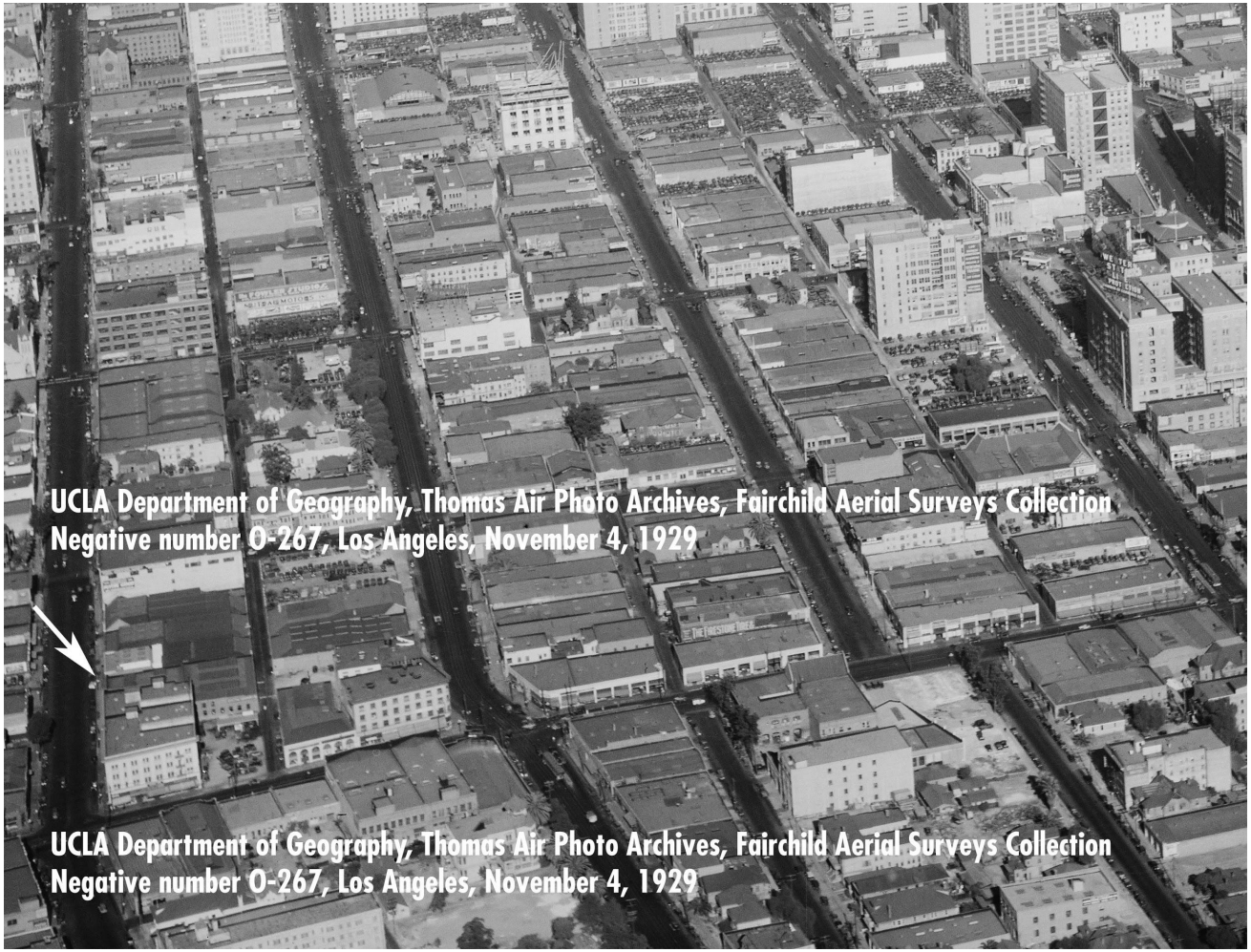
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Existing Morrison

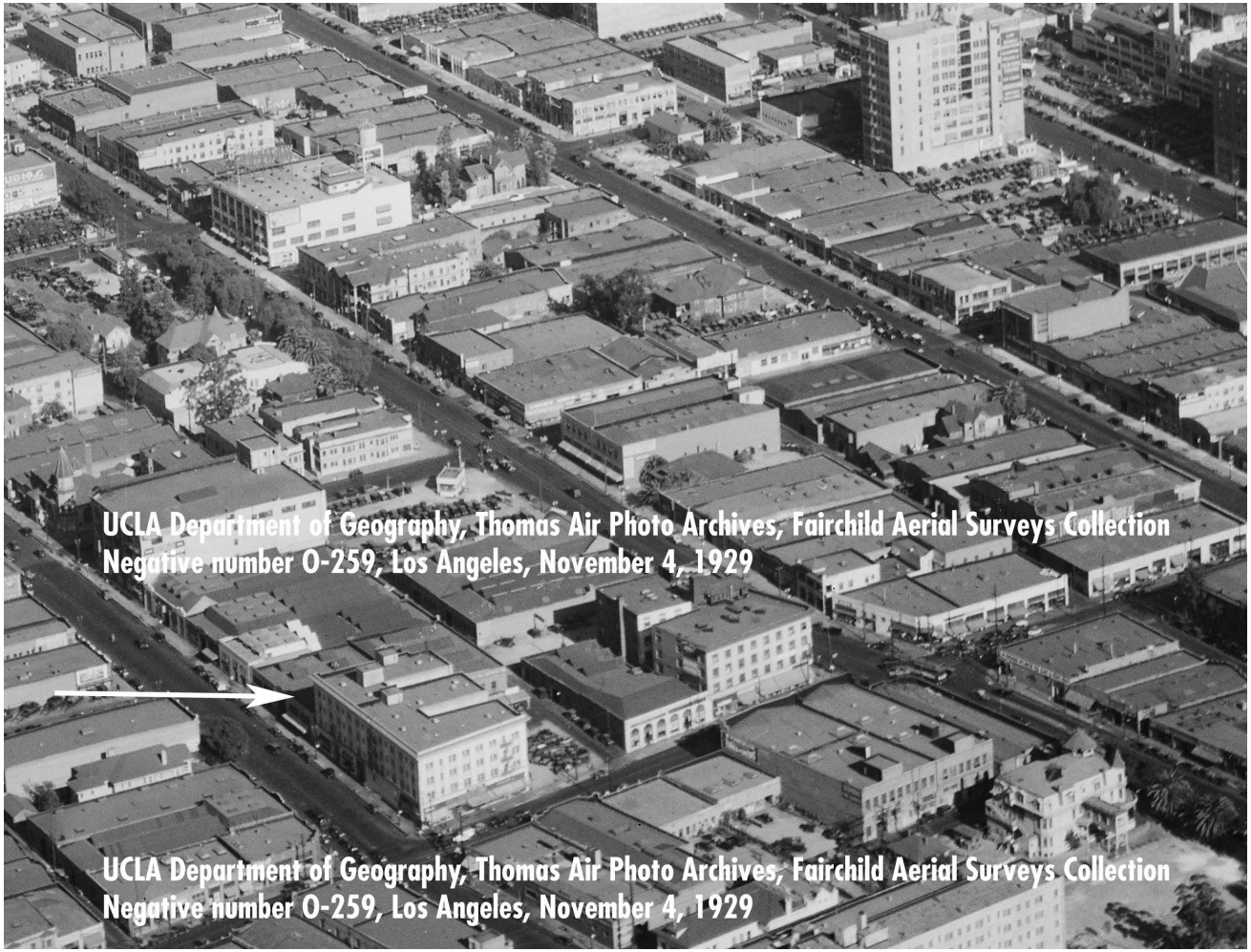


Missing Cornice

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UCLA Department of Geography, Thomas Air Photo Archives, Fairchild Aerial Surveys Collection
Negative number O-267, Los Angeles, November 4, 1929



UCLA Department of Geography, Thomas Air Photo Archives, Fairchild Aerial Surveys Collection
Negative number O-259, Los Angeles, November 4, 1929



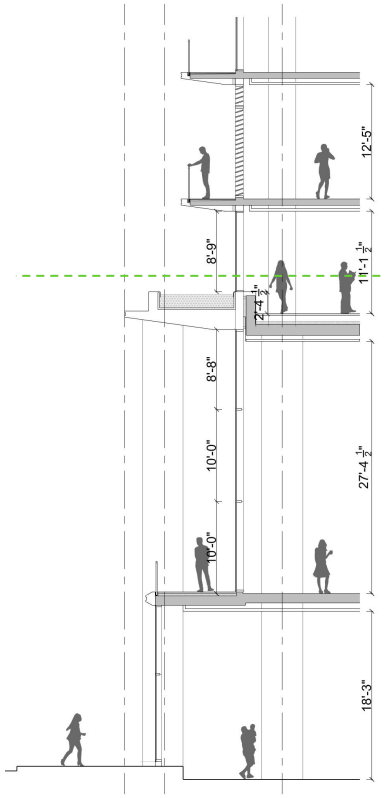
UCLA Department of Geography, Thomas Air Photo Archives, Fairchild Aerial Surveys Collection
Negative number O-7457, Los Angeles, June 20, 1941

UCLA Department of Geography, Thomas Air Photo Archives, Fairchild Aerial Surveys Collection
Negative number O-7457, Los Angeles, June 20, 1941

Hope

Hope

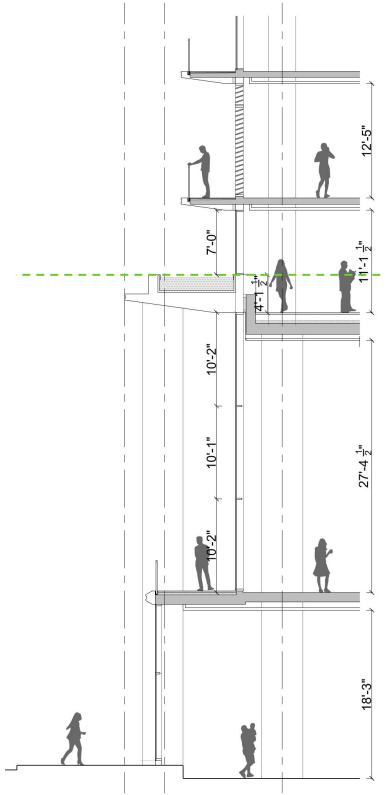
Before





Hope

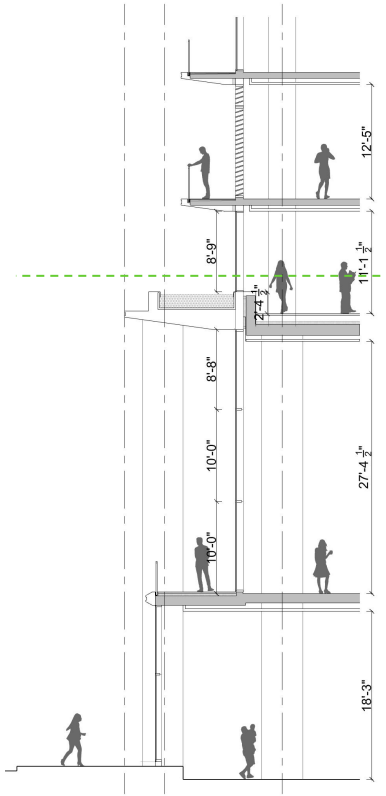
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Hope

