

Appendix C

Historical Resource Technical Report

713 E. 5th Street
Los Angeles, California



Historical Resource Technical Report

Prepared by:



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EXECUTIVE SUMMARY

The purpose of this report was to analyze whether or not a proposed development project (the Project) would directly or indirectly impact any historical resources subject to the California Environmental Quality Act (CEQA). The Project involves one parcel that is located at 713 E. 5th Street in the Central City Community Plan Area. The parcel is occupied by a 14,475 square-foot Single-Room Occupancy Hotel (SRO) hotel constructed in 1924 with 46 Very Low Income units and one manager's unit.¹ The Project would involve the demolition of the existing building and the construction of a new eight-story building comprised of 33,007 square feet with 50 Restricted Affordable Efficiency Dwelling units² and one two-bedroom manager's unit. The new building would also include 433 square feet of ground floor and second floor office space for residential supportive services and property management staff, as well as open space on the roof. The site would include one surface parking space. 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.

SurveyLA, the citywide historical resources survey of Los Angeles, did not identify the building on the Project site as an individually eligible historical resource. However, the Project site was identified as within the boundaries of the potential Fifth Street Single-Room Occupancy Hotel Historic District (Potential Historic District). According to SurveyLA, the Potential Historic District appears eligible for listing in the National Register of Historic Places and California Register of Historical Resources as well as for local designation as a significant concentration of early twentieth century SRO hotels. For the purposes of this report, and in order to provide a conservative analysis of the Project's impacts, the Potential Historic District was presumed to be a historical resource. The study area established for this report included all ten properties within the boundaries of the Potential Historic District, which is located on the north side of E. 5th Street between Crocker Street and Gladys Avenue. There are seven contributing buildings and three non-contributing buildings in the Potential Historic District. The existing building on the Project site is one of the seven contributing buildings.

GPA concluded that the Project would have a significant impact on the historical resource. The Potential Historic District's significance is derived from the number or concentration of SRO hotels in this area. Because the Potential Historic District is geographically small in size and low in number of contributing buildings, the Project would cause a substantial adverse change in the significance of the historical resource such that the Potential Historic District would no longer be eligible for listing for the reasons identified by SurveyLA. The integrity of the Potential Historic District would be diminished to the degree that it would no longer constitute a unified entity. As the subject building is located in the middle of the Historic District, its loss would create a disruption in the concentration of SRO hotels that is already relatively low. Moreover, the new building would increase the number of intrusions within the boundaries of the Potential Historic District, further reducing the integrity.

¹Based on affordability levels as set by U.S. Department of Housing and Urban Development (HUD).

² As defined by Ordinance No. 179681, Restricted Affordable Efficiency Dwelling Units are residential units for which rental or mortgage amounts are restricted so as to be affordable to and occupied by Very Low, Low, or Moderate Income Households, as determined by the Los Angeles Housing Department.



The impact on the Potential Historic District would be increased by a related project at 611-17 E. 5th Street. The related project site is occupied by two hotels that are also contributing buildings in the Potential Historic District. One is located at 609-15 E. 5th Street, and the other is located at 617-23 E. 5th Street. The proposed project would involve the demolition of both buildings and the construction of a new building seven to eight stories in height. Collectively, the two projects would result in the demolition of three of the seven contributing buildings and the construction of two new larger buildings that would be non-contributing. There would be a cumulative impact on the historical resource, because there would be no doubt that the Potential Historic District would no longer be eligible for listing for the reasons identified by SurveyLA.

The only way of avoiding the impact on the historical resource would be to redesign the Project to preserve the contributing building proposed for demolition.

1. INTRODUCTION

1.1 Purpose and Qualifications

The purpose of this report is to analyze whether or not a proposed development project (the Project) would impact historical resources. The Project involves one parcel that is located at 713 E. 5th Street in the Central City Community Plan Area (see Figure 1). The parcel is occupied by a Single-Room Occupancy (SRO) hotel constructed in 1924. The Project would involve the demolition of the existing building and the construction of 50 affordable residential units and one manager's unit in a new building seven to eight stories in height. The new building would also include ground floor and second floor office space for supportive services and property management staff as well as open space on the roof terrace.



Figure 1: Location of 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 warranted, for compliance with CEQA. Teresa Grimes and Emily Rinaldi 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.

1.2 Methodology

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

1. Requested a records search from the South Central Coastal Information Center to determine whether or not the Project site contains any properties that are currently listed under national, state, or local landmark or historic district programs and whether or not any properties have been previously identified or evaluated as historical resources as defined by CEQA. 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 the building on the Project site is not included in CHRIS, and is therefore not designated under any national, state or local landmark or historic district designation programs.
2. Consulted the SurveyLA findings for the Central City Plan Area to determine if any properties on or adjacent to the Project site were identified or evaluated as historical resources as defined by CEQA. This research revealed that the building on the Project site was not identified as an individually eligible historical resource. However, the Project site and the adjacent properties to the west and east were identified as being within the boundaries of the potential Fifth Street Single-Room Occupancy Historic District (Potential Historic District). SurveyLA evaluated the Potential Historic District as appearing eligible for listing in the National Register of Historic Places and California Register of Historical Resources as well as for local designation as a significant concentration of early twentieth century SRO hotels. In order to provide a conservative analysis of the Project's impacts, the Potential Historic District was presumed to be a historical resource.
3. Conducted a field inspection of the Project site and vicinity to determine what areas might be impacted by the Project. For the purposes of this report, the study area was identified as the Project site and adjacent parcels to the west and east within the boundaries of the Potential Historic District (see Figure 2). SurveyLA did not identify any other properties in the vicinity of the Project site as potential historical resources. Furthermore, GPA did not identify any potential historical resources during the field inspection.

Within the study area, there are seven contributing buildings to the Potential Historic District, one of which is located on the Project site, and three non-contributing buildings. The addresses associated with these buildings are listed in Table 1 below. A description of the buildings within the study area and their SurveyLA evaluations can be found in Section 3.1.

All of the buildings within the study area were excluded from further consideration as individual historical resources. Based upon GPA's field inspection and research, these properties do not appear to be strongly associated with any of the Context/Theme/Property Types (CTP) formulated for the *Los Angeles Citywide Historic Context Statement*. They do not appear to meet the eligibility standards for listing in the National Register of Historic Places and California Register of Historical Resources, and for

designation as a Los Angeles Historic-Cultural Monument due to lack of age, historical significance, architectural character, and/or physical integrity. None are currently listed as landmarks at the local, state, or national levels, and are not included as significant in any historic resource surveys of the area, including SurveyLA.

TABLE 1: PROPERTIES IN THE STUDY AREA					
MAP KEY	APN	ADDRESS	OTHER ASSOCIATED ADDRESSES	YEAR BUILT	POTENTIAL HISTORIC DISTRICT STATUS
1	5147-009-005	601 E. 5 th Street	605 E. 5 th Street	1922	Non-Contributing
2	5147-009-004	611 E. 5 th Street	609 E. 5 th Street 615 E. 5 th Street	1914	Contributing
3	5147-009-003	617 E. 5 th Street	619 E. 5 th Street 621 E. 5 th Street 623 E. 5 th Street	1911	Contributing
4	5147-009-001	445 S. Towne Avenue	625 E. 5 th Street 627 E. 5 th Street	1926	Contributing
5	5147-010-030	446 S. Towne Avenue	N/A	1983	Non-Contributing
6	5147-010-002	713 E. 5th Street (Project site)	715 E. 5 th Street 717 E. 5 th Street 717 ½ E. 5 th Street	1924	Contributing
7	5147-010-001	719 E. 5 th Street	721 E. 5 th Street 723 E. 5 th Street 725 E. 5 th Street	1906	Contributing
8	5147-011-024	803 E. 5 th Street	807 E. 5 th Street 809 E. 5 th Street	1911	Contributing
9	5147-011-024	811 E. 5 th Street	813 E. 5 th Street 815 E. 5 th Street	1915	Contributing
10	5147-011-024	819 E. 5 th Street	803 E. 5 th Street 807 E. 5 th Street 809 E. 5 th Street 811 E. 5 th Street 813 E. 5 th Street 815 E. 5 th Street 819 E. 5 th Street 819 ½ E. 5 th Street 821 E. 5 th Street 821 ½ E. 5 th Street	1971	Non-Contributing

- Reviewed and analyzed the conceptual plans for the new building to determine if the Project would have an impact on the Potential Historic District. (See Appendix C for the Entitlement Submittal.)



Figure 2: Potential Historic District, showing the location of the Project site and study area (Base map courtesy of the Los Angeles County Office of the Assessor)

2. REGULATORY FRAMEWORK

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.³ 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."⁴

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:⁵

- 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."⁶ 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.

³ Public Resources Code §5024.1 and 14 California Code of Regulations §4850 & §15064.5(a)(2).

⁴ Title 36 Code of Federal Regulations Part 60.2.

⁵ Title 36 Code of Federal Regulations Part 60.4.

⁶ *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."⁷ 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.

Historic Districts

The National Register includes significant properties, which are classified as buildings, sites, districts, structures, or objects. A historic district "derives its importance from being a unified entity, even though it is often composed of a variety of resources. The identity of a district results from the interrelationship of its resources, which can be an arrangement of historically or functionally related properties."⁸

A district is defined as a geographically definable area of land containing a significant concentration of buildings, sites, structures, or objects united by past events or aesthetically by plan or physical development.⁹ A district's significance and historic integrity should help determine the boundaries. Other factors include:

- Visual barriers that mark a change in the historic character of the area or that break the continuity of the district, such as new construction, highways, or development of a different character;
- Visual changes in the character of the area due to different architectural styles, types, or periods, or to a decline in the concentration of contributing resources;
- Boundaries at a specific time in history, such as the original city limits or the legally recorded boundaries of a housing subdivision, estate, or ranch; and
- Clearly differentiated patterns of historical development, such as commercial versus residential or industrial.¹⁰

Within historic districts, properties are identified as contributing and noncontributing. A contributing building, site, structure, or object adds to the historic associations, historic architectural qualities, or archeological values for which a district is significant because:

- It was present during the period of significance, relates to the significance of the district, and retains its physical integrity; or
- It independently meets the criterion for listing in the National Register.¹¹

⁷ *National Register Bulletin #15*, 44-45.

⁸ *Ibid*, 5.

⁹ Title 36 Code of Federal Regulations Part 60.3(d).

¹⁰ *National Register Bulletin #21: Defining Boundaries for National Register Properties Form* (Washington D.C.: U.S. Department of the Interior, 1997), 12.

¹¹ *National Register Bulletin #16: How to Complete the National Register Registration Form* (Washington D.C.: U.S. Department of the Interior, 1997), 16.

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.¹²

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.¹³

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.

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.¹⁴

¹² Public Resources Code §5024.1 (a).

¹³ Public Resources Code §5024.1 (d).

¹⁴ Public Resources Code §4852.

The California Register may also include properties identified during historic resource surveys. However, the survey must meet all of the following criteria:¹⁵

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 office [SOHP] procedures and requirements;
3. The resource is evaluated and determined by the office [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.

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

- | | |
|------------|---|
| 3D | Appears eligible for National Register as a contributor to a National Register eligible district through survey evaluation. |
| 3CD | Appears eligible for California Register as a contributor to a California Register eligible district through a survey evaluation. |

¹⁵ Public Resources Code §5024.1.

- 5D3** Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
- 6Z** Found ineligible for NR, CR, or Local designation through survey evaluation.

2.3 Los Angeles Cultural Heritage Ordinance

The Los Angeles City Council adopted the Cultural Heritage Ordinance¹⁶ 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.

2.4 Los Angeles Historic Preservation Overlay Zone Ordinance

The Los Angeles City Council adopted the ordinance enabling the creation of Historic Preservation Overlay Zones (HPOZs) in 1979; Angelino Heights became Los Angeles' first HPOZ in 1983. An HPOZ is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. According to Section 12.20.3 of the City of Los Angeles Municipal Code, the criteria for the designation of an HPOZ are:

1. Adds to the historic architectural qualities or historic associations for which a property is significant because it was present during the period of significance, and possesses historic integrity reflecting its character at that time; or
2. Owing to its unique location or singular physical characteristics, represents an established feature of the neighborhood, community or city; or
3. Retaining the building, structure, landscaping, or natural feature, would contribute to the preservation and protection of a historic place or area of historic interest in the City.