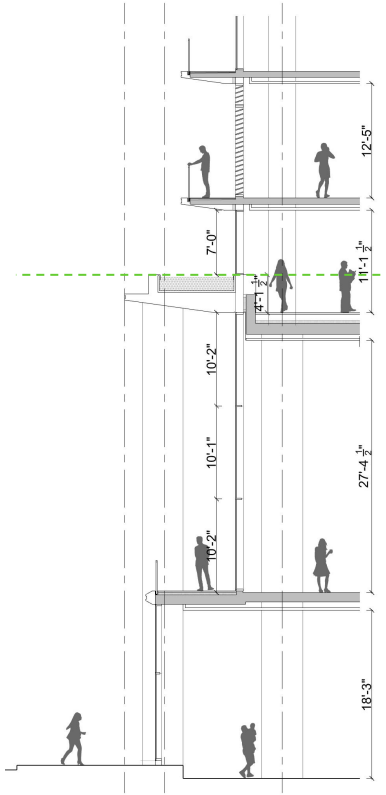
Before





Hope

After





Hope

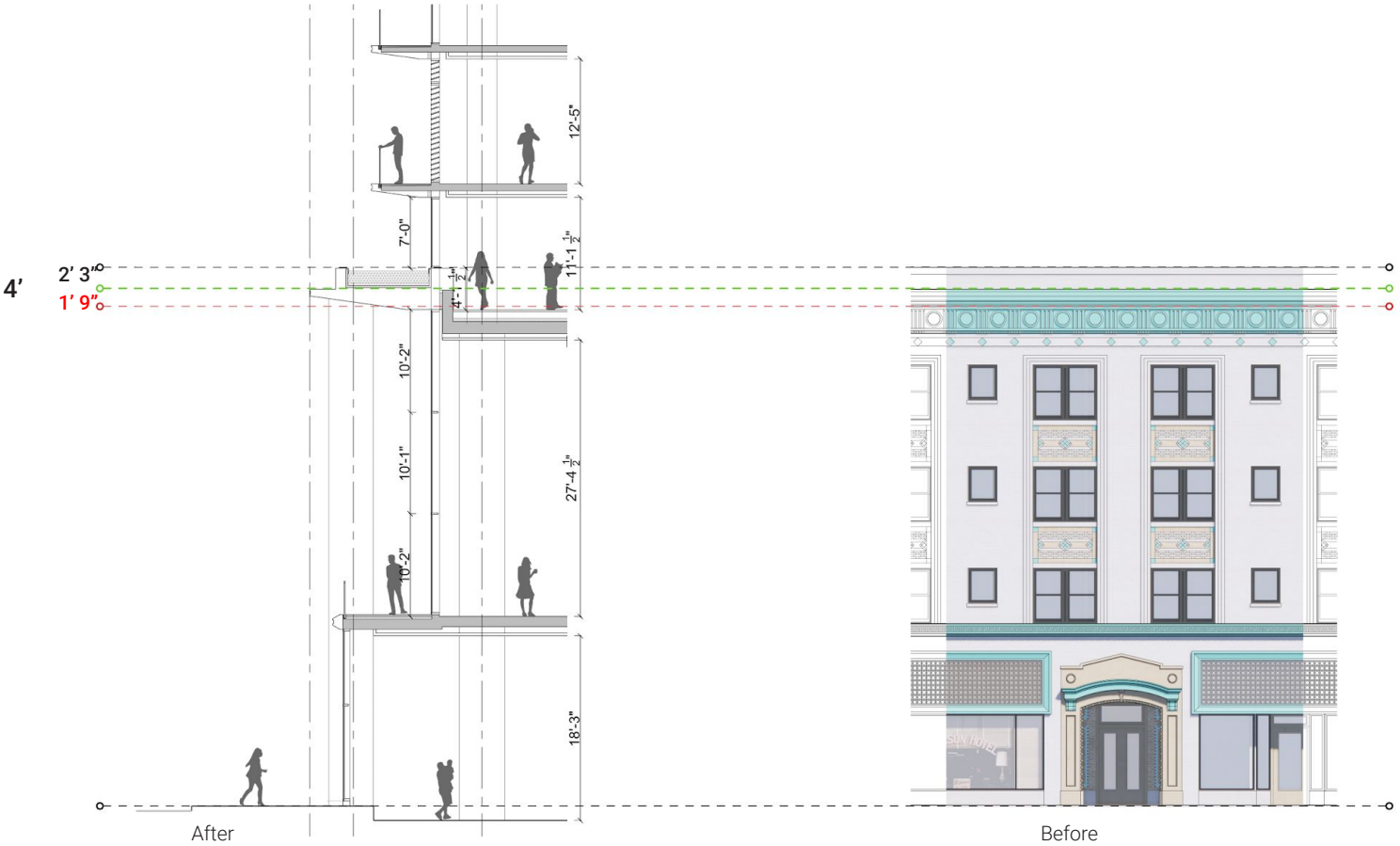
Before



*Dimensions are preliminary for coordination and subject to change

Hope

After



*Dimensions are preliminary for coordination and subject to change

Pico

Pico

Before



Pico

After



Pico & Alley

Before



Pico & Alley

After



Pico

Before



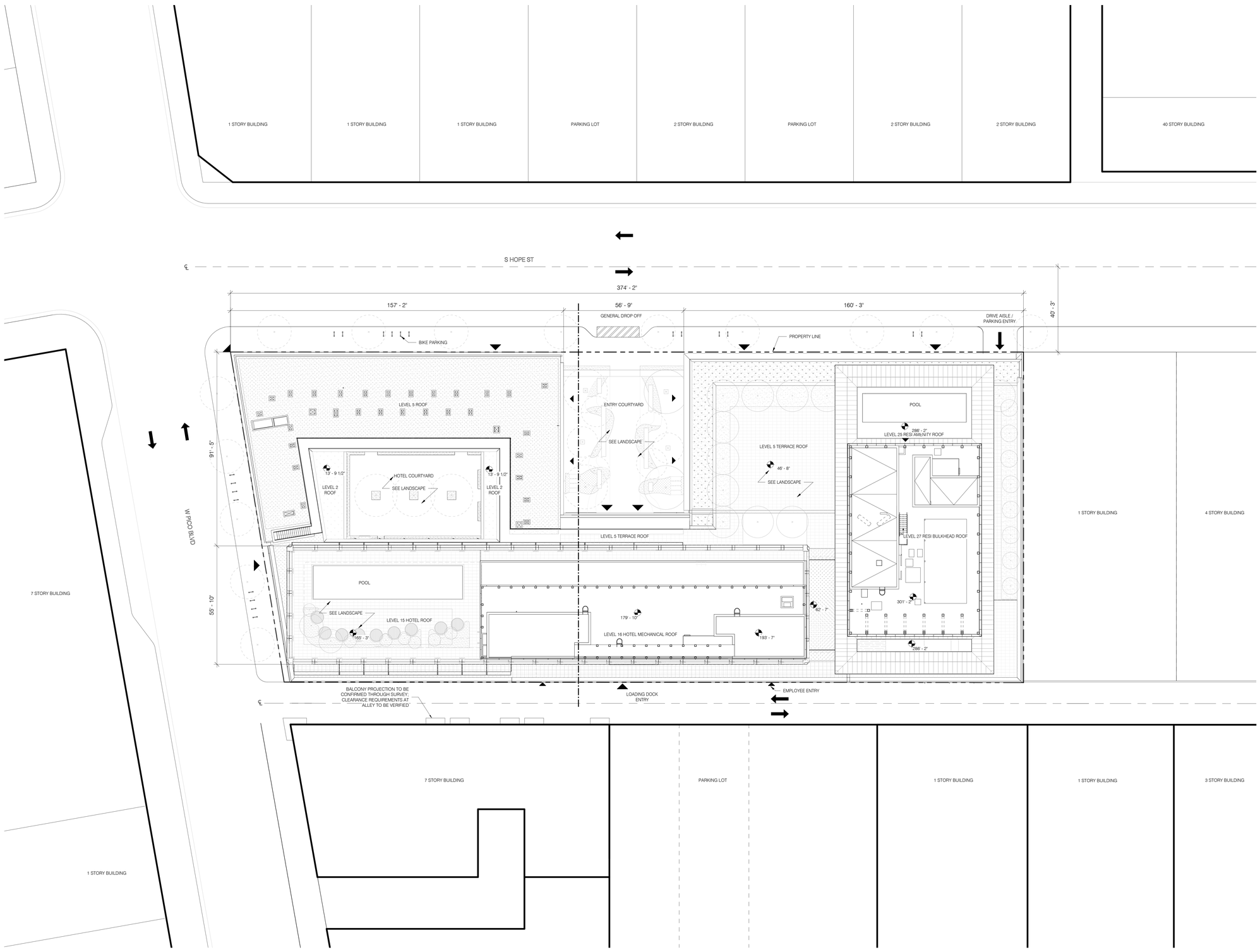
*Dimensions are preliminary for coordination and subject to change

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N

SITE PLAN | 1/16" = 1'-0" | 1 | A-000 | A-000

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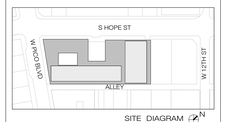
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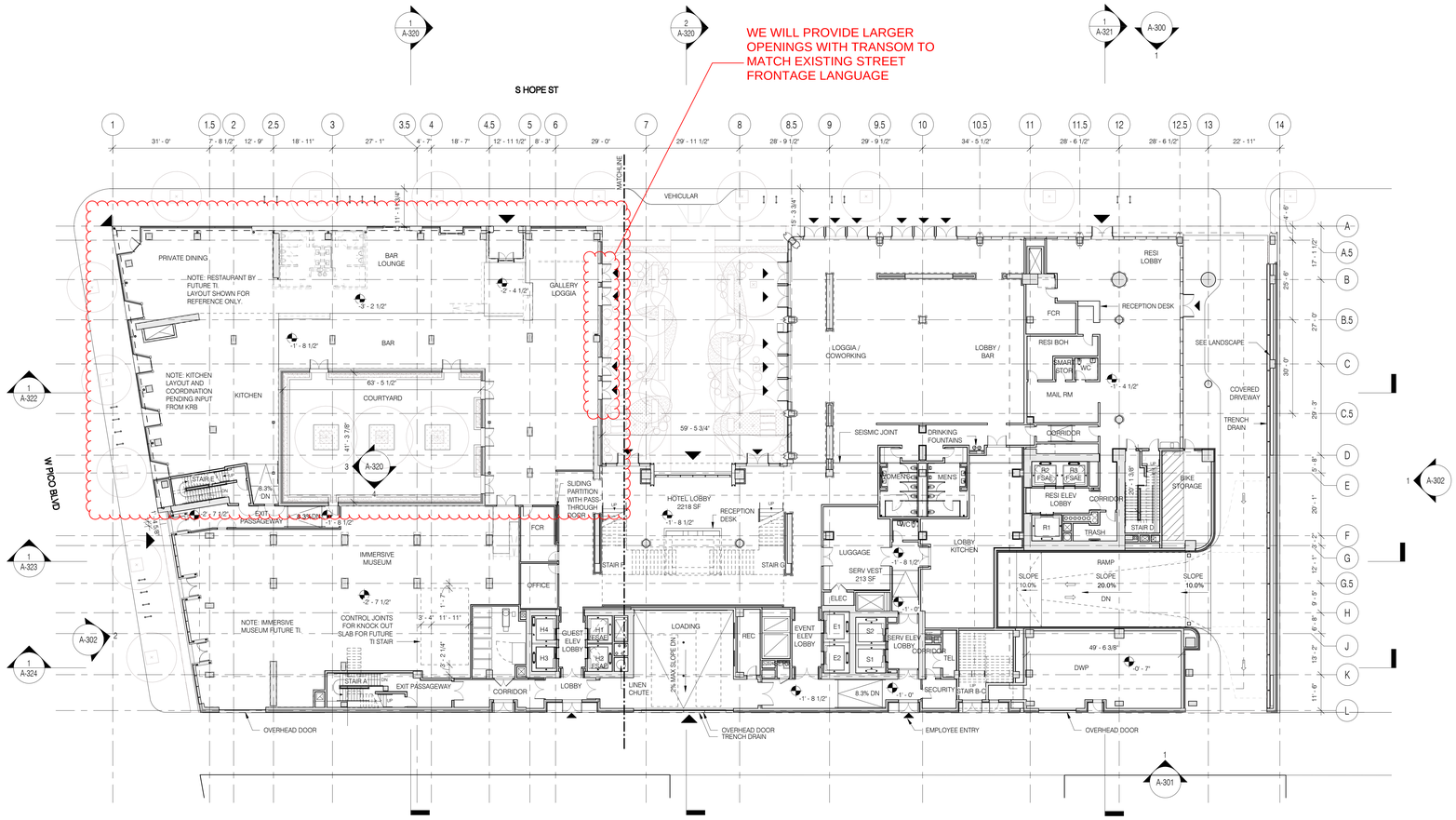
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SITE PLAN

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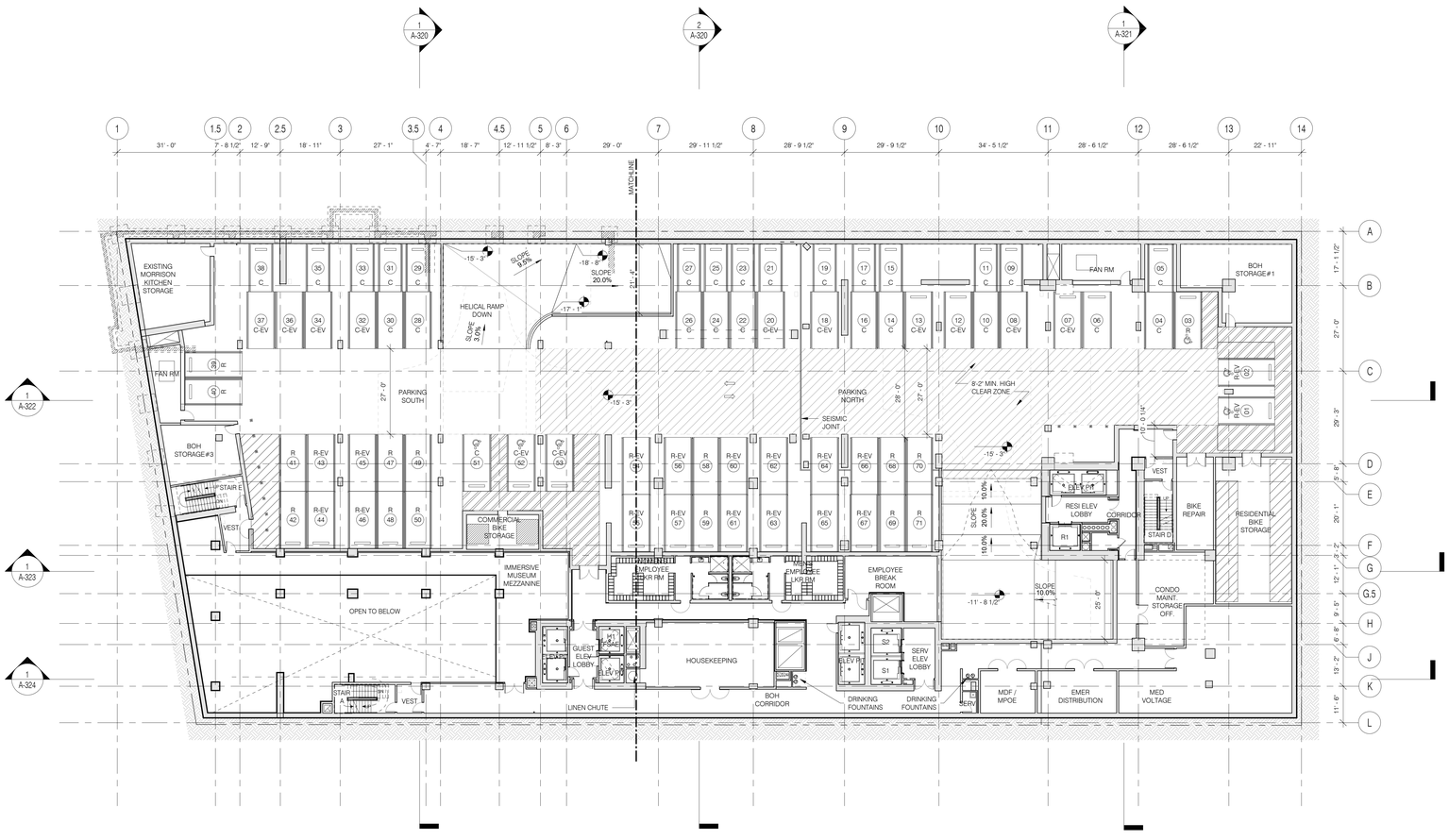
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A-000

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LEVEL 01 FLOOR PLAN | 1/16" = 1'-0" | 2 (A-300 | A-101)



SUBLEVEL 1 FLOOR PLAN | 1/16" = 1'-0" | 1 (A-300 | A-101)

RESIDENTIAL BICYCLE PARKING PROVIDED (167 REQUIRED)	
SHORT TERM PARKING (45 REQUIRED)	**46**
LONG TERM PARKING (122 REQUIRED)	**122**
COMMERCIAL BICYCLE PARKING PROVIDED (56 REQUIRED)	
SHORT TERM PARKING (36 REQUIRED)	**36**
LONG TERM PARKING (21 REQUIRED)	**22**
TOTAL BICYCLE PARKING PROVIDED (223 REQUIRED)	**226**

RESIDENTIAL SPACES PROVIDED (138 REQUIRED)	
STANDARD SPACES (1 PER 123 DWELLING UNITS)	**129**
COMPACT SPACES (15 PERMITTED)	**9**
ACCESSIBLE SPACES (3 REQUIRED)	**3 (INCL. 1 VAN)**
EVCS SPACES (42 REQUIRED)	**42**
COMMERCIAL SPACES PROVIDED (69 REQUIRED)	
STANDARD SPACES (69 REQUIRED)	**52**
COMPACT SPACES (40% PERMITTED OF 69 REQUIRED)	**33**
ACCESSIBLE SPACES (3 REQUIRED)	**3 (INCL. 1 VAN)**
EVCS SPACES (21 REQUIRED)	**22**
ADDITIONAL EVCS PROVIDED (2 REQUIRED)	**2**
TOTAL AUTOMOBILE PARKING PROVIDED (207 REQUIRED)	**220**

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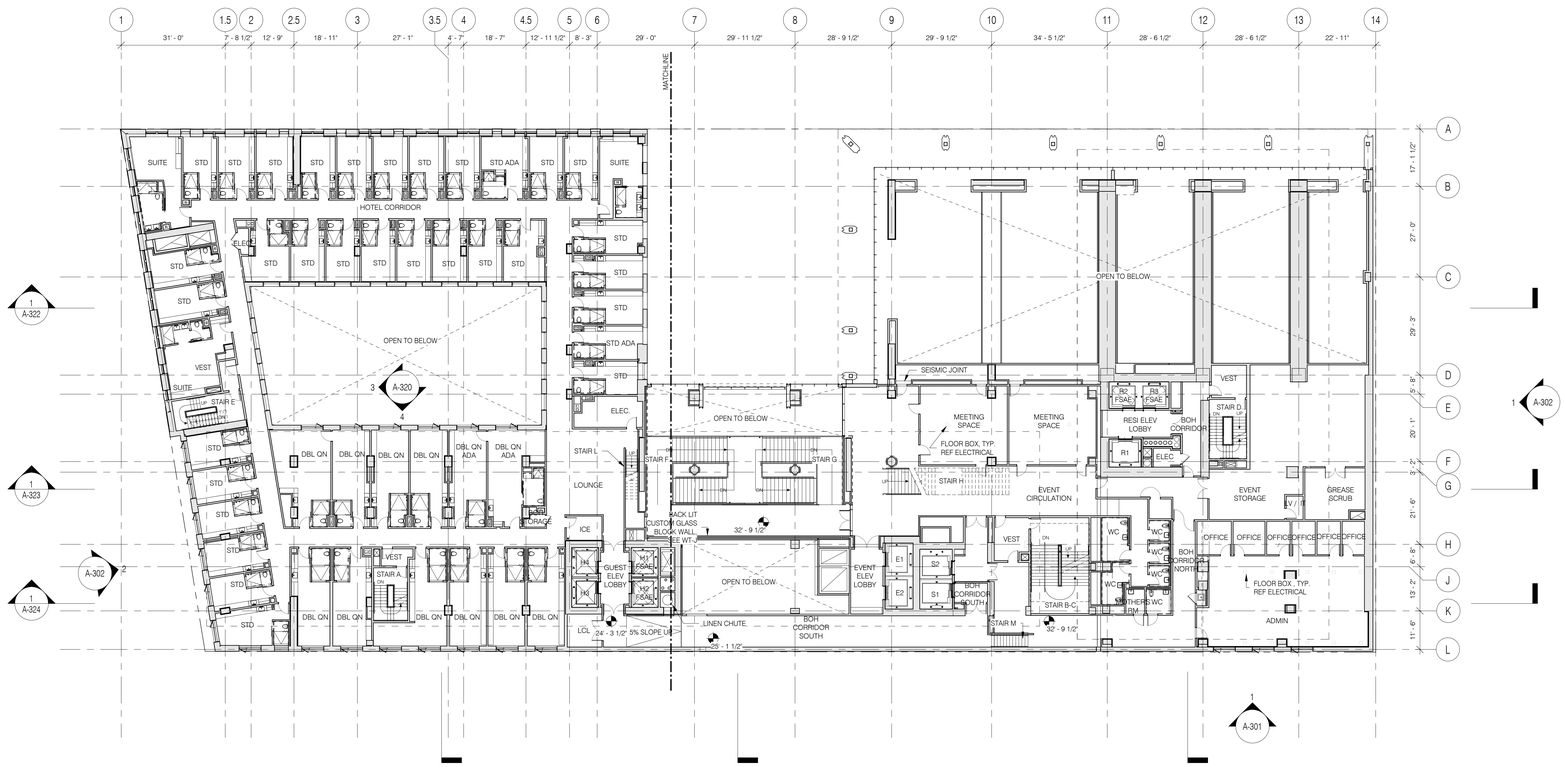
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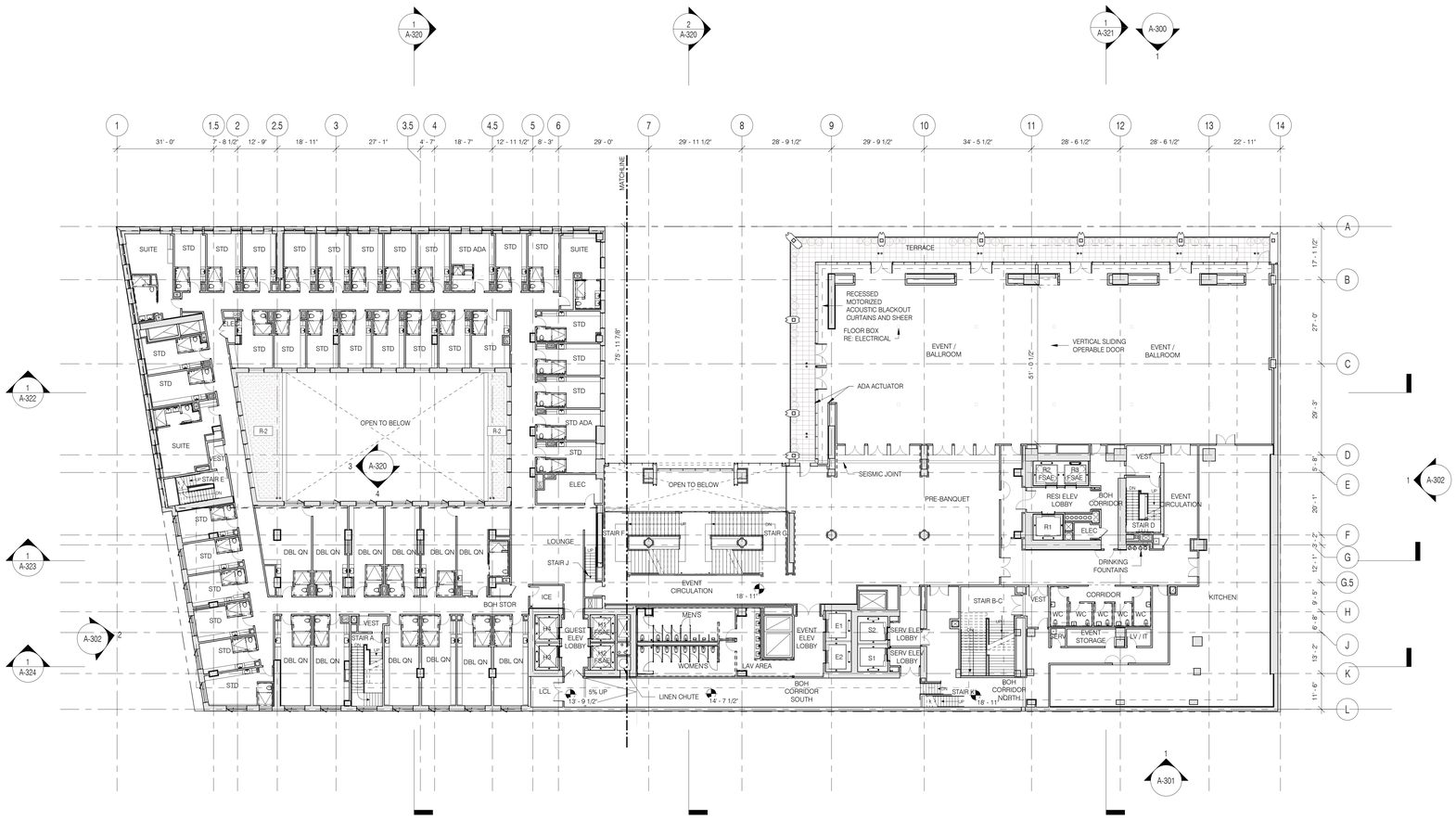
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SUBLEVEL 01 & LEVEL 01 FLOOR PLAN

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DRAWING NUMBER	A-101

11/20/2020 9:08:39 PM



LEVEL 03 FLOOR PLAN | 1/16" = 1'-0" | 2 (A-300 A-102)



LEVEL 02 FLOOR PLAN | 1/16" = 1'-0" | 1 (A-300 A-102)

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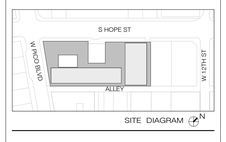
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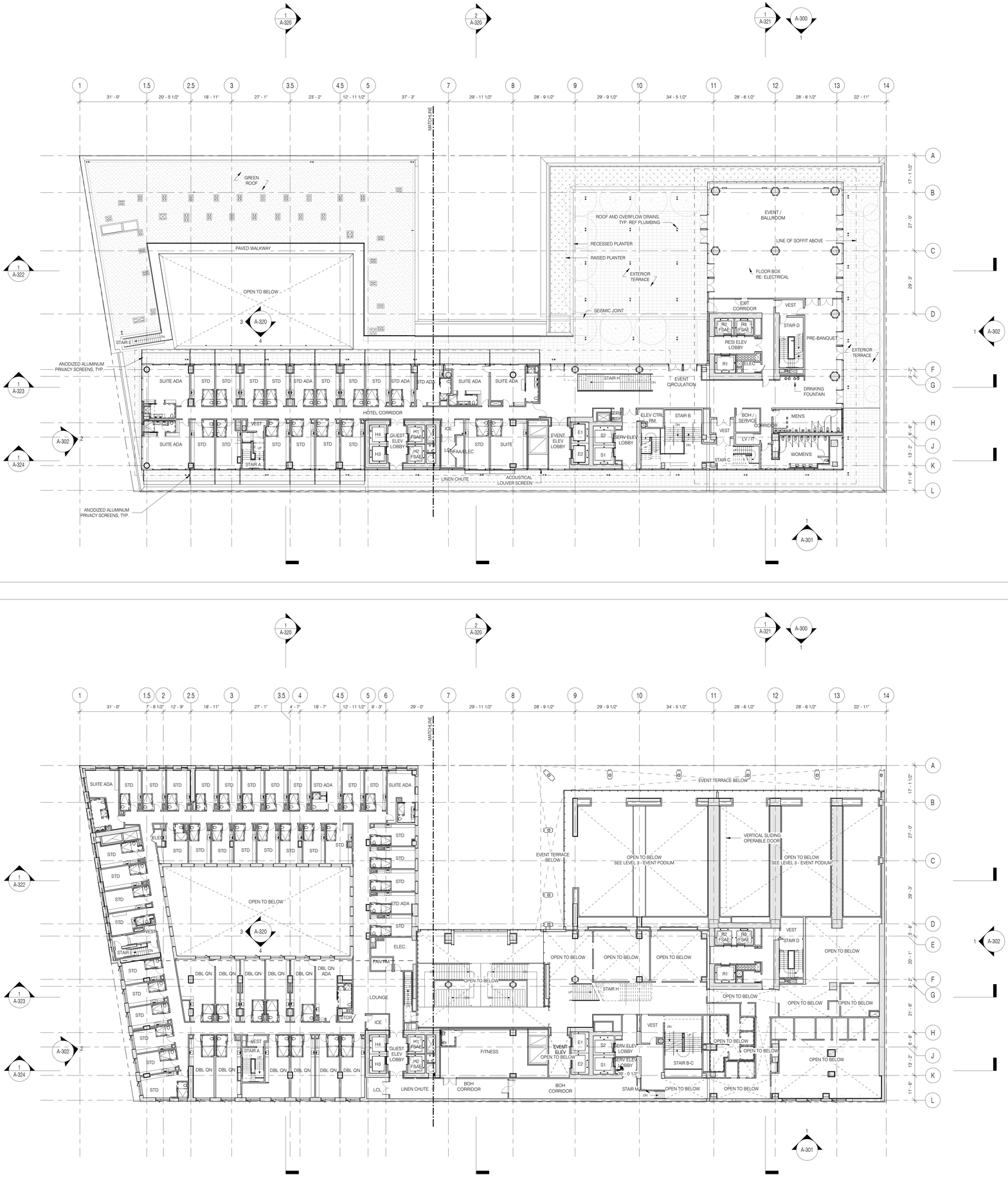
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LEVEL 02 & LEVEL 03 FLOOR PLAN