¹⁶ Los Angeles Administrative Code §22.171 of Article 1, Chapter 9, Division 22.

3. ENVIRONMENTAL SETTING

3.1 Description and History of the Project Site and Study Area

The Project site is located at 713 E. 5th Street between Towne Avenue and Stanford Avenue. It is centrally located within the Potential Historic District (see Figure 2). There is a non-contributing building to the west and a contributing building to the east. The non-contributing building is a one-story industrial building constructed in 1983. The contributing building is a three-story hotel constructed in 1906. The topography of the Project site is generally flat. E. 5th Street is a busy three-lane, one-way thoroughfare with traffic traveling west. Stanford Avenue is a narrow two-lane, two-way thoroughfare with traffic traveling north-south. Towne Avenue is a wide two-lane, two-way thoroughfare also with traffic traveling north-south. The parcels surrounding the study area are predominately low-rise industrial buildings constructed between the 1910s and 1990s.



Figure 3: 713 E. 5th Street, south elevation (GPA, 2017)

The subject parcel is occupied by a hotel with 47 SRO units. The building was designed by architect Harry Genser in 1924 and was likely the first building to be developed on the site.¹⁷ Although it was called the Hotel Edwards, the original owner was Mr. S. Grochowsky.¹⁸ No information could be found on Grochowsky or the Hotel Edwards other than newspaper advertisements and city directory listings.

¹⁷ Sanborn Map Company, *Los Angeles Volume 2*, Sheet 178, 1906.

¹⁸ City of Los Angeles Department of Building and Safety, Building Permit No. 2001, January 10, 1925; City Directory, Los Angeles, California, 1926.

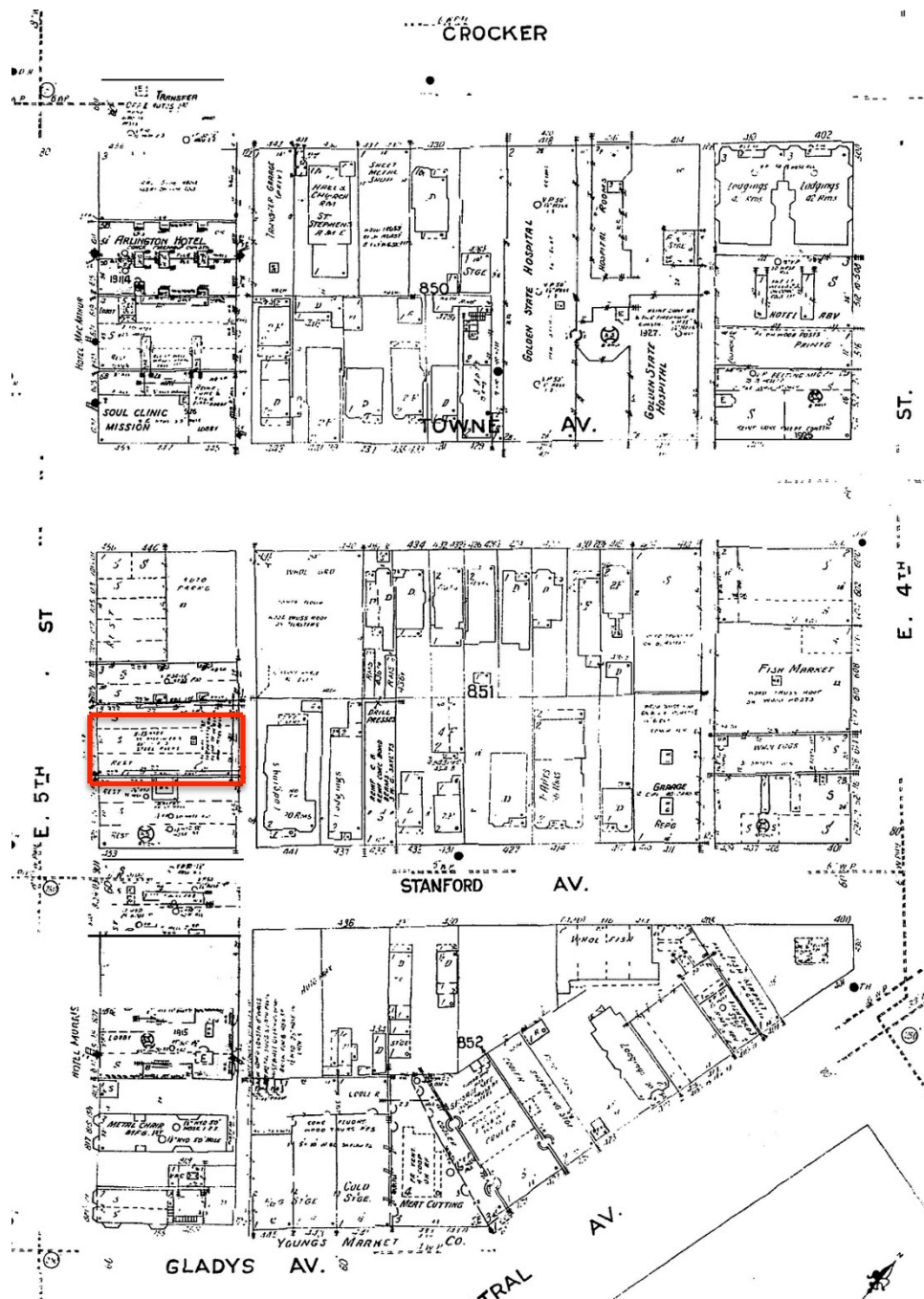


Figure 4: 1906 Sanborn Map, Vol. 9, Sheet 178, Project site outlined in red

The building is rectangular in plan and three stories in height. It is an unreinforced masonry building primarily constructed out of brick with cast stone ornament. Hard-fired yellow brick is used on the street-facing (south) elevation, while common red brick is used on the other elevations. The south elevation is divided by pilasters into three bays. On the ground floor, the original storefronts and main entrance were replaced in 1993 when the building was comprehensively rehabilitated. The building has been operated as deed-restricted affordable housing for low-income individuals with histories of homelessness since 1994. New walls clad in

ceramic tile and stucco have been inserted into all three bays. The main entrance is located in the center bay. It is comprised of a single glass door with a transom window and is flanked by double-hung sash windows. The door and windows have aluminum frames. There is a pin-mounted sign above the main entrance that reads "The Edward Hotel." The north and south bays each have a bay window. There is also a secondary exit located in the south bay that also consists of a single aluminum frame glass door with transom window. Above a cast stone belt course, the outer bays each have four metal double-hung sash windows on the second and third stories, while the center bay has three metal double-hung sash windows. The windows have been replaced throughout the building. The two center windows in the outer bays and the center window in the center bay are further ornamented by a cast stone surround extending from the second through the third stories that is topped with a cast stone crest. The roofline is topped with a denticulated cast stone cornice.



Figure 5: South elevation (GPA, 2017)



Figure 6: South elevation, lower stories (GPA, 2017)



Figure 7: North elevation, upper stories (GPA, 2017)



Figure 8: North elevation, lower stories (GPA, 2017)

The interior of the building has been substantially altered and contains virtually no historic fabric. The ground floor includes an office, lounge, kitchen, laundry room, and common bathrooms, in addition to residential units. The second and third floors include common bathrooms and residential units. Unit sizes are between 130 and 160 square feet. The plan on all floors is T-shaped with a main corridor through the center of the building and a shorter, bisecting corridor at the north. There are two staircases on the east side of the building, one towards the north and one

towards the south. There is no elevator. Linoleum tile floors and wood slab doors are found throughout the building. In common areas, there are open ceilings with exposed mechanical equipment. Within the residential units there are suspended dry wall ceilings. Residential units are equipped with wall mounted sinks and ceiling fans.



Figure 9: Main corridor (GPA, 2017)

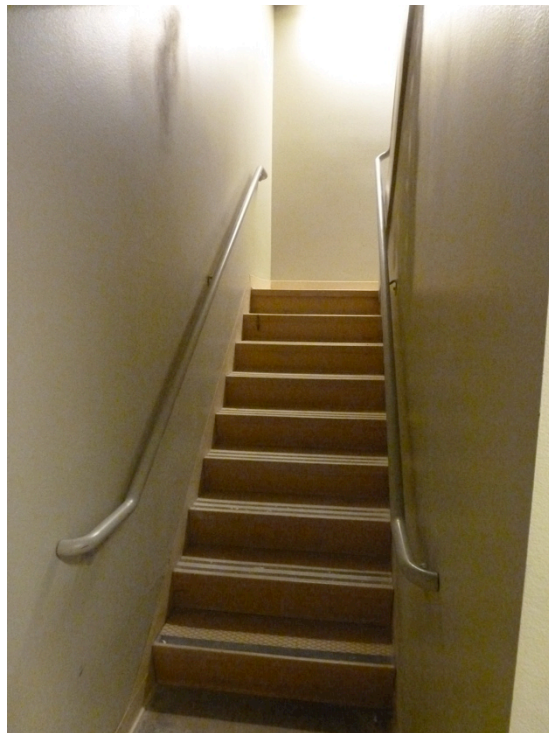


Figure 10: South staircase (GPA, 2017)



Figure 11: Typical residential unit (GPA, 2017)



Figure 12: Typical residential unit (GPA, 2017)

Permitted alterations to the building are summarized in Table 2.

TABLE 2: BUILDING PERMIT RECORD					
PERMIT	DATE	OWNER	ARCHITECT/ BUILDER	DESCRIPTION	VALUE
1924LA36998	09/12/24	S. Grochowsky and I.E. Robbin	Harry Genser/Owner	Hotel and Stores	\$35,000
1925LA2001	01/10/25	S. Grochowsky	Harry Genser/None Listed	Erection of marquee	\$200
1925LA35655	10/17/25	S. Grochowsky	None Listed/None Listed	Cement floor in kitchen and partition to separate dining room	\$200
1927LA23657	08/18/27	Sam Grochowsky	None Listed/ None Listed	Replacing about 8" x 6" baring partitions	\$35
1937LA32691	10/04/37	George Harada	None Listed/None Listed	Move front door out 7 feet	\$50
1938LA32845	10/06/38	Fifth Street Pool Hall	None Listed/Higrade Tent & Duck Co.	Roller awning recover as per ordinance	\$15
1944LA21384	12/07/44	George Harada	None Listed/ Pollock & Brown	Liquor Distributors- replace burned floor joists, and patch plaster walls in basement	\$300
1953LA58442	05/04/53	George Harada	None Listed/E.W. McCoy, Inc.	Parapet correction along E 5 th St and alley	\$880
1955LA30694	11/28/55	Kinu Nakaoka	None Listed/Owner	Repair concrete floor for storeroom	\$100
1956LA39075	03/29/56	Kinu Nakaoka	None Listed/Owner	Work as per M-10 letters file No X41796X	\$1,000
1957LA80245	08/19/57	Kinu Nakaoka	None Listed/Penny Roofing Company	Reroofing	\$700
1974LA92198	06/19/74	Edward Hotel	Owner/Owner	Fireproofing per code notice	\$5,200
1984LA83475	03/05/84	Eddie T. & Teruko Hirano	Ray Djujich/S.B.I.	Full compliance with Division 88	\$112,500
1984LA88686	05/21/84	Eddie T. & Teruko Hirano	R.H. Shotsugu/None Listed	Construct two new cross walls on ground floor to reclassify to Class III	\$5,200
1988LA95924	04/08/88	Sang In Kim	None Listed/None Listed	Comply with Dorothy Mae	\$12,000
1989LA27314	03/15/89	George Lee	None Listed/Aztec Fire	Comply with Dorothy Mae	\$15,500

TABLE 2: BUILDING PERMIT RECORD

PERMIT	DATE	OWNER	ARCHITECT/ BUILDER	DESCRIPTION	VALUE
			Protection		
1989WL82526	06/05/89	George Lee	None Listed/None Listed	Change windows, same size; change doors, same size; general rehab and repair roof	\$500
1989WLA83853	08/04/89	George Lee	None Listed/Sancor Construction	Increase value on previous permit	\$95,000
1990HO04479	02/13/90	George Lee	Charlie Tzeng/None Listed	Earthquake Reinforcement	\$165,000
1990HO05175	03/23/90	Sang I Kim	None Listed/None Listed	General repairs to building	\$20,000
1993HO25409	12/21/93	Skid Row Housing Trust	Killefer Flammang Portill/American Contractor CA Inc./ Daniel J. Echeto (Engineer)	Change use of 1 st floor warehouse to SRO & manager suite; add 8 rooms, structural walls and foundations	\$300,000
1994HO32242	09/29/94	Skid Row Housing Trust	Killefer/None/Da niel J Echeto (Engineer)	Replace frame with 6" shotcrete to rear wall 1 st floor	\$16,000

SurveyLA did not identify the building on the Project site as an individual historical resource. Buildings like the Edward Hotel are addressed as a property type in the theme of Hotels within the Commercial Development context. The theme states "The Downtown working class hotel is best understood in the historic district setting," and goes on to identify two such districts, the Skid Row Single Room Occupancy Hotel District and the Fifth Street Single Room Occupancy Hotel District.¹⁹ The Skid Row Single Room Occupancy Hotel District is listed in the California Register, while the Fifth Street Single Room Occupancy Hotel District was identified as eligible by SurveyLA and is discussed below. The eligibility standards for Downtown Working Class/SRO Hotels are in Table 3 below. SurveyLA identified and evaluated a number of hotels as individually eligible, but they tended to have other historic associations like the Booker T. Washington Building at 1013 S. Central Avenue, which is significant for its association with African American history. Other hotels evaluated as individually eligible tended to be either architecturally significant and/or substantially unaltered. The Leland Hotel at 116 E. 5th Street is a prime example. While the Edward Hotel meets many of the eligibility standards for this property type, research did not indicate that it was an important example. It has no other known historic associations and was constructed toward the end of the period of significance. As a result of the alterations to the windows, storefronts, main entrance, and signage, it is no longer clearly identifiable as a hotel of any type.