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DRAWING NUMBER	A-102

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LEVEL 05 FLOOR PLAN | 1/16" = 1'-0" | 2 (A-300 A-103)

LEVEL 04 FLOOR PLAN | 1/16" = 1'-0" | 1 (A-300 A-103)

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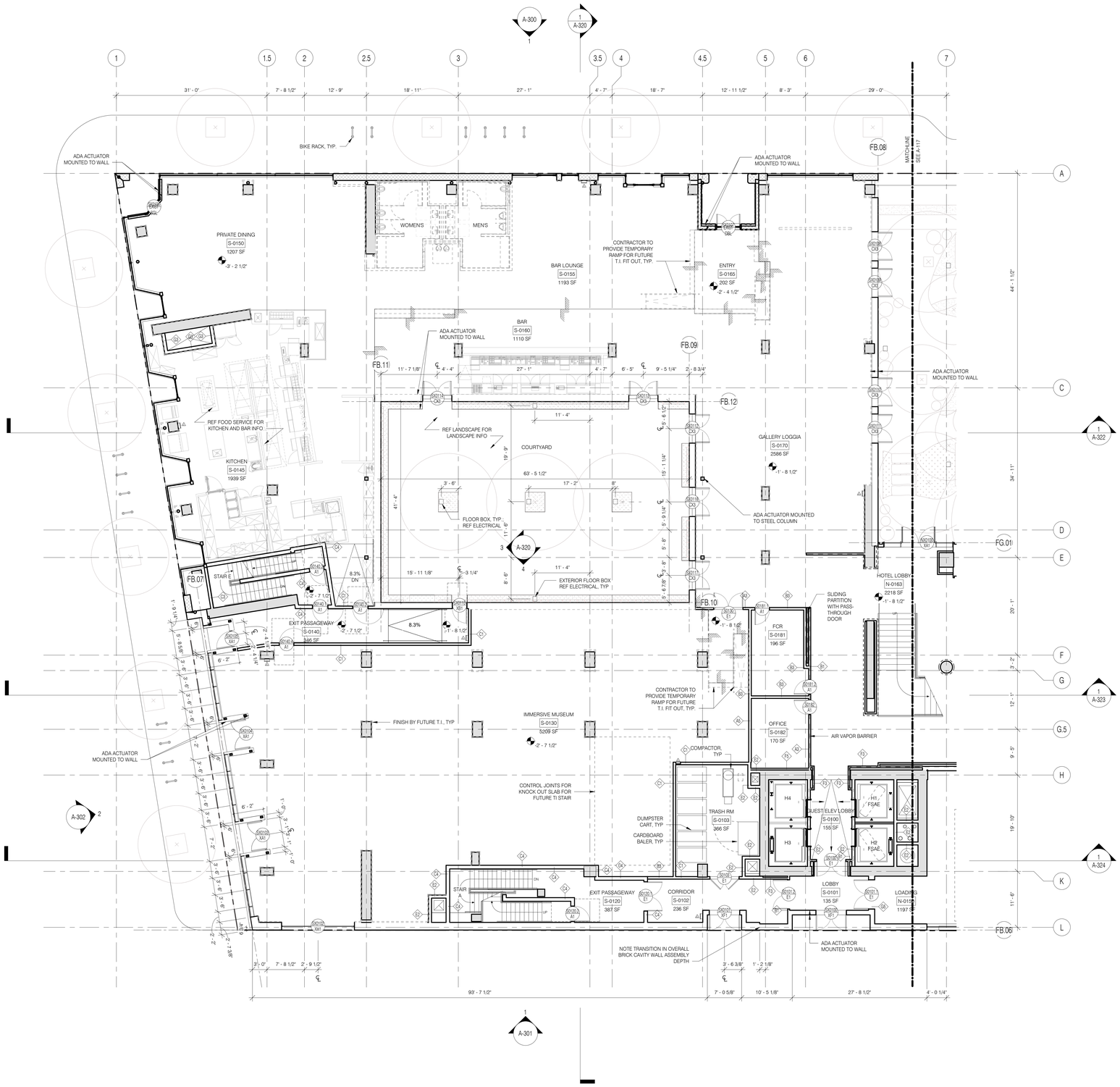
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GENERAL NOTES

1. INDICATES PARTITION TYPE
2. INDICATES DOOR TYPE
3. INDICATES WALL TYPE
4. INDICATES ROOF TYPE
5. INDICATES GUARDRAIL TYPE
6. INDICATES MATERIAL TYPE
7. INDICATES FLOOR TYPE

8. DIMENSIONS TO PARTITIONS ARE TO FACE OF WALL UNLESS OTHERWISE NOTED
9. SEE G-005 FOR DRAWING CONVENTIONS
10. SEE G-200 FOR PARTITION TYPES
11. SEE G-210 FOR DOOR TYPES AND SCHEDULES
12. SEE G-220 FOR FLOOR TYPE DETAILS
13. SEE G-230 FOR CEILING TYPE DETAILS
14. SEE G-240 FOR ROOF TYPE DETAILS
15. SEE G-310 FOR WATERPROOFING AND APPLIANCE AND FIXTURE SCHEDULES
16. SEE A-400a FOR ENCLOSURE WALL TYPE (WT-XX) AND EXTERIOR FINISH SCHEDULE
17. SEE A-500 FOR ENLARGED CORE PLANS
18. SEE A-510 THROUGH A-530 FOR ENLARGED STAIR PLANS, SECTIONS AND DETAILS
19. SEE A-530 FOR GUARDRAIL SCHEDULE
20. SEE A-825 FOR EXPANSION JOINT DIAGRAM AND DETAILS
21. REFER TO MEP FP DRAWINGS FOR MORE MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION INFO
22. REFER TO VT DRAWINGS FOR PLATFORMS AND ACCESS

SYMBOLS AND LEGEND

FE — FIRE EXTINGUISHER CABINET

FHV — FIRE HOSE VALVE CABINET

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LEVEL 01 SOUTH | 1/8" = 1'-0" | 1 | A-300 | A-116

GENERAL NOTES

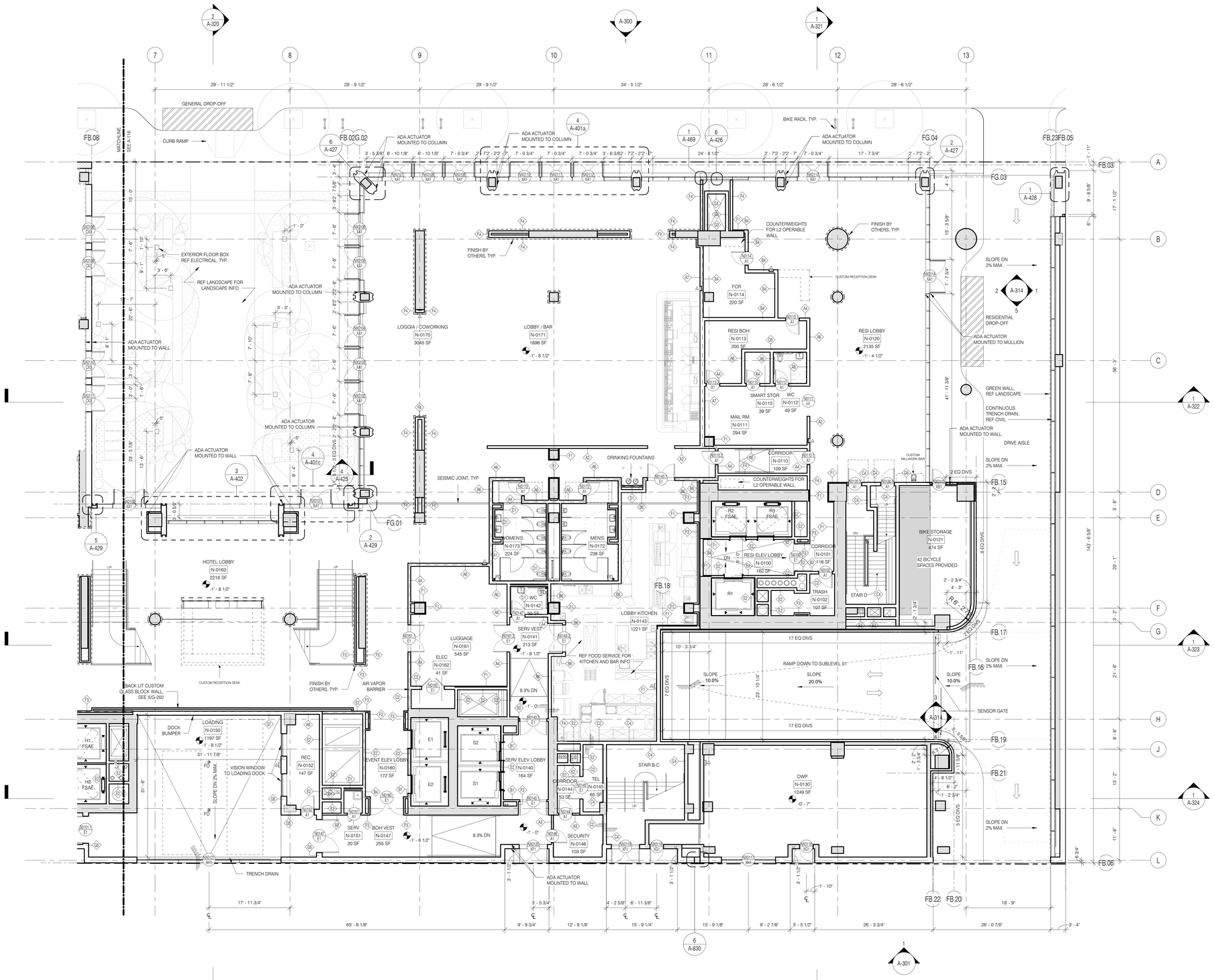
1. INDICATES PARTITION TYPE
2. INDICATES DOOR TYPE
3. INDICATES WALL TYPE
4. INDICATES ROOF TYPE
5. INDICATES GUARDRAIL TYPE
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10. SEE G-200 FOR PARTITION TYPES
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SYMBOLS AND LEGEND

FE — FIRE EXTINGUISHER CABINET

FHV — FIRE HOSE VALVE CABINET



LEVEL 01 NORTH | 1/8" = 1'-0" | 1 (A-300 / A-117)

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SITE DIAGRAM

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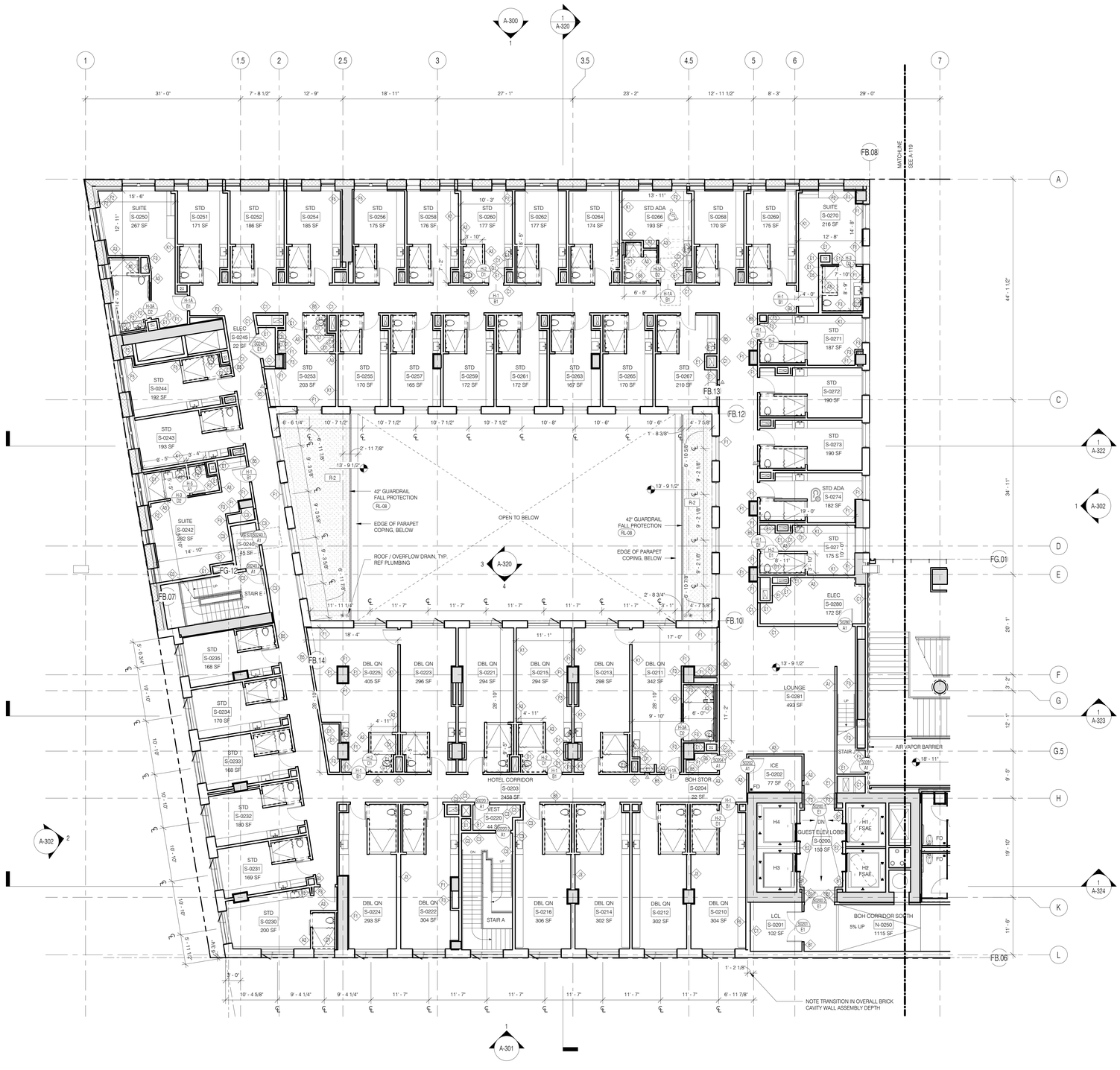
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DRAWING TITLE
LEVEL 01 PLAN NORTH