¹⁹ Daniel Prosser, "Hotels 1870-1980, Commercial Development, 1850-1980" *Los Angeles Citywide Historic Context Statement* (City of Los Angeles Office of Historic Resources, July 2017), 45.

TABLE 3: DOWNTOWN WORKING CLASS/SRO HOTELS, 1900-1930

Context: Commercial Development, 1850-1980
Theme: Hotels, 1870-1980
Property Type: Downtown Working Class/SRO Hotels, 1900-1930
Eligibility Standards
• Was constructed between 1900-1930 • Was historically designed for and used as a hotel • Located Downtown in the eastern portion of the central business district • Contains architectural and site layout features that reflect commercial design in general and affordable hotel design in particular • Contains link to social and economic life of the transient, working-class, generally male individual
Character-Defining/Associative Features
• Retains most of the essential character defining features from the period of significance • Provided temporary or semi-permanent lodging in a low-cost facility • Of a style or mixture of styles typical of the 1900-1930 period ◦ May also be significant under themes within the Architecture and Engineering context • Sited on a constricted urban lot, close to railroad depots and/or public transportation and surrounded by similar hotels and other low-cost facilities such as bars and restaurants • Primarily accommodated single male workers of modest income
Integrity Considerations
• Should retain integrity of Design, Materials, Feeling, Location, and Association • Setting may have changed • Should retain overall massing; original massing should not be obscured by additions or demolished sections • Original use may have changed • Architectural integrity should include maintenance of original materials as much as possible; some original materials may have been removed or altered

Potential Fifth Street Single Room Occupancy Hotel District

The Project site and study area are within the boundaries of the Potential Historic District identified by SurveyLA. The Potential Historic District is a relatively small area that includes parcels on the north side of E. 5th Street between Gladys Avenue on the east and Crocker Street on the west.²⁰ There are ten properties within the Potential Historic District, seven of which were identified as contributing to its significance (see Table 1).²¹ These seven contributing buildings are SRO hotels that were constructed between 1906 and 1926. They occupy rectangular parcels, are flush with the street, and rise between three and seven stories in height. Most were not designed in a particular style. They tended to meet the functional requirements for the use they served and are lacking in embellishments for purely aesthetic purposes, though some exhibit some subtle influences of the Beaux Arts and Italianate styles. Common architectural features include brick and stucco walls, flat roofs, symmetrical facades, simple cornices and dentil moldings, and articulated belt courses. The three non-contributing properties within the Potential Historic District consist of a building²² constructed in 1922 and two infill developments that date to the postwar period.

²⁰ Architectural Resources Group, *SurveyLA Historic Resources Survey Report: Central City Community Plan Area* (City of Los Angeles Office of Historic Resources, September 2016), Appendix C, 1.

²¹ Ibid.

²² This building was erroneously described as an office building by SurveyLA. According to the building permit record, it was originally constructed as a hotel and is now a warehouse.

The Potential Historic District was evaluated by SurveyLA as appearing eligible for listing in the National Register, California Register, and for designation as an HPOZ under Criteria A/1/1 as a significant concentration of early twentieth century SRO hotels. SRO hotels were an important multi-family housing type in Downtown. The development of railroad stations and warehouses in this area attracted transient laborers, such as seasonal agricultural workers, train crews, and displaced migrants, who sought low-cost accommodations adjacent to their place of work. SRO hotels were developed to serve this population, and typically offered rooms for rent by the week or the month with a shared kitchen and bathroom. Between the 1880s and 1930s, hundreds of these hotels were constructed in this area, with a significant concentration along E. 5th Street (see Figure 4). After World War II, many SRO hotels fell into disrepair and were subsequently demolished in the 1960s and 1970s. Some of the remaining SRO hotels have been rehabilitated by housing and social service agencies for temporary and transitional housing for at-risk individuals. The period of significance was identified as 1906-1922, the Potential Historic District's primary period of development. However, this appears to be an error because one contributing building was constructed in 1924, and another in 1926.

The seven contributing buildings and the three non-contributing buildings within the boundaries of the Potential Historic District are pictured and described below.



1. 601 E. 5th Street (Status Code 6Z)

The parcel at 601 E. 5th Street is occupied by a hotel constructed in 1922. In 1986, the building was substantially altered and the use was changed to warehouse. It is located to the west of the Project site on the southwest corner of Crocker Street and E. 5th Street. The building is rectangular in plan, occupying the entire parcel, and three stories in height. It has a roof with a flat top and sloping sides. The roof is surrounded by a brick parapet with cast stone coping. There are seismic anchor plates randomly disposed about the primarily brick exterior. The majority of the ground floor openings on the street facing elevations have been in-filled with concrete block. There are two entrances to the building located on Crocker Street. One entry is covered by a roll down metal security door and the other is recessed within a large square opening. A metal security gate covers the opening. Above a decorative brick belt course, there are multi-light steel sash windows on the second and third stories. Some window openings on the E. 5th Street elevation have been in-filled with concrete block.



2. 611 E. 5th Street (Status Codes 3D, 3CD, 5D3)

The parcel at 611 E. 5th Street is occupied by a hotel constructed in 1914. In 1991, the building was substantially altered and the use was officially changed to SRO. It is located to the west of the Project site between Crocker Street and Towne Avenue. The building faces south onto E. 5th Street and occupies the entire parcel. It is irregular in plan and five stories in height. It has a flat roof with a brick parapet and cast stone coping. The exterior is clad in stucco. There are non-original metal windows and transoms with cast stone surrounds and ceramic tile clad bulkheads on the ground floor. The main entrance is recessed within the easternmost opening and consists of aluminum frame glass double doors within a cast stone surround. There is also a non-original metal awning over the main entrance. Above a cast stone cornice, there are metal double-hung sash windows with cast stone surrounds and sills on the second through fifth stories. The roofline is topped with a metal cornice.



3. 617 E. 5th Street (Status Codes 3D, 3CD, 5D3)

The parcel at 617 E. 5th Street is occupied by a hotel constructed in 1911 and substantially altered between 1990 and 1991. It is located to the west of the Project site between Crocker Street and Towne Avenue. The building faces south onto E. 5th Street and occupies the entire parcel. It is irregular in plan and four stories in height. It has a flat roof. The parapet along the street-facing elevation has been removed and replaced by a metal pipe rail. There are seismic anchor plates randomly disposed about the primarily brick exterior. The main entrance to the hotel is located at the western end of the ground floor. There are three non-original storefronts to the east divided by brick piers. The remainder of the ground floor is clad in ceramic tile. The storefronts are comprised of aluminum frame glass doors and windows. Above the storefronts is a non-original metal awning, and across the entire length of the ground floor and multi-light transom windows. Above a cast stone cornice, the upper stories are divided into five bays. The

windows within these bays are aluminum. The roofline is topped with a decorative brick cornice.

4. 445 S. Towne Avenue (Status Codes 3D, 3CD, 5D3)



The parcel at 445 S. Towne Avenue is occupied by a hotel constructed in 1926. It is located to the west of the Project site on the northwest corner of E. 5th Street and Towne Avenue. The building is rectangular in plan, occupying the entire parcel, and six stories in height. There is a shallow light well on the west elevation. The exterior is clad in stucco. There are five ground floor entrances – one on E. 5th Street and four on Towne Avenue. These entrances have metal single or double doors. The storefronts have been mostly in-filled, but some have either a single-light fixed window or groups of two-to-three single-light fixed windows. Above a cast stone belt course, the upper stories are divided into bays by piers. The E. 5th Street elevation is divided into three bays. The center bay has one window opening per story, while the outer bays have groups of three window openings per story. The Towne Avenue elevation is divided into six bays, and each bay has a group of three window openings per story. Replaced in 2010, the windows are metal with a central operable sash. The roofline is topped with a metal cornice.

5. 446 S. Towne Avenue (Status Code 6Z)



The parcel at 446 S. Towne Avenue is occupied by an industrial building constructed in 1983. It is located to the west of the Project site on the northeast corner of E. 5th Street and Towne Avenue. The building is irregular in plan and one story in height. It has a flat roof with a parapet. The exterior is rough-textured concrete block with a band of corrugated metal along the roofline. There are two entrances and three window openings on the E. 5th Street elevation and two entrances and one window opening on the Towne Avenue elevation. All are covered or obscured by metal security doors or bars. There is also a garage opening with a roll down metal

door on the Towne Avenue elevation.

6. 713 E. 5th Street (Status Codes 3D, 3CD, 5D3)

See above for Project site description.

7. 719 E. 5th Street (Status Codes 3D, 3CD, 5D3)



The parcel at 719 E. 5th Street is occupied by a hotel constructed in 1906. It is located to the east of the Project site on the northwest corner of E. 5th Street and Stanford Avenue. The building is rectangular in plan, occupying the entire parcel, and three stories in height. There is a shallow light well on the west elevation. The building has a flat roof and a brick exterior with seismic anchor plates spaced randomly. The ground floor of the E. 5th Street elevation is divided into three bays by brick piers. There are two metal slab entry doors surrounded by brick infill located in the center bay. The outer bays appear to have been in-filled with brick. There are five window openings on the ground floor of the Stanford Avenue elevation that are set high into the wall. Above a decorative brick belt course, the second and third stories have metal double-hung sash windows with decorative brick surrounds. Two window openings on the Stanford Avenue elevation have been in-filled with brick. The roofline is topped with a bracketed metal cornice.

8. 803 E. 5th Street (Status Codes 3D, 3CD, 5D3)



The parcel is occupied by a hotel constructed in 1911. It is located to the east of the Project site on the northeast corner of E. 5th Street and Stanford Avenue. The building is rectangular in plan, occupying the entire parcel, and three stories in height. It has a flat roof and a brick exterior with seismic anchor plates spaced randomly. All the openings on the first floor have been in-filled with concrete block or covered with wood boards. Above a decorative brick belt course, the second and third stories have metal double-hung sash windows with decorative brick surrounds. The roofline is topped with a bracketed metal cornice.



9. 811 E. 5th Street (Status Codes 3D, 3CD, 5D3)

The parcel is occupied by a hotel constructed in 1915. It is located to the east of the Project site between Stanford and Gladys Avenues. It is a seven-story H-plan building that occupies the entire parcel. The exterior is clad in stucco. The openings on the ground floor are divided by piers and have been in-filled or covered with wood boards. Vinyl double-hung sash windows are stacked vertically on the second through seventh stories. The roofline is topped with a metal cornice.