SEAL & SIGNATURE

DATE	11/20/20
PROJECT NO.	191031
DRAWN BY	SHoP
CHECKED BY	SEH
LADBS NO.	
DRAWING NUMBER	A-117

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GENERAL NOTES

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- FHV — FIRE HOSE VALVE CABINET

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3. WALL AND DOOR TAGS SHOWN FOR TYPICAL KEYS ONLY
4. SEE NARRATIVE FOR MILLWORK ADA ADAPTABILITY
5. INDICATES KEY WITH MOBILITY FEATURES
6. INDICATES KEY WITH COMMUNICATION FEATURES

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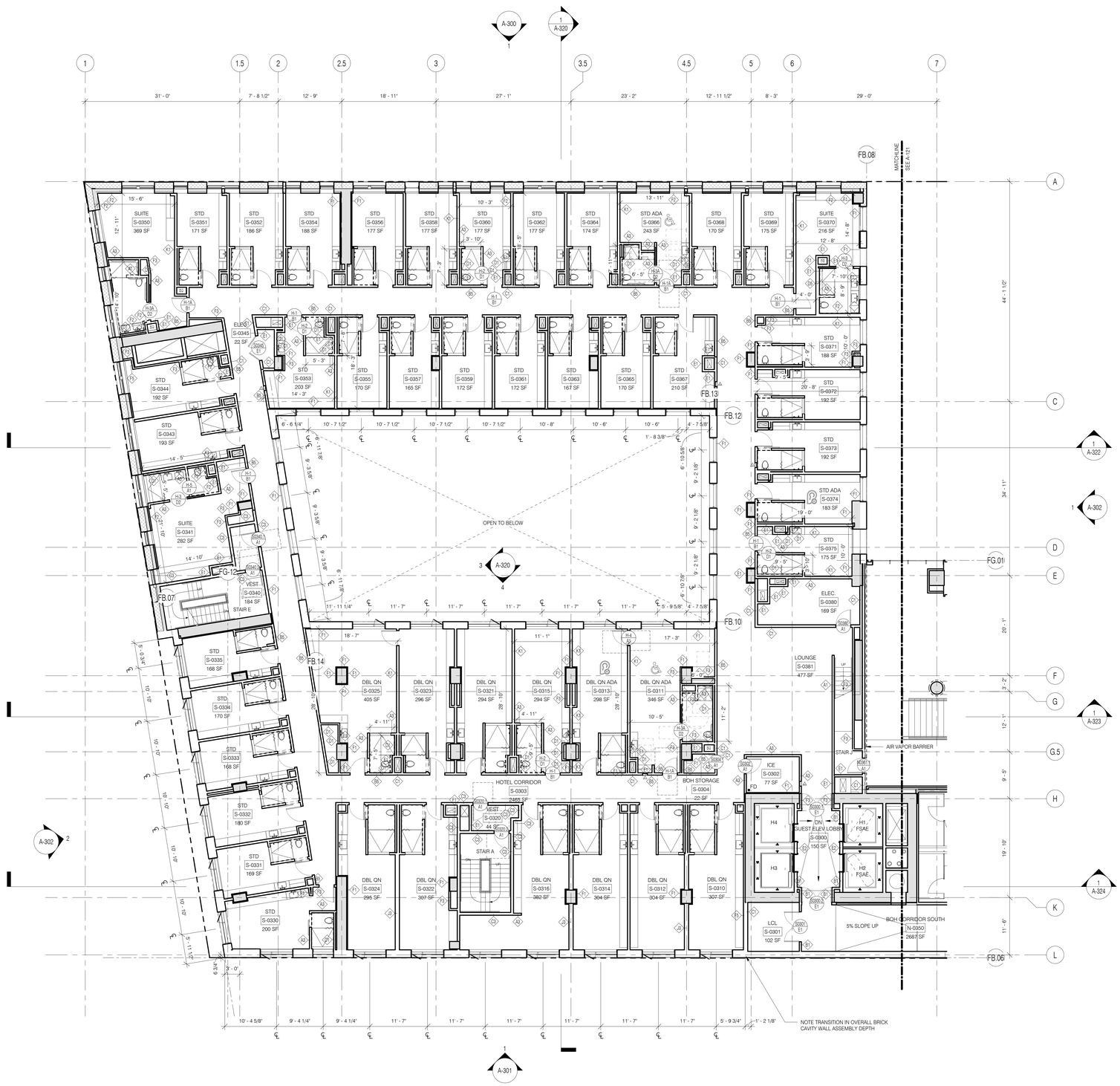
DRAWING TITLE
LEVEL 02 PLAN SOUTH

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DATE	11/20/20
PROJECT NO.	191031
DRAWN BY	SHoP
CHECKED BY	SEH
LADBS NO.	

DRAWING NUMBER
A-118

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GENERAL NOTES

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2. INDICATES DOOR TYPE
3. INDICATES WALL TYPE
4. INDICATES ROOF TYPE
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5. INDICATES KEY WITH MOBILITY FEATURES
6. INDICATES KEY WITH COMMUNICATION FEATURES

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SITE DIAGRAM

DATE	ISSUE	NO.	DATE	REVISION
11/20/2020	100% DESIGN DEVELOPMENT			

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DRAWING TITLE
LEVEL 03 PLAN SOUTH

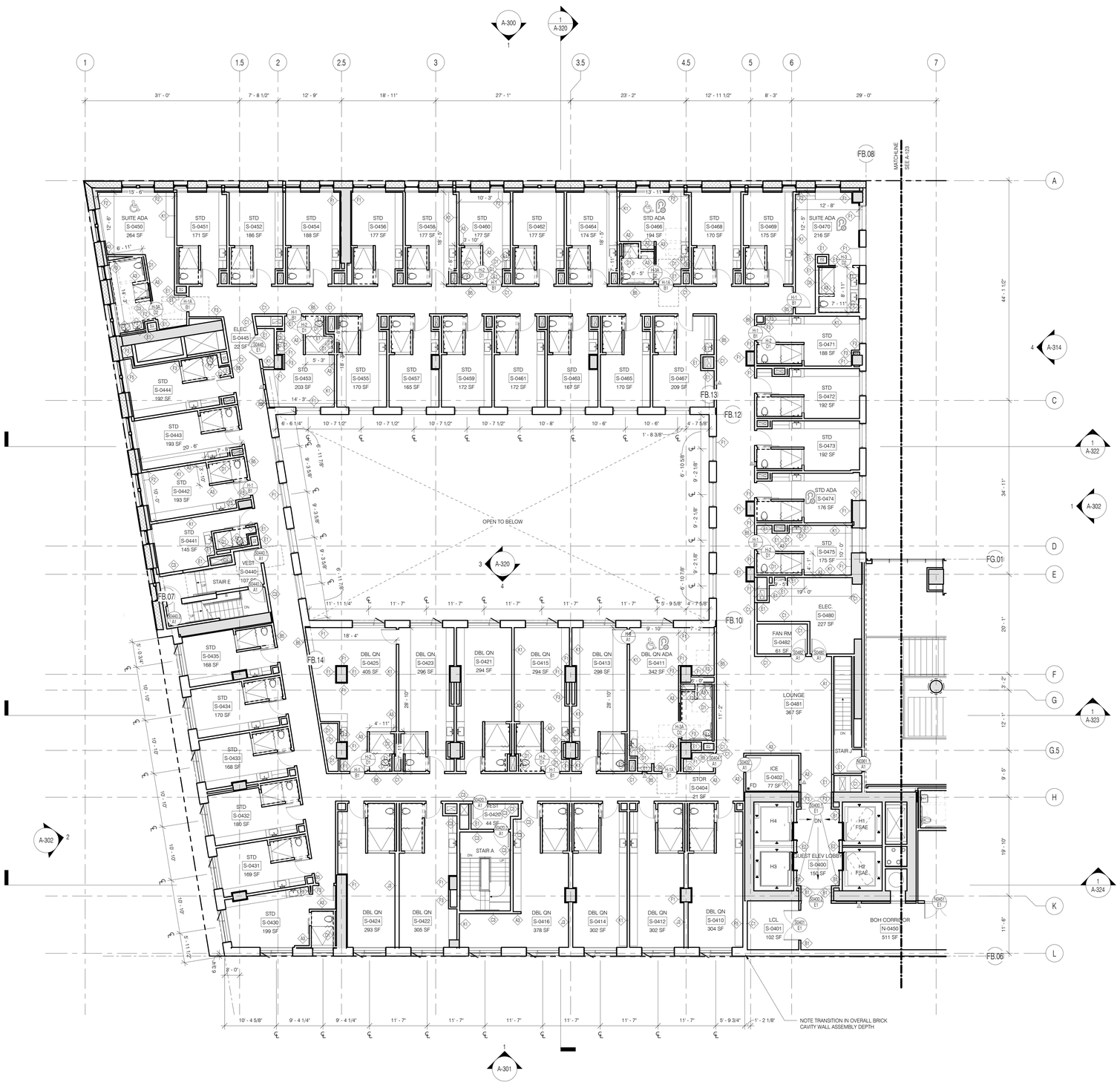
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DATE	11/20/20
PROJECT NO.	191031
DRAWN BY	SHoP
CHECKED BY	SEH
LADBS NO.	

DRAWING NUMBER
A-120

LEVEL 03 SOUTH | 1/8" = 1'-0" | 1 (A-300 A-120)

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GENERAL NOTES

1. INDICATES PARTITION TYPE
2. INDICATES DOOR TYPE
3. INDICATES WALL TYPE
4. INDICATES ROOF TYPE
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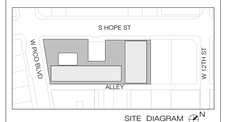
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SITE DIAGRAM

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LEVEL 04 PLAN SOUTH

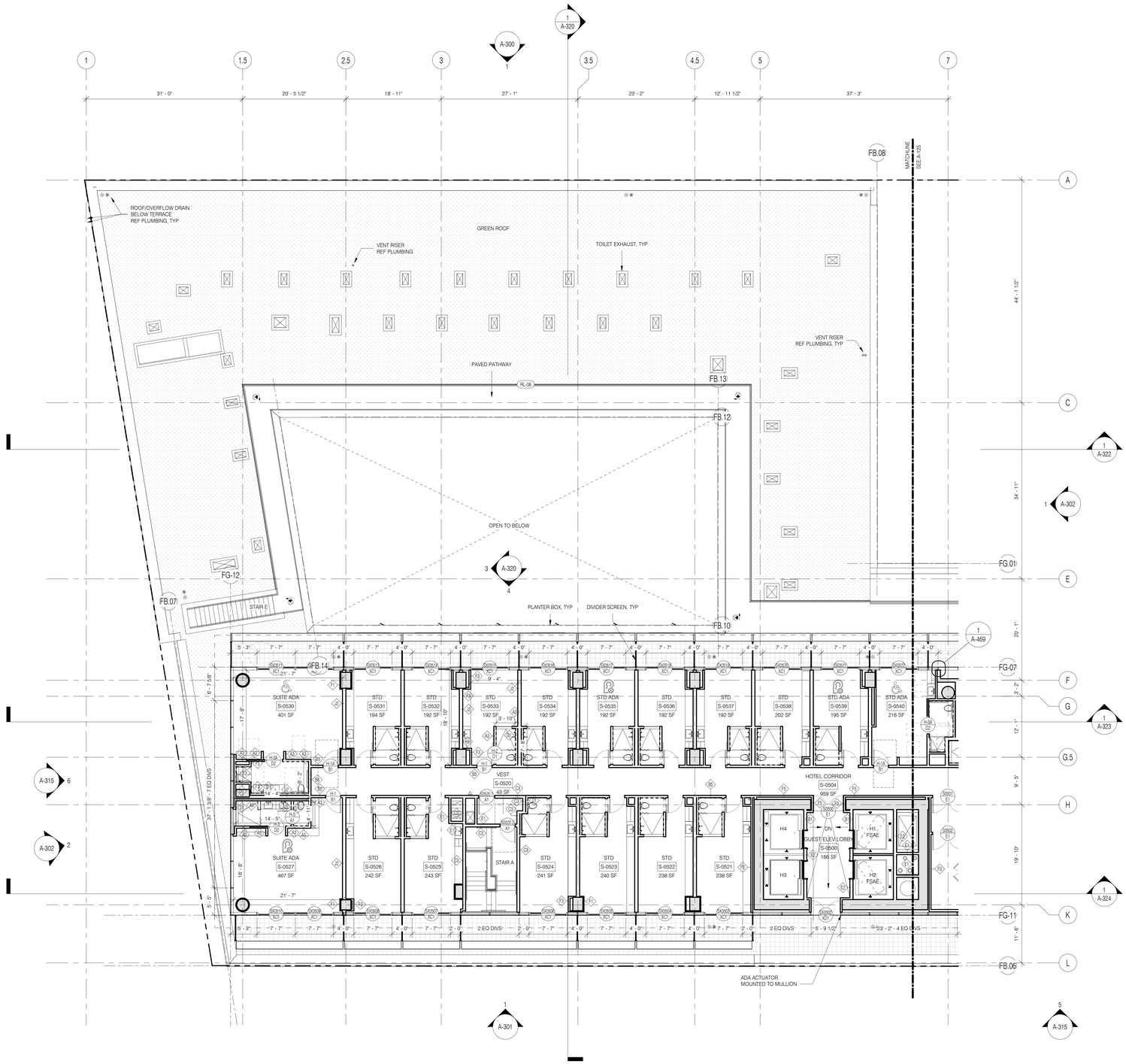
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DATE	11/20/20
PROJECT NO.	191031
DRAWN BY	SHoP
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LADBS NO.	