10. 819 E. 5th Street (Status Codes 6Z)

The parcel is occupied by an institutional health building constructed in 1971. It is located to the east of the Project site near the northwest corner of E. 5th Street and Gladys Avenue. The building occupies the west portion of parcel, while a surface parking lot occupies the east. The building is rectangular in plan and three stories in height. The exterior is brick. The E. 5th Street elevation features one large rectangular opening on the ground floor and two narrow recessed rectangular windows on the second and third stories. There is a vertically stepped brick wall to the east that extends from the first to the third floor. To the west is a rectangular tower with an irregular-shaped roofline that extends above the adjacent parapet. On the east elevation there are four large, rectangular openings on the ground floor and narrow, recessed rectangular windows with vertically stepped brick reveals on the second and third stories. The roofline is topped with a brick copping.

4. PROJECT IMPACTS

4.1 Determining the Significance of Impacts on Historical Resources

CEQA requires that the direct, indirect, and cumulative impacts of proposed actions be assessed and disclosed. 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).²³ Projects with no other potential impacts qualify for a Class 31 exemption under CEQA if they meet the Standards.²⁴ The Standards were issued by the National Park Service, and are accompanied by Guidelines for four types of treatments for historical resources: Preservation, Rehabilitation, Restoration, and Reconstruction. Though none of the four treatments as a whole applies specifically to new construction in the vicinity of historical resources, Standards #9 and #10 of the Standards for Rehabilitation provide relevant guidance for such projects.

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.

²³ 14 CCR § 15126.4(b).

²⁴ 14 CCR § 15331.

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

Skid Row Housing Trust proposes the demolition of the existing building at 713 E. 5th Street. The building lacks an elevator, private bathrooms, private kitchens, common areas open to the sky, and modern HVAC and electrical systems best suited to independent living. Furthermore, the units are only 130 to 160 square feet. The existing building would be replaced by a new building eight stories in height containing 50 Restricted Affordable Efficiency Dwelling units and one manager's unit. The first two floors would have resident amenities such as a communal kitchen, bike storage, laundry room, and lounge. There would also be a manager's office on the ground floor, offices on the second floor, and a conference room on the eighth floor for supportive services and property management staff. The average size of the dwelling units, which are proposed as efficiency/studio units, would be 420 square feet, while the manager's unit, which is proposed as a two-bedroom unit, would be 815 square feet. The Project's open space would be located on the roof terrace.

The design of the new building is contemporary. The primary exterior materials would be brick, metal panels, and stucco. The massing has been articulated to appear as two rectangular volumes. The first volume is flush with the southern property line on E. 5th Street and is seven stories in height, while the second is set back from the first and is eight stories in height. The first through third stories of the first volume are clad in brick, and have three large rectangular ground floor openings with square window openings above. The fourth through seventh stories of the first volume are clad in metal panels and have three square window openings per floor. The second volume is clad in smooth acrylic stucco. On the setback of the E. 5th Street elevation, the second volume has one rectangular window opening per floor on the third through seventh stories. On the rear elevation, the second volume has four square window openings per floor on the second through seventh stories. The screen for mechanical equipment rises above the roofline of the second volume. (See Appendix C, Entitlement Submittal.)



Figure 13: Proposed Project, E. 5th Street elevation (Togawa Smith Martin, 2017)

4.4 Analysis of Project Impacts

Potential for Direct Impacts

The Potential Historic District was identified by SurveyLA as appearing eligible for listing in the National and California Registers and for designation as an HPOZ at the local level under Criteria A/1/1 as a significant concentration of early-twentieth century SRO hotels. To provide a conservative analysis of the Project's potential impacts, the Potential Historic District is presumed to be a historical resource under CEQA. The Project involves two actions: the demolition of the contributing building within the boundaries of the Potential Historic District and the construction of a new seven to eight-story residential building. In analyzing the potential impacts of the Project on the Potential Historic District, the central question is whether the Project would affect the integrity of the Potential Historic District to the degree that it would no longer be eligible for listing in the National and California Registers and for designation as an HPOZ. Such an effect would only occur if the Potential Historic District no longer retained sufficient integrity to convey its significance after the completion of the Project.

According to *National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation*, there are seven aspects of integrity: feeling, association, workmanship, location, design, setting, and materials. When assessing the integrity of a historic district, *National Register Bulletin #15* advises the following, "the relationships among the district's components must be substantially unchanged since the period of significance."²⁵ Meaning, a historic district must retain integrity of setting and feeling overall. Setting refers to the character of the place in which the historical resource is situated. Feeling refers to how the historical resource expresses a particular period of time.

The Potential Historic District was identified as one of the few remaining concentrations of SRO housing in Downtown Los Angeles. The physical characteristics that constitute this Potential Historic District are the seven SRO hotels constructed between 1906 and 1926 located within its boundaries, which convey the Potential Historic District's significant association with patterns of multi-family residential development in this area of the city. The ratio of contributing to non-contributing buildings in the Potential Historic District is 70 percent; seven of the ten buildings within the boundaries of the Potential Historic District were evaluated as contributors. The demolition of the building at 713 E 5th Street would reduce the ratio of contributing to non-contributing buildings to 60 percent. Since the Potential Historic District's significance is derived from the number or concentration of SRO hotels in this area, the demolition of one contributing building would materially impair the historical resource. The overall integrity of feeling, association, workmanship, design, setting, and materials would be reduced as a result of the Project to the degree the Potential Historic District would no longer convey its significance. Thus, the Project would have a direct impact on the Potential Historic District, as it would not be eligible for listing in the National and California Registers and for designation as an HPOZ.

If the Potential Historic District remained eligible for listing in the National and California Registers and for designation as an HPOZ with only 60 percent contributing buildings, the construction of the new building would further reduce the integrity of setting and feeling. While *National Register Bulletin #15* does not directly address the impact of new construction on the setting or feeling of

²⁵ *National Register Bulletin #15*, 46.

a historic district, it provides direction in assessing the impact of non-contributing buildings on the physical integrity of a listed historic district, as follows:

When evaluating the impact of intrusions upon the district's integrity, take into consideration the relative number, size, scale, design, and location of the components that do not contribute to the significance. A district is not eligible if it contains so many alterations or new intrusions that it no longer conveys the sense of historic environment.²⁶

As a result, the following analysis of impacts on the Potential Historic District considers how the new construction would directly affect the Potential Historic District's integrity of feeling and setting in terms of its relative number, size, scale, design, and location of visual intrusions.

Relative Number

As previously stated, the Project would increase the relative number of intrusions or non-contributing buildings within the Potential Historic District. Instead of seven contributing and three non-contributing buildings, there would be six contributing and four non-contributing buildings.

Size, Scale, and Design

The Potential Historic District is characterized by three to seven-story SRO hotels constructed between 1906 and 1926 with brick exteriors, flat roofs, symmetrical facades, simple cornices and dentil moldings, and articulated belt courses. At seven to eight stories in height, the size of the proposed new building would be taller than the tallest contributing building, one block south at 811 E. 5th Street. The only other contributing building on the same block as the new building is 719 E. 5th Street, which is three stories in height. Thus, the new building would be approximately twice the height as the adjacent contributing building to the east.

A majority of the contributing buildings within the Potential Historic District occupy the full extent of the parcel; therefore, the new building is not necessarily incompatible in scale. The design of the new building is clearly contemporary, but not necessarily incompatible in design with the contributing buildings in the Potential Historic District. The brick cladding on the first through third stories and the size of the window openings on the third through seventh stories of the new building are a direct reference to the contributing building to the east at 719 E. 5th Street. As a whole, however, the new building is substantially taller and does not share the same materials or features as the only other contributing building on the block.

Location

The Project site is located in the center of the Potential Historic District, which is three blocks long. Therefore, the boundaries of the Potential Historic District could not be redrawn to exclude the Project site. The new building would become a prominent visual element in the Potential Historic District because the non-contributing building to the west is only one story in height and the contributing building to the east is three stories in height (see report cover.)

²⁶ National Register Bulletin #15, 46.



Figure 14: Proposed Project, east elevation (Togawa Smith Martin, 2017)

Summary

The proposed Project would diminish the integrity of the Potential Historic District. It would increase the relative number of intrusions, or non-contributors by 10 percent. Although the scale of the new building maintains the historic development pattern and certain materials and features of the new building make reference to the adjacent contributing building, overall it would alter the spatial relationships that characterize the Potential Historic District. At seven to eight stories in height and contemporary in design, it would stand out in stark contrast from the contributing buildings and would further reduce the integrity of setting and feeling of the Potential Historic District. The physical characteristics that convey the Potential Historic District's significance and justify its eligibility for inclusion in the National and California Registers and for designation as an HPOZ would be materially impaired. Therefore, the Project would have a direct impact on the historical resource.

Potential for Indirect Impacts

Indirect impacts or secondary effects are reasonably foreseeable and caused by a project, but occur at a different time or place.²⁷ The Project would have no indirect impacts on historical resources, because there are none in the vicinity of the Project site. The building west of the Project site at 446 S. Towne Avenue was not identified as a contributing building to the Potential Historic District and was not identified as an individual historical resource by SurveyLA. The building east of the Project site at 719 E. 5th Street was identified as a contributing building to the Potential Historic District but was not identified as an individual historical resource by SurveyLA. Thus, it is not a historical resource in its own right separate and apart from the Potential Historic District. There are no historical resources within a one-block radius of the Project site.

Potential for Cumulative Impacts

In addition to the Project specific impacts discussed above, CEQA requires that potential cumulative impacts also be considered. Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.²⁸ There is a related project at 611-17 E. 5th Street. Two hotels that are also contributing buildings in the Potential Historic District occupy the project site. One is located at 609-15 E. 5th Street, and the other is located at 617-23 E. 5th Street. The related project would involve the demolition of both buildings and the construction of 150 Restricted Affordable Efficiency Dwelling units and one manager's unit in a building fourteen stories in height. Collectively, the two projects would result in the demolition of three of the seven contributing buildings and the construction of two new larger buildings that would be considered non-contributing because they post-date the period of significance for the Potential Historic District. The ratio of contributing to non-contributing buildings in the Potential Historic District would change from seven contributing and three non-contributing to four contributing and five non-contributing. There would be a cumulative impact on the historical resource, because there would be no doubt that the Potential Historic District would no longer be eligible for listing for the reasons identified by SurveyLA. The integrity of the Potential Historic District would be diminished to the degree that it would no longer constitute a unified entity because the two new buildings would change the sense of time and place.

²⁷ 14 CCR Section 15358 (a)(2)

²⁸ 14 CCR Section 15355

5. CONCLUSIONS

The Project site is within the boundaries of a Potential Historic District identified by SurveyLA in the Central City Community Plan Area. It is occupied by 713 E. 5th Street, a SRO hotel constructed in 1924 that was evaluated as contributing to the Potential Historic District. The Project involves the demolition of 713 E. 5th Street and the construction of a new building with 50 affordable residential units. The physical characteristics that convey the Potential Historic District's significance and justify its eligibility for inclusion in the National Register and California Register, as well as for designation as an HPOZ would be materially impaired by the Project. The Potential Historic District's significance is derived from the number or concentration of SRO hotels in this area. Because of the Potential Historic District's small size and low number of contributing buildings, the demolition of a contributing building and construction of a new building would cause a substantial adverse change in the significance of the historical resource such that the Potential Historic District would no longer be eligible for listing as a historical resource defined by CEQA. Therefore, the Project would have a significant adverse impact on the environment. The demolition of historic buildings cannot be mitigated to a less than significant level. The only way of avoiding the impact on the Potential Historic District would be to redesign the Project to preserve the contributing building proposed for demolition.

The potential for indirect effects on historical resources in the vicinity of the Project site were also analyzed; however, none were identified. Therefore, the Project would have no indirect impact on historical resources. The only historical resource in the vicinity of the Project site is the Potential Historic District.

The potential for cumulative effects resulting from the proposed Project in concert with a related project were also considered. Collectively, the two projects (proposed and related) within the Potential Historic District would result in the demolition of three of the seven contributing buildings. The two new buildings would be significantly taller than the remaining contributing buildings and distinctly contemporary in design, causing a substantial adverse change to the Potential Historic District. Therefore, they would have a cumulative impact on the environment.

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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. Her many projects have included historic context statements for Riverside, Calabasas, Glendale, and Carmel-by-the-Sea, and historic resource surveys in Riverside, Whittier, Calabasas, Pasadena, Whittier, and Los Angeles. Teresa has also completed numerous environmental compliance documents involving major

landmarks; examples include the United Artist Theater, Cinerama Dome, Dodger Stadium, Los Angeles Sports Arena, Beverly Hills Post Office, and Baldwin Hills Shopping Center.

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, Project Manager/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:

- Los Angeles County Museum of Art Master Plan, Los Angeles County, CEQA Historical Resource Report, 2017
- Vine/Afton/DeLongpre, Los Angeles CEQA Historical Resource Report, 2017
- Times Mirror Square, Los Angeles, CEQA Historical Resource Report, 2017
- 913 S. Figueroa, Los Angeles, CEQA Historical Resource Report, 2017
- Figueroa & Flower, Los Angeles, CEQA Historical Resource Report 2017
- 1129 E. 5th Street, Los Angeles, CEQA Historical Resource Report, 2017
- Olympic & Hill, Los Angeles, CEQA Historical Resource Report, 2017
- City of Hope Master Plan, Duarte, CEQA Historical Resource Report, 2015-2016
- Farmers Insurance Building, Los Angeles, CEQA Historical Resource Report, 2015-2016
- John Anson Ford Theatres, Los Angeles County, CEQA Historical Resource Report, 2011-2015
- LA Biomed Master Plan, Torrance, CEQA Historical Resource Report, 2013-2014
- May Company, Laurel Plaza, Los Angeles, CEQA Historical Resource Report, 2014
- United Artist Theater, Los Angeles, CEQA Historical Resource Report, 2011-2013
- Claremont Graduate University Master Plan, CEQA Historical Resource Report, 2013
- Hillcrest Motors Building, Hollywood, CEQA Historical Resource Report, 2013
- Max Factor Building, Hollywood, CEQA Historical Resource Report, 2012
- Claremont McKenna College Master Plan, CEQA Historical Resource Report, 2008



EMILY RINALDI is an Architectural Historian II at GPA. She has been involved in the field of historic preservation since 2011 and has worked throughout the country. Emily has conducted archival research and architectural surveys, developed submissions to regulatory agencies, and prepared site assessments and management plans for a wide variety of historic buildings, structures, and sites. Her experience includes the preparation of Historic-Cultural Monument, Federal Rehabilitation Tax Credit, and New York City Landmarks Preservation Commission applications, the composition of a Historic Preservation Element for a Township Master Plan, and the development and design of an exhibit sign.

She is the Image Editor for *Buildings & Landscapes*, the journal for the Vernacular Architecture Forum. Emily is experienced with graphics-editing software programs including Adobe Photoshop and Adobe InDesign as well as tools for mapmaking such as ArcGIS.

Educational Background:

- M.S., Historic Preservation, Columbia University, 2013
- B.A., History, New York University, 2009
- B.A., Political Science, New York University, 2009

Professional Experience:

- GPA Consulting, Architectural Historian II, 2017-Present
- Building Conservation Associates, Inc., Historic Preservationist, 2015-2017
- Avery Drawings & Archives, Columbia University, Graduate Intern, 2012-2013
- Docomomo, US, Intern, 2012

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:

- Vernacular Architecture Forum, Image Editor for *Buildings & Landscapes*, 2014-Present

Selected Projects:

- 1129 E. 5th Street, Los Angeles, CEQA Historical Resource Report, 2017
- 676 S. Mateo Street, Los Angeles, CEQA Historical Resource Report, 2017
- 314-18 Firmin Street, Los Angeles, Historical Resource Evaluation Report, 2017
- Stock Exchange, Los Angeles, Preservation Plan, Interior, 2017
- Shoemaker Bridge, Long Beach, Section 106 Historical Resources Evaluation Report, 2017
- 800 Traction Avenue, Los Angeles, Historic-Cultural Monument Application, 2017
- 91/605, Los Angeles County, Section 106, Historical Resources Evaluation Report, 2017
- Truxtun/Oak Intersection Operational Improvements, Bakersfield, Section 106 Historical Resources Evaluation Report, 2017
- Southington Historic Inventory Survey, Southington, Connecticut, 2016-2017
- Windsor Locks Readiness Center, Windsor Locks, Connecticut, Exhibit Sign, 2016
- Historic Preservation Element of the Township Master Plan for Montclair, New Jersey, 2016
- Edward Ridley & Sons Department Store, New York, Federal Rehabilitation Tax Credit Application, 2015-2016
- Historic Resource Inventory Survey of Midtown Manhattan, New York, 2015-2016
- Washington Union Station, Washington, D.C., Historic Preservation Plan, 2015
- *Threatened by History: The Problems in Preserving the Postbellum Commemorative Landscape*, Master's Thesis, 2013



Appendix B - SurveyLA Historical Resources Inventory Forms

Districts**Name: Fifth Street Single-Room Occupancy Hotel Historic District****Description:**

The Fifth Street Single-Room Occupancy Hotel Historic District is located in the area of Downtown Los Angeles that is known as both Central City East and Skid Row. The district is small in size and rectangular in shape. It includes parcels on the north side of Fifth Street between Gladys Avenue on the east and Crocker Street on the west. Within the district are 10 properties, of which 7 (70%) contribute to its significance.

The district is composed primarily of Single-Room Occupancy (SRO) hotels that were constructed between 1906 and 1922, but also includes an office building that was constructed in 1922 and two examples of infill development that date to the postwar period. Buildings occupy rectangular parcels, are flush with the street, and rise between three and seven stories in height. Most are modest and architecturally vernacular, though some exhibit some subtle references to the Beaux Arts and Italianate styles. Common architectural features include brick and masonry exteriors, flat roofs, symmetrical facades, simple cornices and dentil moldings, and articulated belt courses. Some buildings also feature fire escapes. Common alterations include storefront modifications, the alteration or removal of parapets, and the replacement of original windows and doors.

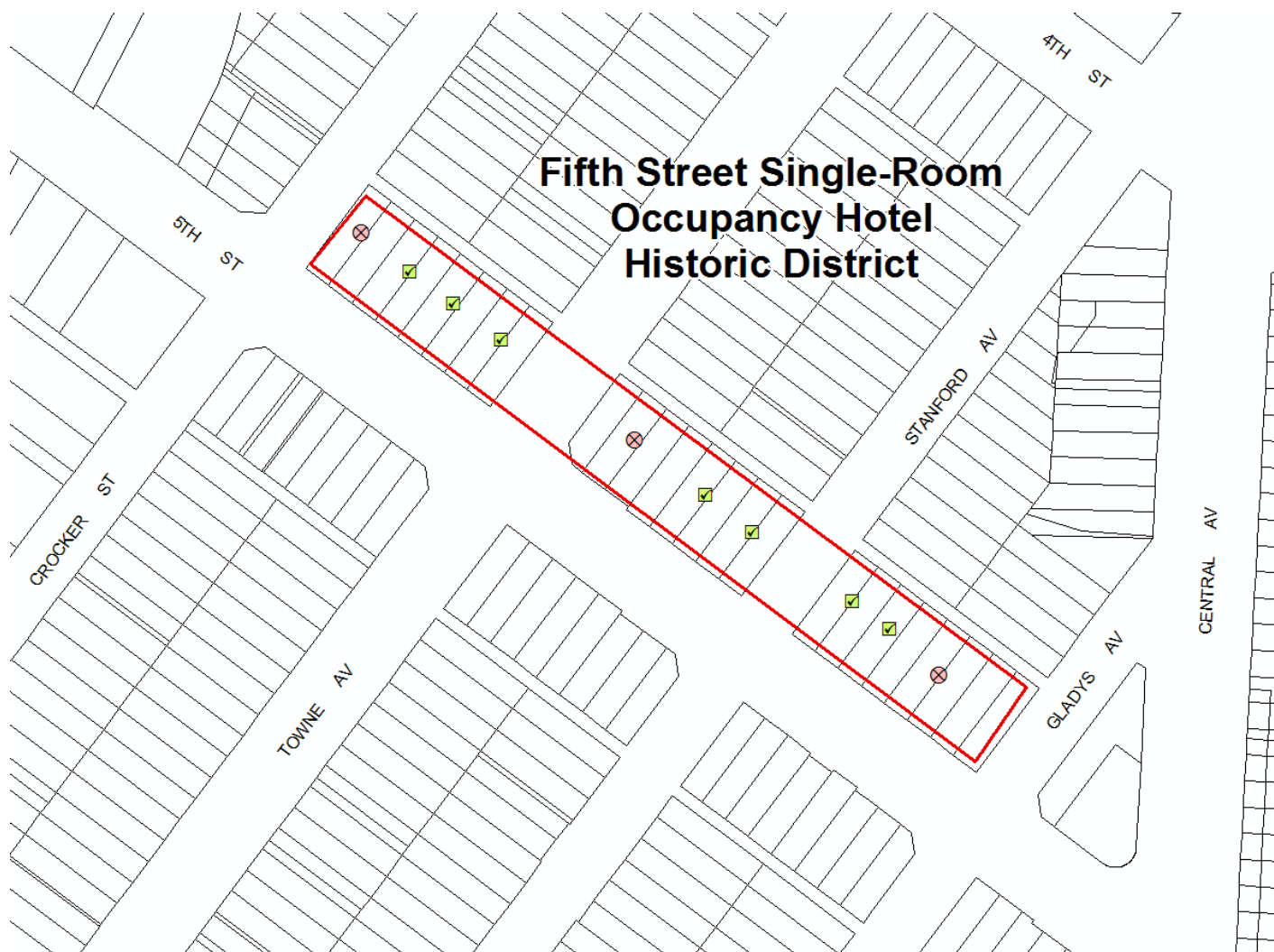
This stretch of Fifth Street adheres to the skewed rectilinear street grid on which most of Downtown Los Angeles is oriented. Streetscape features are limited, and consist of concrete sidewalks that are intermittently planted with sycamore and ficus trees.

Significance:

The Fifth Street Single-Room Occupancy Hotel Historic District contains an excellent concentration of early twentieth century Single-Room Occupancy (SRO) hotels in Downtown Los Angeles. SRO hotels were an important multi-family housing type in this area of the city and provided low-cost accommodations to transient laborers, many of whom were employed by the railroad companies whose terminals and facilities were located nearby. The period of significance has been identified as 1906-1922, which accounts for the district's primary period of development, and 70% of properties contribute to its significance.

Residential development patterns in Central City East 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 1880s and 1930s, many SRO hotels were developed on the east side of downtown to serve this population. SRO hotels typically included shared kitchens and bathrooms, and rooms were available to rent by the week or month. Hundreds of these hotels were located in the vicinity of 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. Those that remain have largely been acquired by housing and social service agencies and have been rehabilitated into temporary and transitional housing for at-risk individuals. The historic district is one of few remaining concentrations of SRO housing in this area of the city.

**Context 1:**

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Commercial
Property sub type:	District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	Significant concentration of early 20th century Single-Room Occupancy (SRO) hotels in Downtown Los Angeles; associated with patterns of multi-family residential development in the area. SRO hotels were an important multi-family property type in this area of the city.