DRAWING NUMBER
A-122

LEVEL 04 SOUTH | 1/8" = 1'-0" | 1 A-300 A-122

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GENERAL NOTES

1. INDICATES PARTITION TYPE
2. INDICATES DOOR TYPE
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DRAWING TITLE
LEVEL 05 PLAN SOUTH

SEAL & SIGNATURE

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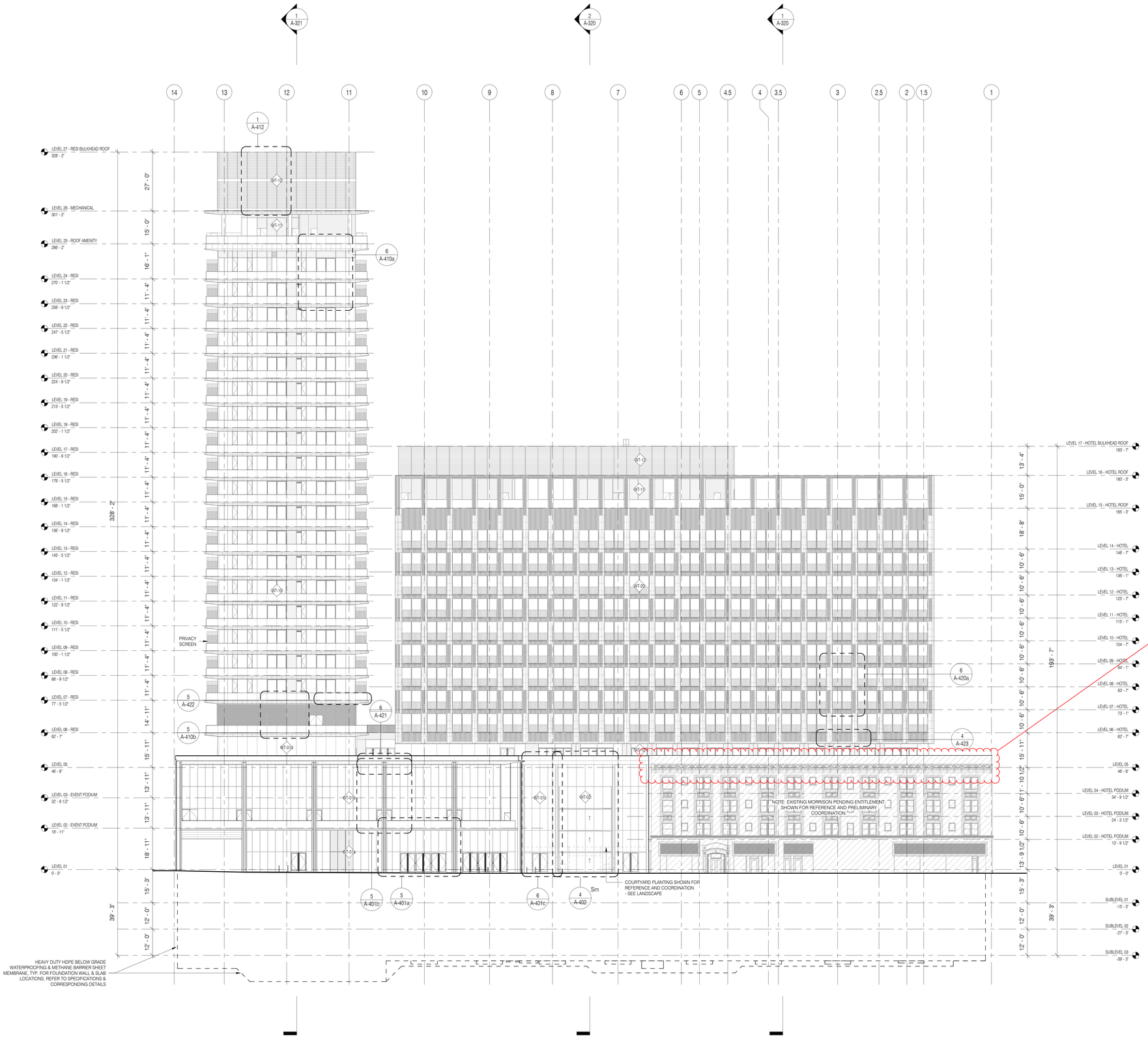
DRAWING NUMBER
A-124

LEVEL 05 SOUTH | 1/8" = 1'-0" | 1 (A-300 / A-124)

11/20/2020 9:27:03 PM

FACADE HATCH LEGEND

- GLAZING
- SHADOW BOX
- PAINTED METAL PANEL



CORNICE TO BE REBUILT UNDER DIRECTION FO HISTORICAL ARCHITECT; REFER TO DIAGRAMS PROVIDED BY SHoP (JPR email 12/2)

WEST ELEVATION | 1/16" = 1'-0" | 1 (A-101 A-300)

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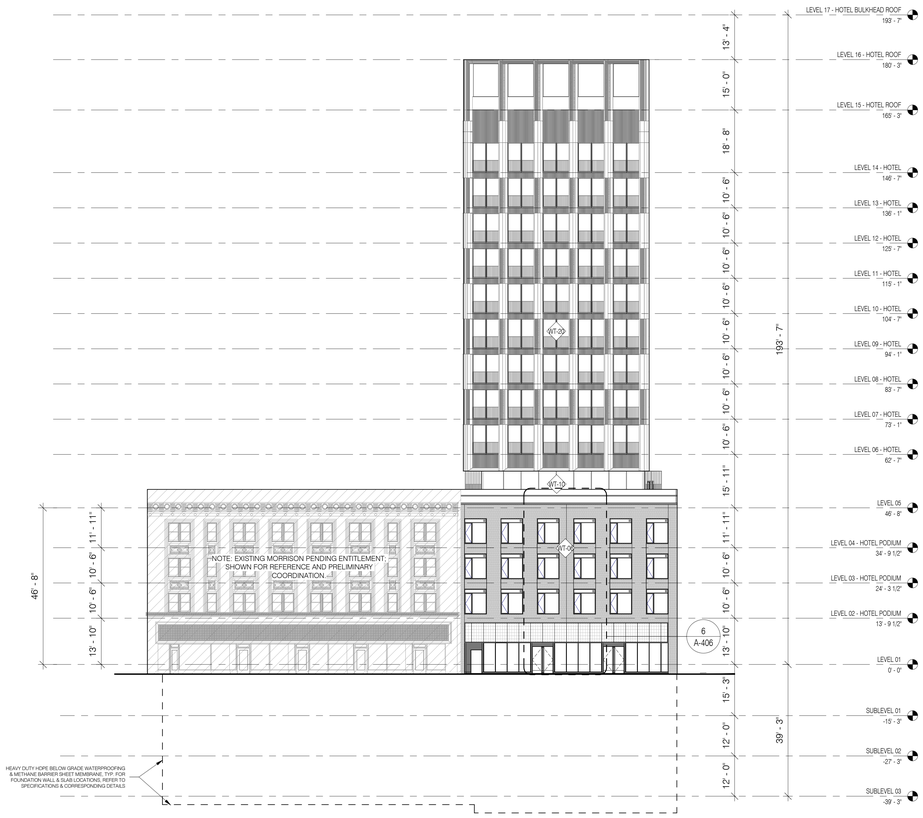
DRAWING TITLE
BUILDING ELEVATIONS

SEAL & SIGNATURE

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PROJECT NO.	191031
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LADBS NO.	

DRAWING NUMBER
A-300

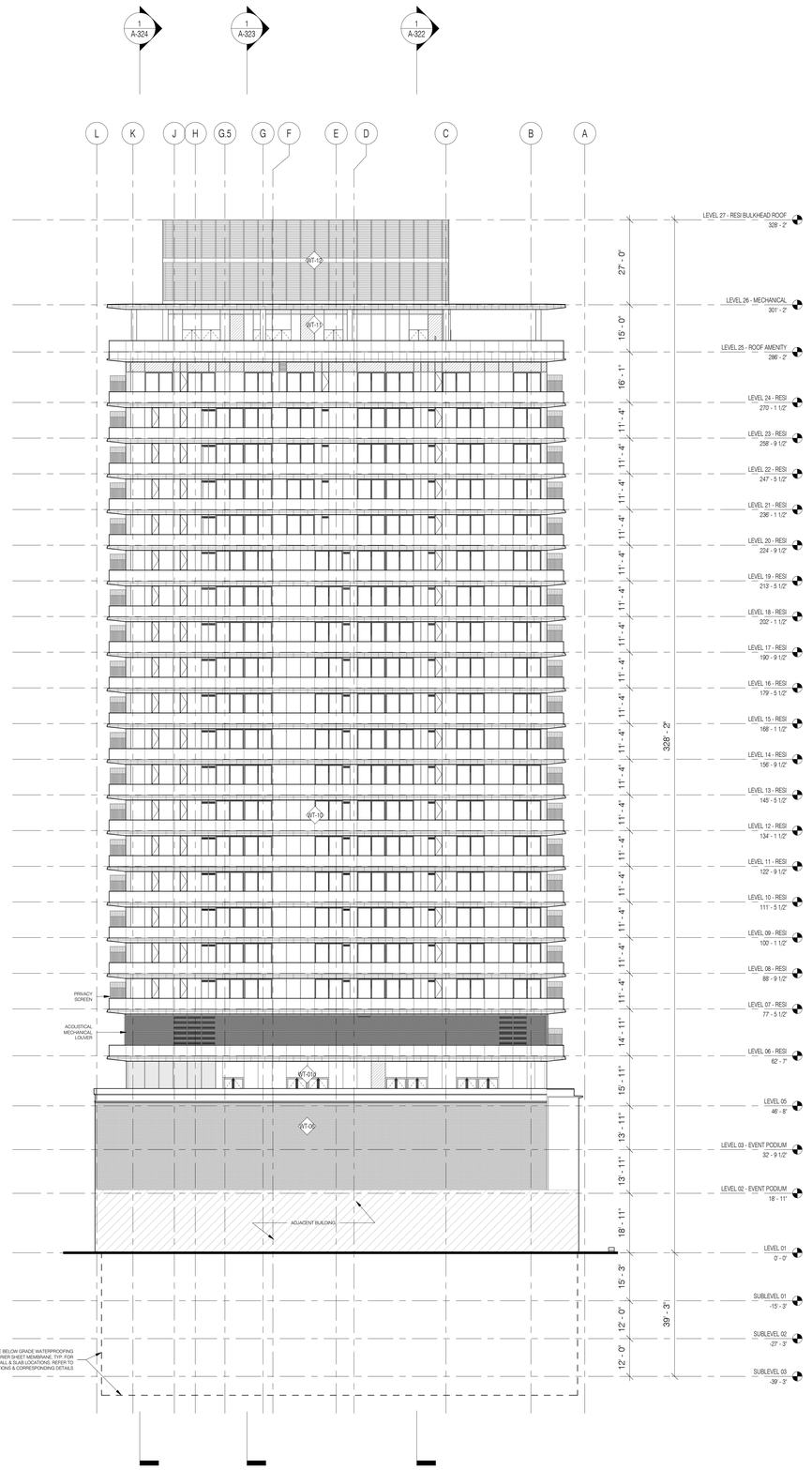
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SOUTH ELEVATION | 1/16" = 1'-0" | 2 | A-101 | A-302

FACADE HATCH LEGEND

- GLAZING
- SHADOW BOX
- PAINTED METAL PANEL



NORTH ELEVATION | 1/16" = 1'-0" | 1 | A-101 | A-302

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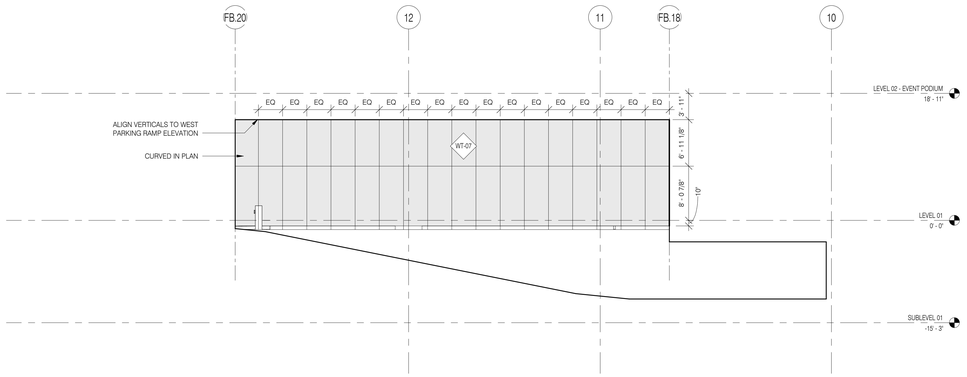
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BUILDING ELEVATIONS

SEAL & SIGNATURE

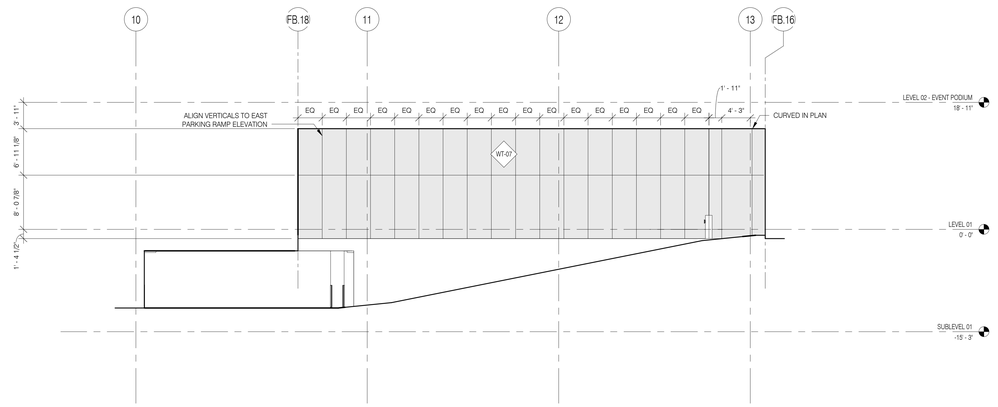
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LADBS NO.	