Contributors/Non-Contributors:



Primary Address: 601 E 5TH ST
 Other Address: 605 E 5TH ST
 Type: Non-Contributor
 Year built: 1922
 Property type/sub type: Commercial-Office; Low Rise
 Architectural style: No style



Primary Address: 611 E 5TH ST
 Other Address: 609 E 5TH ST
 615 E 5TH ST
 Type: Contributor
 Year built: 1914
 Property type/sub type: Commercial-Lodging; Other
 Architectural style: Commercial, Vernacular; Beaux Arts Classicism



Primary Address: 617 E 5TH ST
 Other Address: 619 E 5TH ST
 621 E 5TH ST
 623 E 5TH ST
 Type: Contributor
 Year built: 1911
 Property type/sub type: Commercial-Lodging; Other
 Architectural style: Commercial, Vernacular; Beaux Arts Classicism



Primary Address: 713 E 5TH ST
 Other Address: 715 E 5TH ST
 717 E 5TH ST
 717 1/2 E 5TH ST
 Type: Contributor
 Year built: 1924
 Property type/sub type: Commercial-Lodging; Other
 Architectural style: Commercial, Vernacular; Beaux Arts Classicism



Primary Address: 719 E 5TH ST

Other Address: 721 E 5TH ST
723 E 5TH ST
725 E 5TH ST

Type: Contributor

Year built: 1906

Property type/sub type: Commercial-Lodging; Other

Architectural style: Commercial, Vernacular; Italianate



Primary Address: 803 E 5TH ST

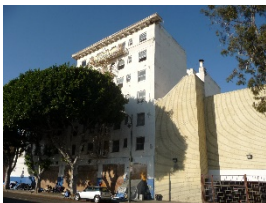
Other Address: 807 E 5TH ST
809 E 5TH ST
811 E 5TH ST
813 E 5TH ST
815 E 5TH ST
819 E 5TH ST
819 1/2 E 5TH ST
821 E 5TH ST
821 1/2 E 5TH ST

Type: Contributor

Year built: 1911

Property type/sub type: Commercial-Lodging; Other

Architectural style: Commercial, Vernacular; Italianate



Primary Address: 811 E 5TH ST

Other Address: 803 E 5TH ST
807 E 5TH ST
809 E 5TH ST
813 E 5TH ST
815 E 5TH ST
819 E 5TH ST
819 1/2 E 5TH ST
821 E 5TH ST
821 1/2 E 5TH ST

Type: Contributor

Year built: 1915

Property type/sub type: Commercial-Lodging; Other

Architectural style: Commercial, Vernacular; Beaux Arts Classicism



Primary Address: 819 E 5TH ST
Other Address: 803 E 5TH ST
807 E 5TH ST
809 E 5TH ST
811 E 5TH ST
813 E 5TH ST
815 E 5TH ST
819 1/2 E 5TH ST
821 E 5TH ST
821 1/2 E 5TH ST

Type: Non-Contributor
Year built: 1971
Property type/sub type: Institutional-Health; Other
Architectural style: Other



Primary Address: 445 S TOWNE AVE
Other Address: 625 E 5TH ST
627 E 5TH ST

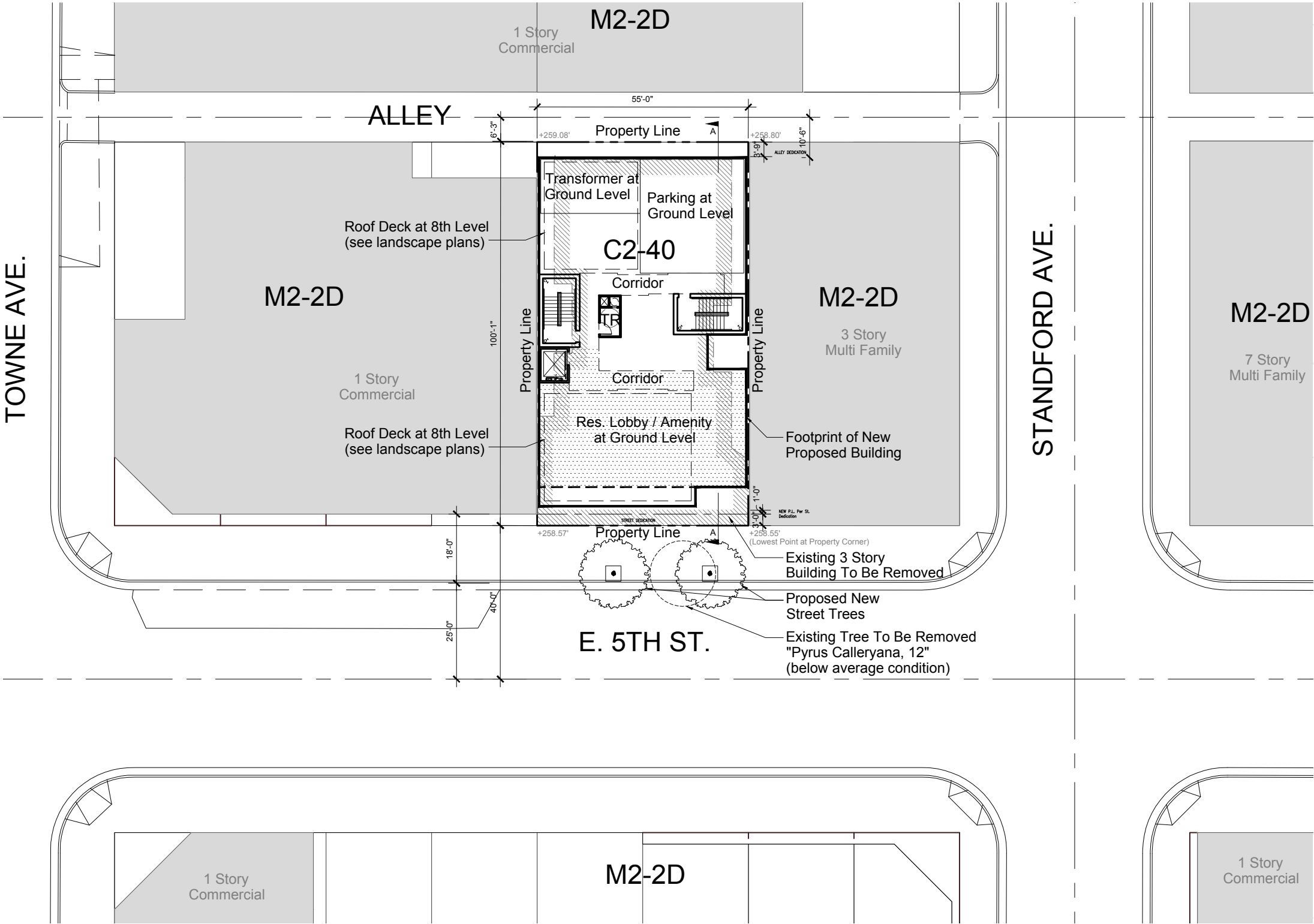
Type: Contributor
Year built: 1926
Property type/sub type: Commercial-Lodging; Other
Architectural style: Commercial, Vernacular; Beaux Arts Classicism



Primary Address: 446 S TOWNE AVE
Type: Non-Contributor
Year built: 1983
Property type/sub type: Industrial-Storage; Warehouse
Architectural style: Industrial, Utilitarian



Appendix C - Entitlement Submittal



Lot Area			
	Square feet	Acres	
Gross (to centerline)	-	0.00	
Existing Lot Area	5,506	0.13	
Density			
Permitted by C2-2 Zone	Unlimited per GDHIA		
Maximum Proposed Units	51		
Average unit size	420	not including manager	
Unit Type by Habitable Rm			
Efficiency	50	units	
2 bedroom (Managers Unit)	1	units	
Affordability Level			
<50% AMI Per HUD	50	units	
Market Rate Managers Unit	1	units	
Floor Area			
Buildable area (same as lot area per LAMC 12.22 C 3 (b))	5,506		
	Square feet	FAR	
Permitted			
Total Permitted	33,036.0	6.0 :1	
35% Floor Area Increase per 12.22 A 29 (c)	44,598.6		
Proposed			
Residential	30,934.0		
Support Services	433.0		
Interior Common areas	1,640.0		
Total Proposed	33,007.0	6.0 :1	
Height			
	Stories/Vertical Height		
Total Permitted	Unlimited		
To highest architectural feature	102'-0"	*measured from lowest point	
Stories	8 - stories		
Open Space			
Required	SF per Unit	Units	Square feet
< 3 Habitable Rooms	100	50	5,000.0
= 3 Habitable Rooms	125	1	125.0
Required Sub-Total			5,125.0
50% reduction permitted by LAMC 12.22 A 29 (C) 2			2,562.5
Maximum Interior Space (25% of required)			1,281.3
Proposed			
Exterior Common			
Roof	1,282.5	1,282.5	
Interior Common			
Resident Amenity and Kitchen (1st Floor)	720.0	1,280	
Lounge (2nd floor)	160.0		
Flex/Community Room (roof floor)	400.0		
Exterior Private			
Balconies (50 SF per Unit)	-	0	
Total Provided			2,562.5
Minimum Vegetated Area (25% of provided exterior) required			
Provided Vegetated Area	320.625		321.0
Trees			
Required (1 per 4 units)		13	
50% reduction permitted by LAMC 12.22 A 29 (C) 2		6	
Provided		6	
Auto Parking			
Required	Spaces/Unit	No. of Units	No. of Pkg Spaces
Residential per the LAMC 12.22 A 29 (c) 3	0.00	50	0
2 bd rm managers unit LAMC 12.22 A 29 (c) 3	1	1	1.0
Total Required			1
Proposed			
Standard			
Compact			
HC	1		
Total Proposed			1
Bike Parking			
Required	Short Term	Long Term	Total
	(1 per 10 units)	(1 per unit)	
Residential	5.0	51.0	56.0
Proposed	Short Term	Long Term	Total
Residential	5.0	51.0	56.0

LOTS 3 AND 4 IN BLOCK 10 OF WOLFSKILL ORCHARD TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 9 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Skid Row Housing - 5th Street
713 & 715 E. 5th Street, Los Angeles, CA 90013
APN 5147-010-002