DRAWING NUMBER
A-302

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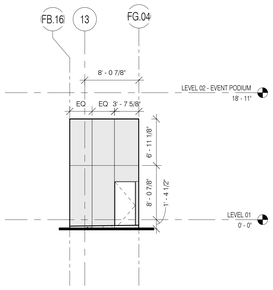


EAST ELEVATION - RAMP | 1/8" = 1'-0" | 6 (A-115 | A-314)

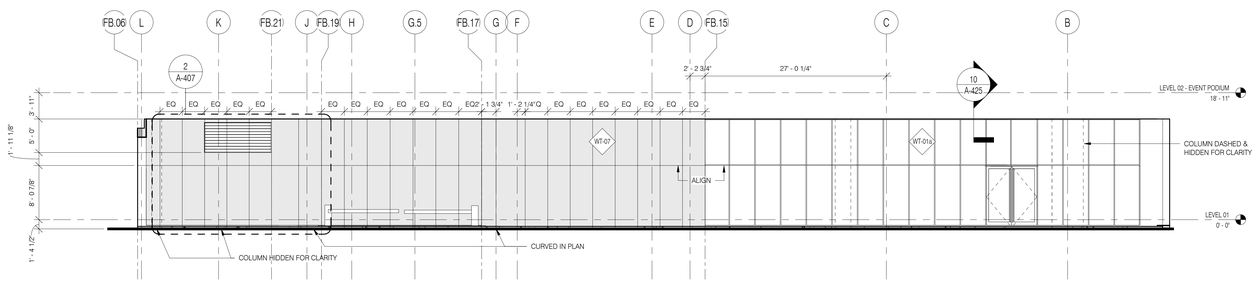


WEST ELEVATION - RAMP | 1/8" = 1'-0" | 3 (A-115 | A-314)

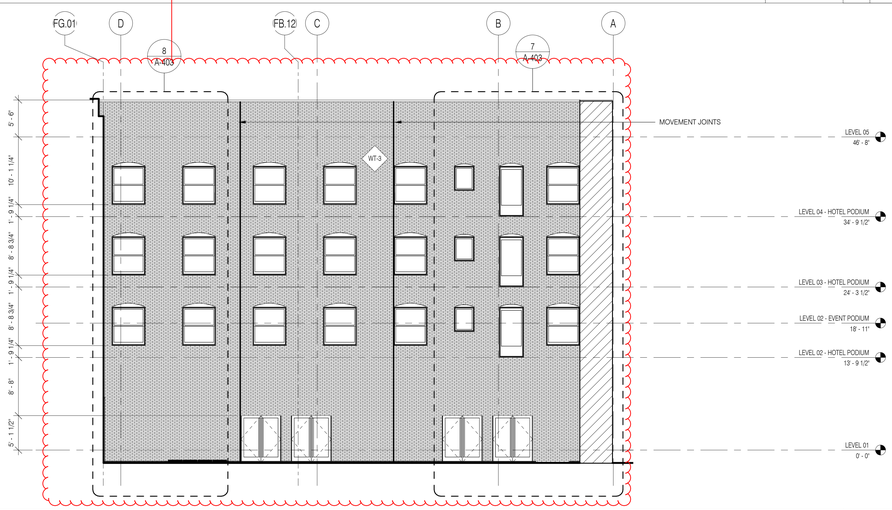
TO BE UPDATED PER DISCUSSION 12/02 (LARGER OPENINGS AT GROUND FLOOR TO MATCH STREET, BLACONY FIRE ESCAPE



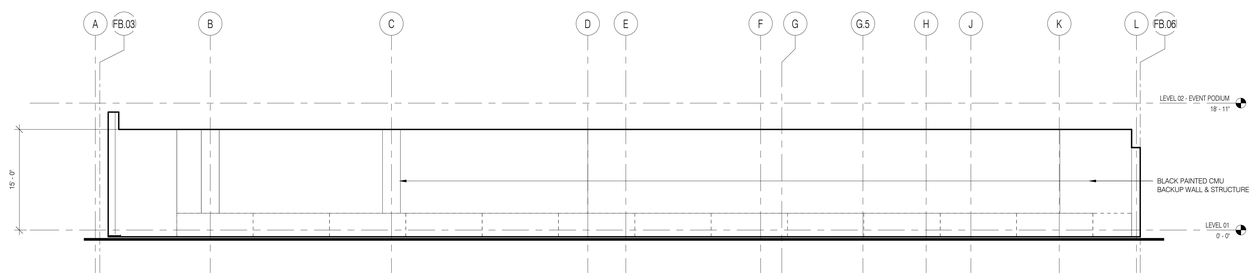
EAST ELEVATION - BIKE STORAGE ENTRY | 1/8" = 1'-0" | 5 (A-117 | A-314)



NORTH DRIVEWAY ELEVATION | 1/8" = 1'-0" | 2 (A-117 | A-314)



NORTH ELEVATION - ENTRY GARDEN | 1/8" = 1'-0" | 4 (A-114 | A-314)



SOUTH DRIVEWAY ELEVATION | 1/8" = 1'-0" | 1 (A-117 | A-314)

FACADE HATCH LEGEND

- GLAZING
- SHADOW BOX
- PAINTED METAL PANEL

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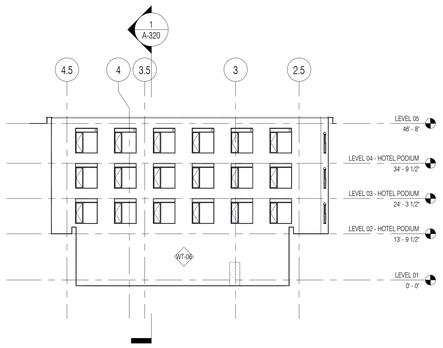
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SEAL & SIGNATURE

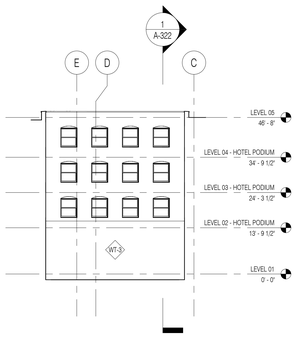
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A-314

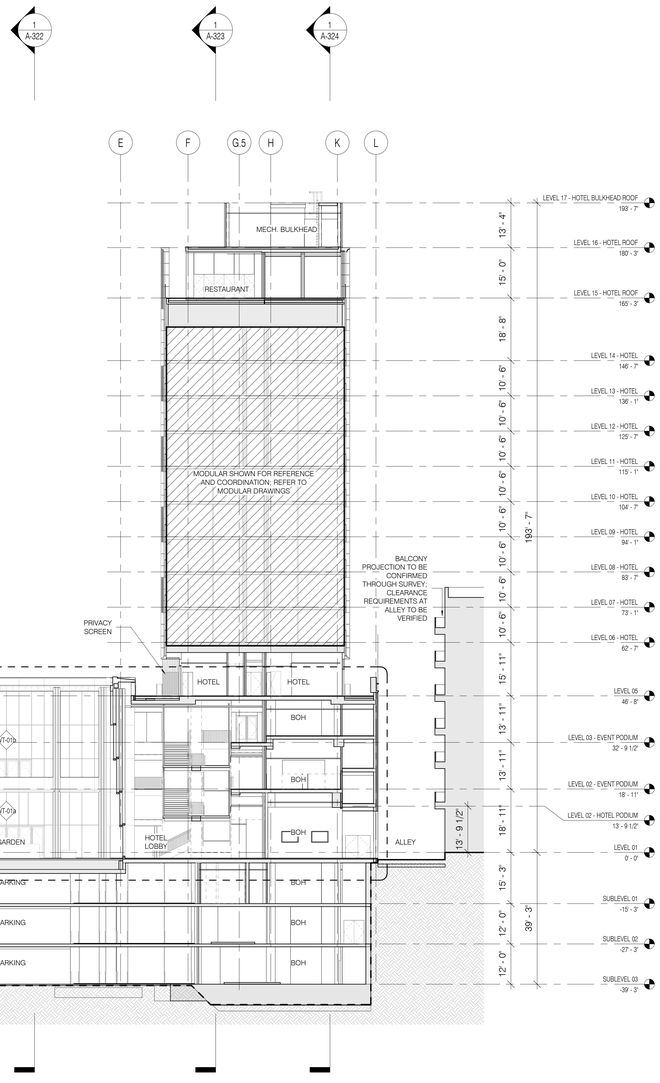
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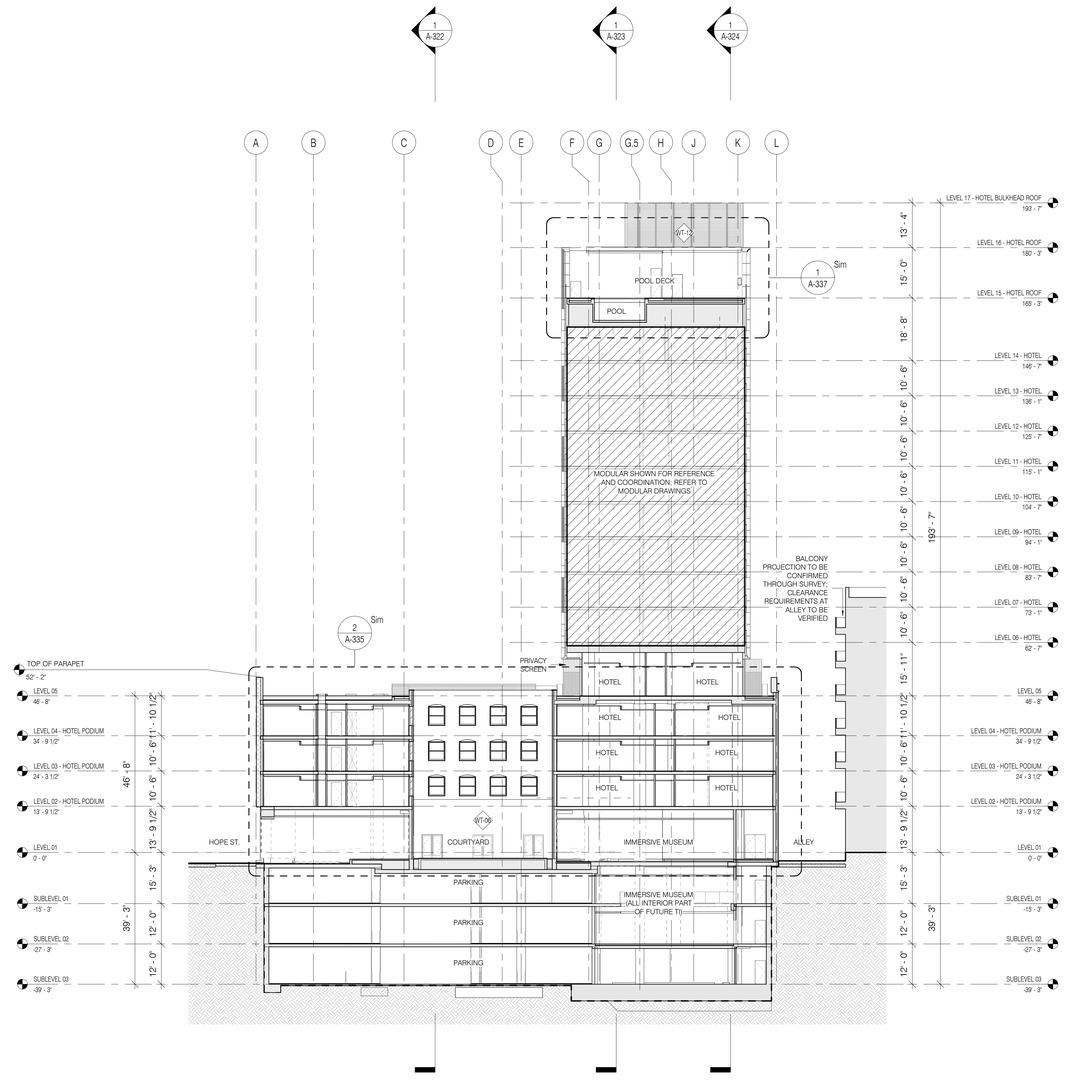
NORTH ELEVATION - MORRISON COURTYARD | 1/16" = 1'-0" | 4 | A-101 | A-320