EDWARD HOTEL, LP



Plot Plan

February 1, 2017

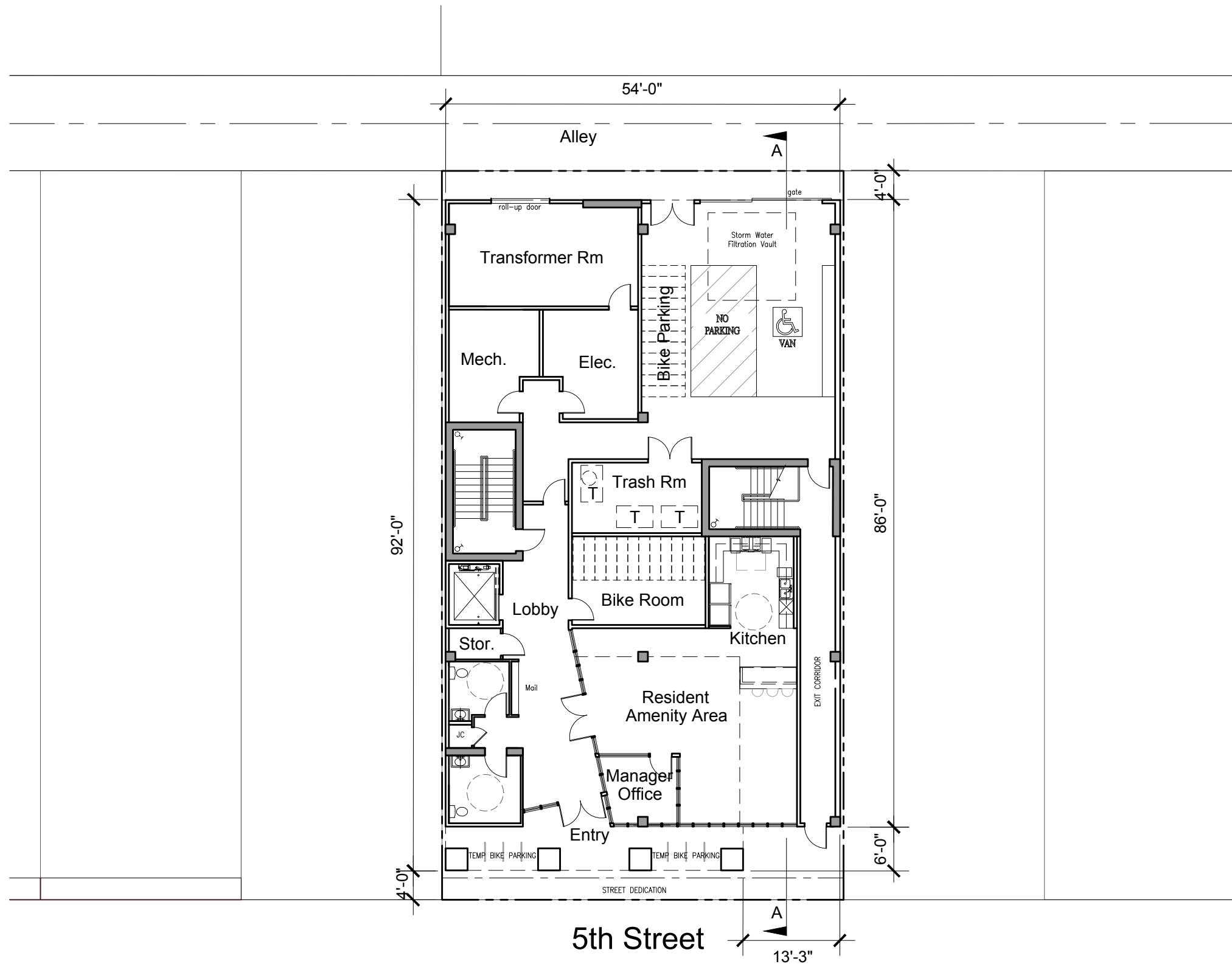
ARCHITECTS

TOGAWA
SMITH
MARTIN

RESIDENTIAL, INC

444 S Flower Street - Suite 1220
Los Angeles, California 90071
213.614.6050
213.614.6051 fax
www.tsmrinc.com

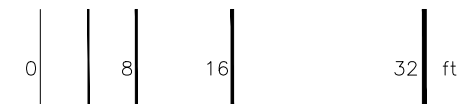
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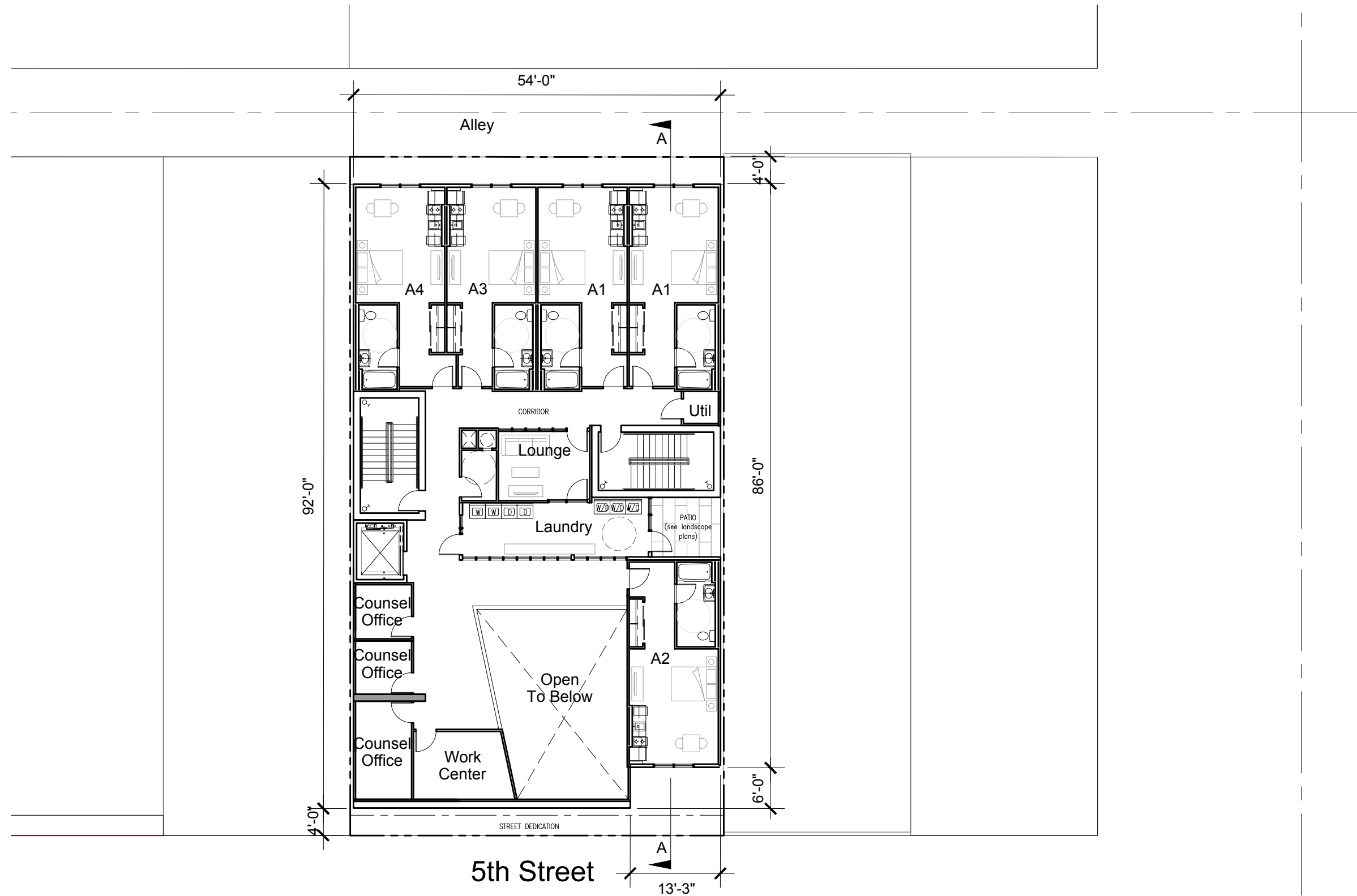
Ground Floor Plan

February 1, 2017

A-2



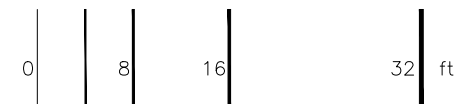
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Second Floor Plan

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A-3



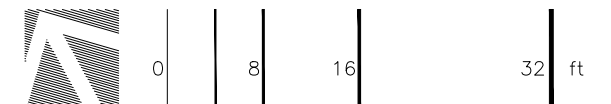
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Typical Floor Plan (3-7)

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A-4



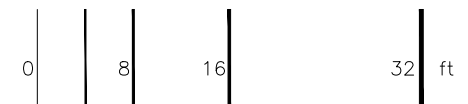
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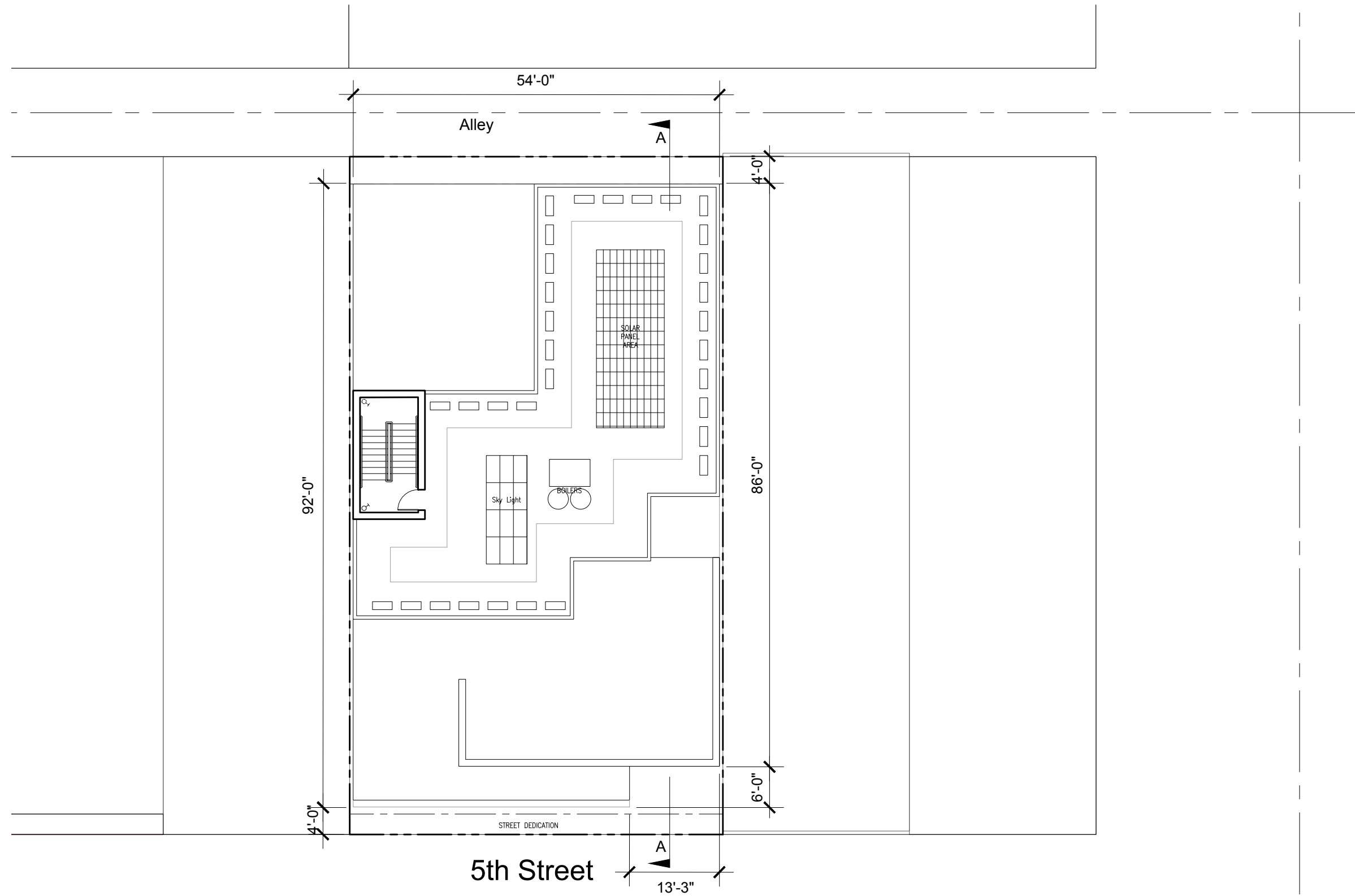
Eighth Floor Plan

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A-5



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Roof Plan

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A-6

ARCHITECTS

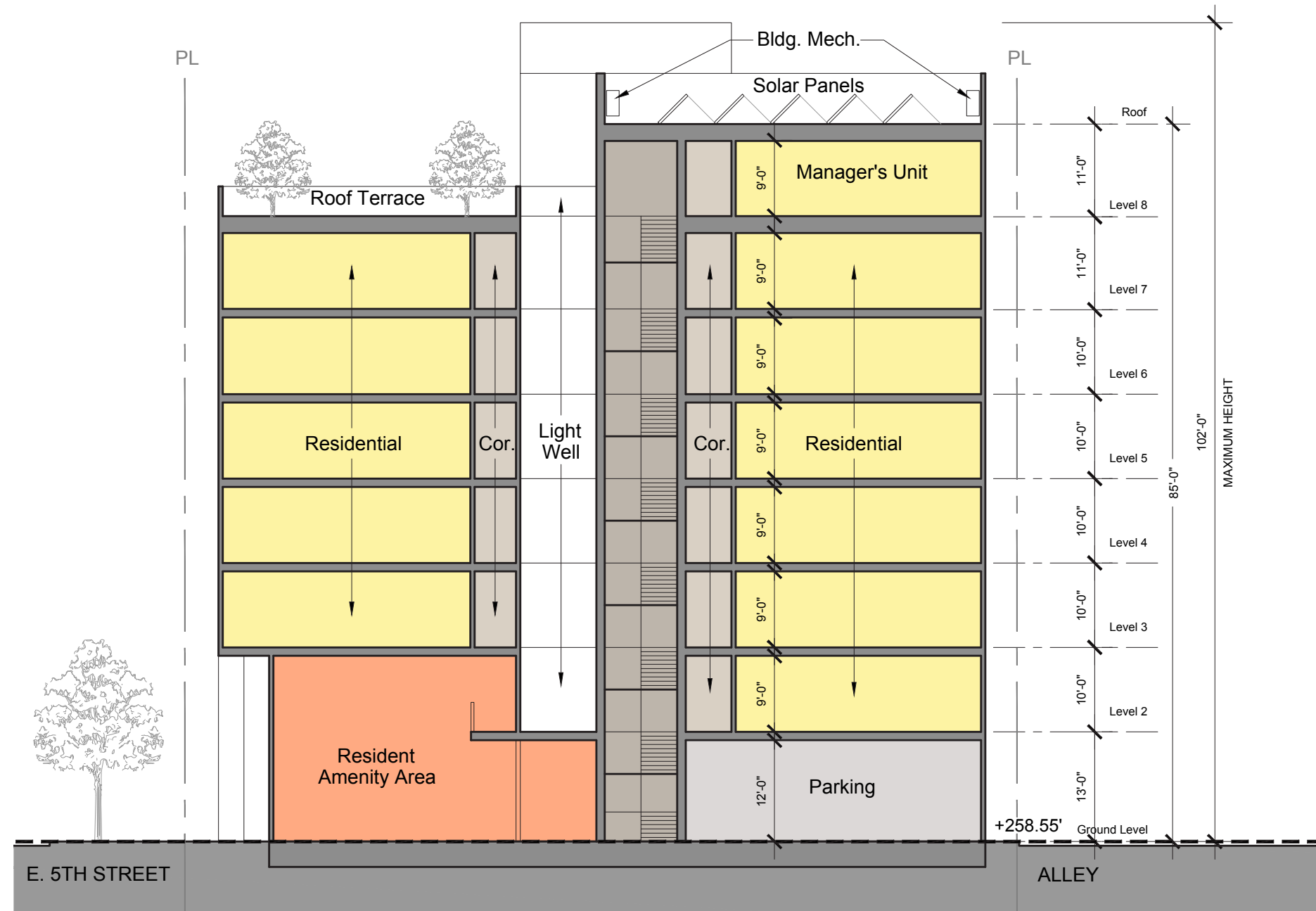
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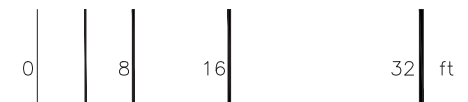
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Section A-A