WEST ELEVATION - MORRISON COURTYARD | 1/16" = 1'-0" | 3 | A-101 | A-320



SECTION 02 - GARDEN / ATRIUM | 1/16" = 1'-0" | 2 | A-100 | A-320



SECTION 01 - EXISTING MORRISON / HOTEL TOWER | 1/16" = 1'-0" | 1 | A-100 | A-320

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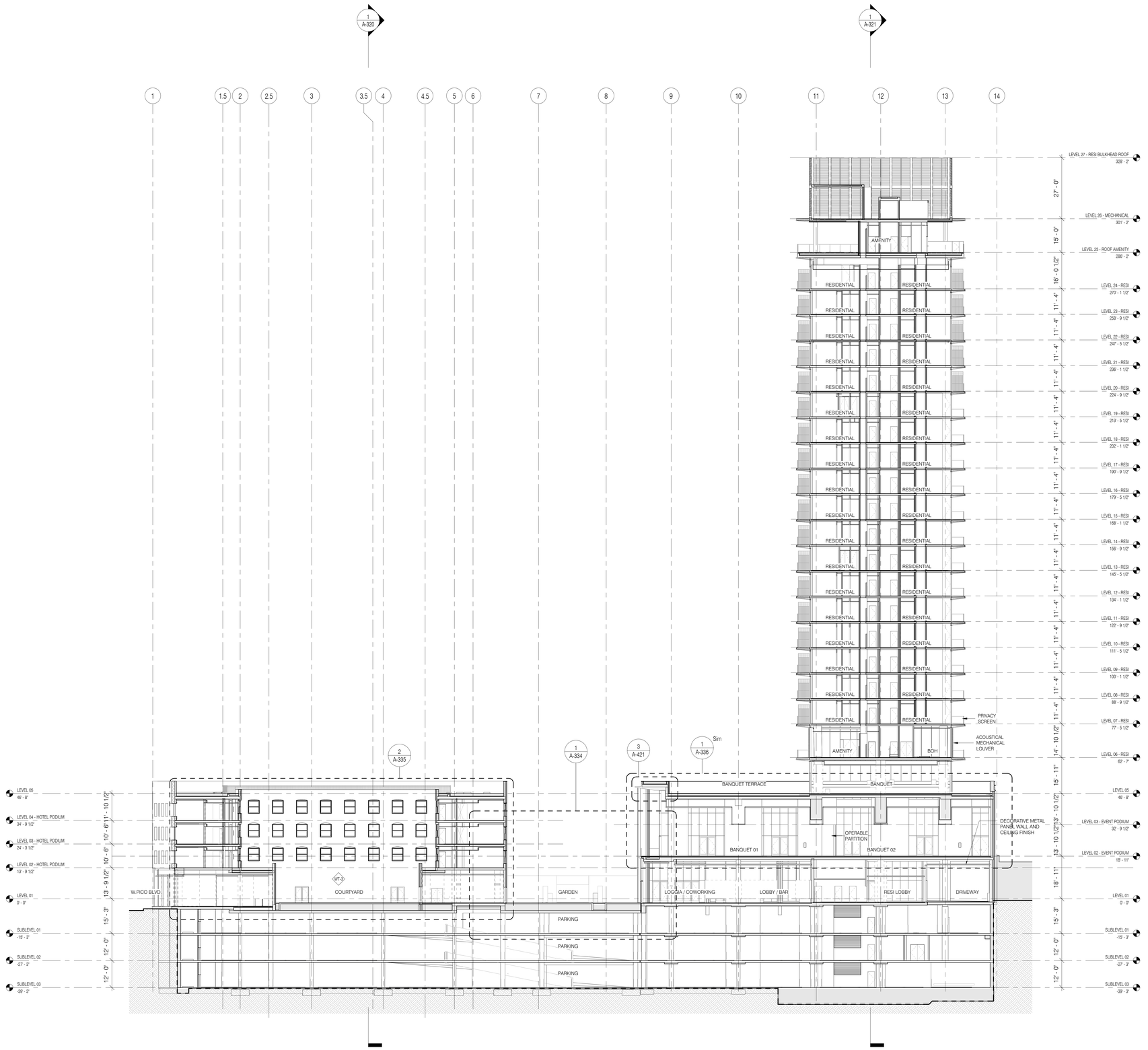
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A-320

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SECTION 04 - MORRISON / RESI. TOWER

1/16" = 1'-0"

1
A-100 | A-322

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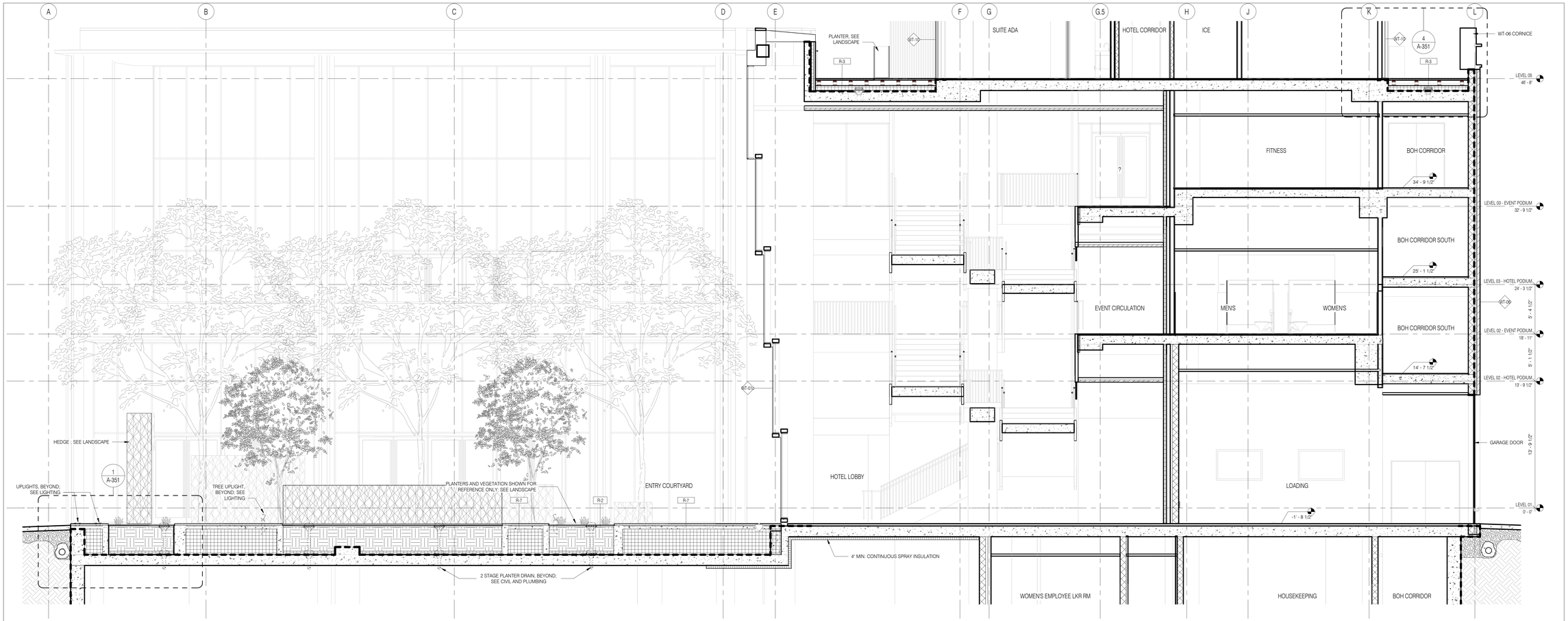
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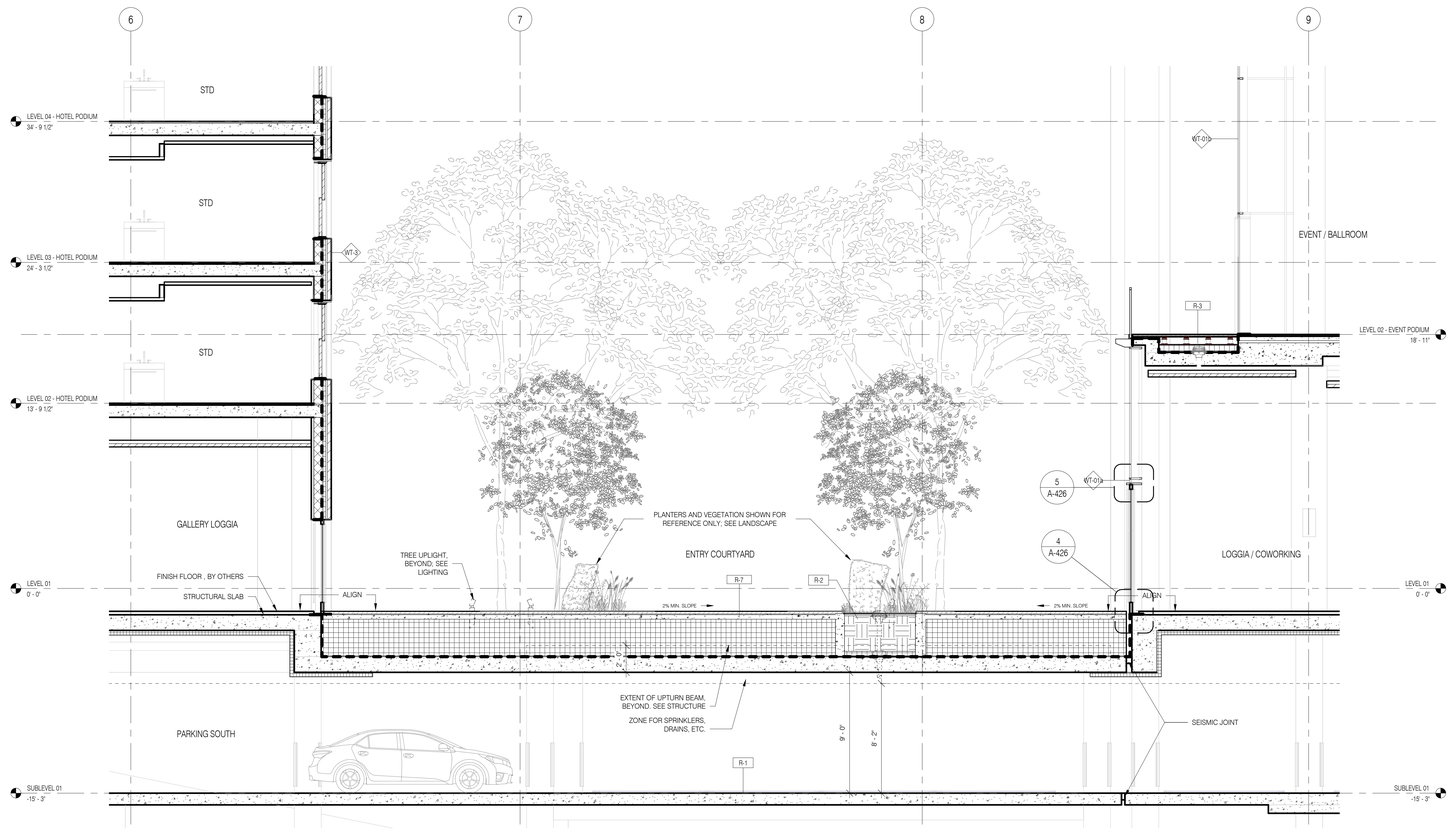
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LADBS NO.	
DRAWING NUMBER	A-322

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ENLARGED SECTION - ENTRY COURTYARD - E/W | 1/4" = 1'-0" | 3 | A-320 | A-334



ENLARGED SECTION - COURTYARDS - N/S | 1/4" = 1'-0" | 1 | A-322 | A-334

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NEW YORK, NY 10279
tel 212.889.9005

FACADE & WATERPROOFING
STUDIO NYL
2995 BASELINE ROAD, SUITE 314
BOULDER, COLORADO 80303
tel 303.598.8145

LANDSCAPE
SURFACE DESIGN
PIER 33 NORTH, SUITE 200
SAN FRANCISCO, CA 94111
tel 415.621.5522

STRUCTURAL ENGINEER
ENGLEKIRK
888 S. FIGUEROA STREET, 18TH FLOOR
LOS ANGELES, CA 90017
tel 323.733.6673

MODULAR DESIGNER
KTGY ARCHITECTURE + PLANNING
433 S SPRING STREET, SUITE 750
LOS ANGELES, CA 90013
tel 310.394.2623

MEP ENGINEER
GLUMAC
707 WILSHIRE BLVD, 23RD FLOOR
LOS ANGELES, CA 90017
tel 213.239.8866

VERT. TRANSPORTATION
HKA ELEVATOR CONSULTING
23211 SOUTH POINTE DRIVE
LAGUNA HILLS, CA 92653
tel 949.348.8711

CIVIL ENGINEER
KPFF
700 SOUTH FLOWER STREET, SUITE 2100
LOS ANGELES, CA 90017
tel 213.418.0201

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HIGHLINE CONSULTING
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LIVERMORE, CA 94551
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4344 LAUREL CANYON BLVD, SUITE 3
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POOL CONSULTANT
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SHERMAN OAKS, CA 91423
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METHANE SPECIALISTS
621 VIA ALONDRA, SUITE 611
CAMARILLO, CA 93012
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KITCHEN CONSULTANT
KITCHEN, RESTAURANT + BAR SPECIALISTS
36 LOCUST STREET
BURLINGTON, VT 05401
tel 802.503.1222

THE MORRISON

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



SITE DIAGRAM N

DATE	ISSUE	NO	DATE	REVISION
11/20/2020	100% DESIGN DEVELOPMENT			

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ENLARGED BUILDING SECTIONS - COURTYARDS

SEAL & SIGNATURE

DATE	11/20/20
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