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A-7



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East Elevation



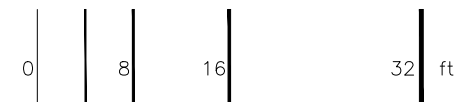
South Elevation - 5th Street

MATERIALS	
A1	Metal Wall Panel
A2	Smooth Acrylic Plaster
A3	Plaster
A4	Metal Railing
A5	Metal Fin / Awning
A6	Brick

Skid Row Housing - 5th Street

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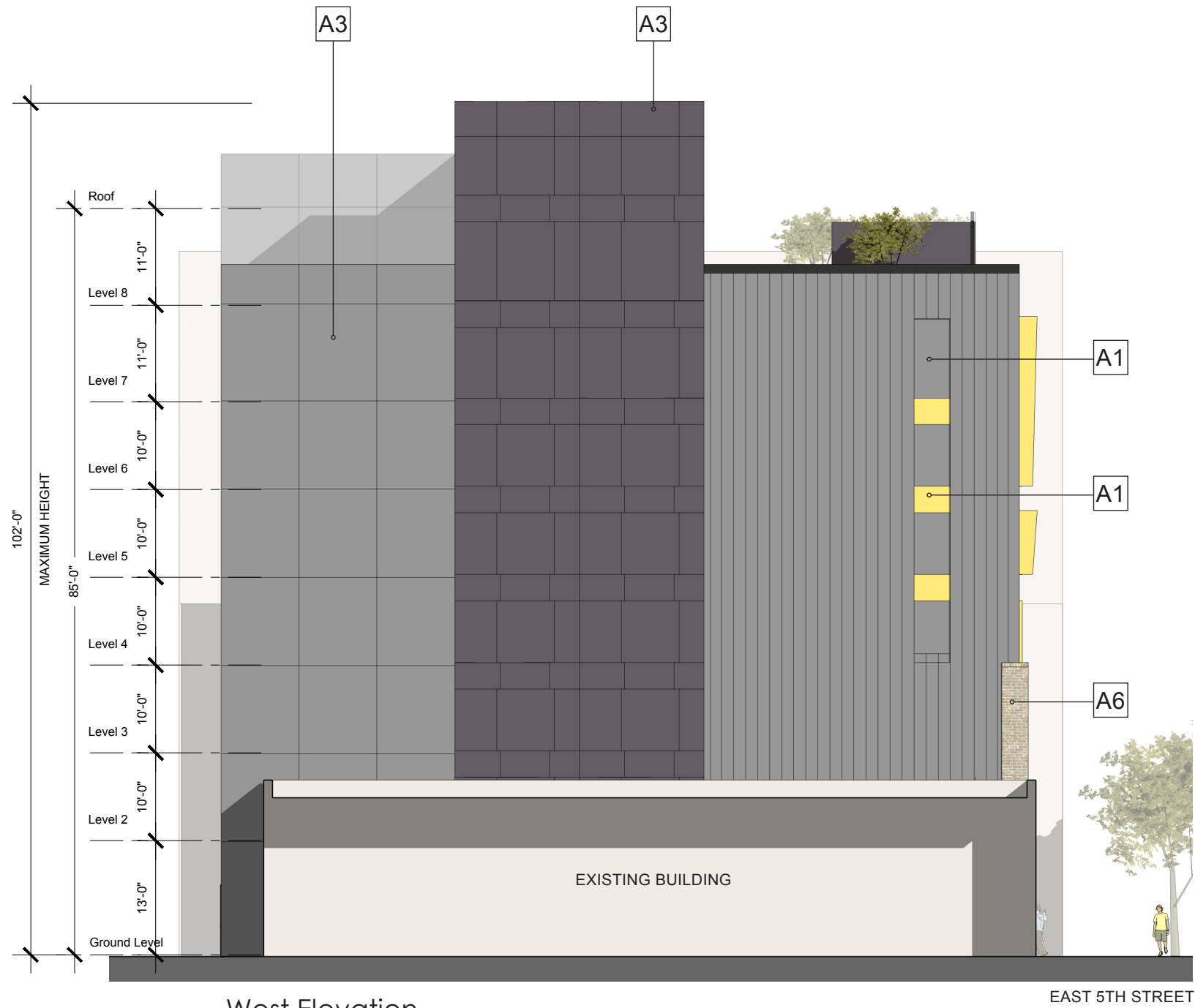
Elevations

February 1, 2017

A-8



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West Elevation



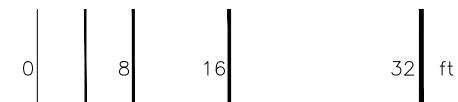
North Elevation - Alley

MATERIALS	
A1	Metal Wall Panel
A2	Smooth Acrylic Plaster
A3	Plaster
A4	Metal Railing
A5	Metal Fin / Awning
A6	Brick

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Elevations

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A-9



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Perspective Rendering
 February 1, 2017

A-10

ARCHITECTS

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GENERAL NOTES

1. All planting areas are to receive a permanent irrigation system.
2. Trees will be a minimum of 24" box, shrubs will be planted with a 30" minimum depth and ground covers in 12" minimum depth.
3. There is (1) existing street tree which is not a protected tree as defined by L.A.M.C. 17.02.

Open Space				
<u>Required</u>		<u>SF per Unit</u>	<u>Units</u>	<u>Square feet</u>
< 3 Habitable Rooms		100	50	5,000.0
= 3 Habitable Rooms		125	1	<u>125.0</u>
Required Sub-Total				5,125.0
50% reduction permitted by LAMC 12.22 A 29 (C) 2				2,562.5
Maximum Interior Space (25% of required)				1,281.3
<u>Proposed</u>				
<u>Exterior Common</u>			1,282.5	
Roof		1,282.5		
<u>Interior Common</u>			1,280	
Resident Amenity and Kitchen (1st Floor)		720.0		
Lounge (2nd floor)		160.0		
Flex/Community Room (roof floor)		400.0		
<u>Exterior Private</u>			0	
Balconies (50 SF per Unit)		-		
Total Provided				2,562.5
Minimum Vegetated Area (25% of provided exterior) required				
		321		
Provided Vegetated Area		321		
Trees				
Required (1 per 4 units)			13	
50% reduction permitted by LAMC 12.22 A 29 (C) 2			6	
Provided			6	

LEGEND

- 1

BIKE RACKS
- 2

PLANTING
- 3

INTEGRAL COLOR CONCRETE
- 4

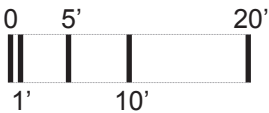
PERMEABLE CONCRETE PAVERS
- 5

EXISTING STREET TREE REMOVED
Pyrus calleryana // *Callery Pear Tree*
DBH=12", below average condition
- 6

REPLACEMENT STREET TREE
- 7

EXISTING CITY BIKE RACKS
- 8

EXISTING STREET LAMP



L-1

Landscape Ground Floor Plan

TINA CHEE landscape studio
1800 South Brand Boulevard, studio 212
Los Angeles, CA 91204
tel: 323-691-6647 email: tchee@tclstudio.net

ARCHITECTS

TOGAWA
SMITH
MARTIN

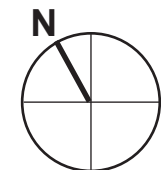
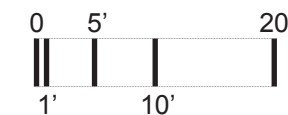
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LEGEND

- 1 RESIDENT VEGETABLE GARDEN
- 2 DINING DECK
- 3 BBQ AREA
- 4 OUTDOOR SEATING
- 5 MULTI-PURPOSE AREA: PING PONG TABLE + MOVIE NIGHT
- 6 FIBERGLASS PLANTERS, VARIOUS HEIGHTS
- 7 WOOD DECK OVER PEDESTAL SYSTEM
- 8 CONCRETE PAVERS OVER PEDESTAL SYSTEM
- 9 DECOMPOSED GRANITE SURFACING
- 10 36" BOX TREE IN FIBERGLASS PLANTER
- 11 GREEN ROOF PERIMETER
FLUSH WITH DECK LEVEL
MAINTAIN 42" HIGH GUARDRAIL HEIGHT FROM FFL.



Landscape Roof Plan

TINA CHEE landscape studio

1800 South Brand Boulevard, studio 212
Los Angeles, CA 91204
tel: 323-691-6647 email: tchee@tclstudio.net



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PLANT PALETTE - low water native + climate adaptive plants

TREES

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
	36" BOX	CHILOPSIS LINEARIS 'BUBBA'	DESERT WILLOW 'BUBBA'

SHRUBS + PERENNIALS

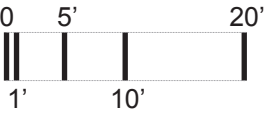
SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
	24" BOX	ACACIA CULTRIFORMIS	KNIFE LEAF ACACIA
	24" BOX	GREVILLEA	SPIDER FLOWER
	5 GAL 3' O.C.	ARTEMESIA CALIFORNICA	SAGEBRUSH
	5 GAL 3' O.C.	ERIOGONUM FASICULATUM	CALIFORNIA BUCKWHEAT
	1 GAL 2' O.C.	PENSTEMON, SPP	PENSTEMON
	1 GAL 2' O.C.	ERIOPHYLLUM NEVINII	GOLDEN YARROW
	1 GAL 2' O.C.	ACHILLEA MILLEFOLIUM	YARROW
	1 GAL 2' O.C.	ASCLEPLIAS SPECIOSA	SHOWY MILKWEED

ORNAMENTAL GRASSES + GROUND COVERS

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME
	5 GAL 3' O.C.	PENNESETUM SPATHIOLATUM	SLENDER VELDT GRASS
	5 GAL 3' O.C.	MUHLENBERGIA CAPILLARIS	PINK MUHLY
	5 GAL 3' O.C.	MUHLENBERGIA DUBIA	PINE MUHLY
	1 GAL 2' O.C.	BOUTELOUA GRACILIS	BLUE GRAMMA GRASS
	TRAYS	SEDUMS, SPP.	STONECROP
	TRAYS	AEONIUM, SPP.	TREE HOUSE LEEK
	TRAYS	ECHEVERIA, SPP.	CHICKS AND HENS
	TRAYS	ALLIUMS, SPP	ONION LILLY

LEGEND

- 1 BIKE RACKS
- 2 PLANTING
- 3 EXISTING CITY BIKE RACKS
- 4 REPLACEMENT STREET TREE
- 5 36" BOX TREE IN FIBERGLASS PLANTER
Chilopsis linearis 'Bubba' // Desert Willow 'Bubba' Tree
- 6 PERIMETER ORNAMENTAL GRASSES + GROUND COVER



5th Street Landscape Elevation

TINA CHEE landscape studio
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ARCHITECTS

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OUTDOOR EXPERIENCE



surrounded by the cooling effects of landscape



comfortable seating areas surrounded by planting



dining areas adjacent to community garden planters



resident vegetable gardens creating community



wood deck and planting creating a seamless experience



interactive actiities such as ping pong



resident gathering at roof top movie night



BBQ amongst garden planters

Skid Row Housing
713 E. 5th Street, Los Angeles, CA 90013
APN 5147-010-002

EDWARD HOTEL, LP

Reference Images
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PLANTING PALETTE



Chilopsis linearis // Desert Willow Tree



Acacia cultriformis // Knifeleaf Acacia shrub



Grevillea // Spider Flower shrub



Bouteloua gracilis // Blue Gramma Ornamental Grass



Eriophyllum nevadense // Woolly Sunflower



Pennstemon



Extensive Green Roof planting



Sedums // Stonecrop

Skid Row Housing

713 E. 5th Street, Los Angeles, CA 90013
APN 5147-010-002

EDWARD HOTEL, LP

Reference Images

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