# Historic Assessment: 1342 West Adams Boulevard

Prepared by: Anna Marie Brooks Architectural Historian

June 8, 2013

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#### A. Executive Summary

The purpose of this report is to evaluate the vacant former residence, most recently utilized as a religious facility, located at 1342 West Adams Boulevard, known as 1342 West Adams Street at the time of its construction in 1898 ("Subject Property"), to determine whether it meets the requirements of a historical resource in accordance with Section 15064.5 of the California Environmental Quality Act ("CEQA") guidelines. The parcel is at the southeast corner of West Adams Boulevard and Menlo Avenue, in the North University Park Specific Plan to which is it is a historic contributor, in the West Adams district of Los Angeles in the 90007 zip code. The conclusions in this report represent the professional opinions of the author and are based on the data found through research of the historical and architectural background of the Subject Property that was available at the time of preparation, the application of local, state and federal criteria of eligibility, and best professional practices.

The resource to be evaluated is a two-and-one-half story, single family residence located at 1342 West Adams Blvd, Los Angeles, CA 90007. The County Assessor's Parcel Nos. are 5055-006-002 and 5055-006-011. The parcel is sited in the Rowley Tract. According to the *Los Angeles Journal*, the residence was designed by Eisen & Hunt and constructed in 1898. In 1911, according to Building Permit No. 4049, [illegible] & Burns transformed the original rectangular structure into an elongated L-form with a large overhanging chamber to the south which formed a porte-cochere beneath, and, following an elimination of the carriage entrance at the east from West Adams Street, added additions in its place. Thereafter, a third transformation took place when architect C. F. Skilling rendered the residence once more in 1933, as part of the new Roger Williams Baptist Church. However, little of his changes remain, if they were ever executed, as rendered.

No early sketches nor photos of the house, of any designers' hand, could be found.

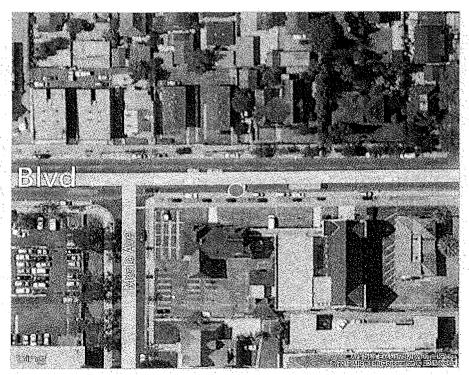
The vacant structure is listed in the North University Park Specific Plan, 1982-1983, executed by the Environmental Section, Bureau of Engineering, Department of Public Works, City of Los Angeles. It is not listed on a state or federal register. It is not a Historic-Cultural Monument within the City of Los Angeles.

The Subject Property was evaluated at every level and found to be historic only as a Contributor for its significance because, "The architectural firm associated with the design of the building is noted for numerous outstanding contributions to the early Los Angeles architectural environment." (from the NUPSP survey, 1982-1983, n.p.). This historian assigned it a rating of 6Z under the California Historical Resources Status Codes or 6Z1 under the older code to the parcel with APN# 5055-006011. Therefore, it does not meet the requirements of a historic resource in accordance with Section 15064.5 of CEQA.

This historian believes that the property would be put to highest and best use by allowing the Applicant to proceed with the Project and the changes that were made by the Applicant and his architect in response to requests made by the Appellants, as set forth in section M, page 63.

#### B. <u>Project Location</u>

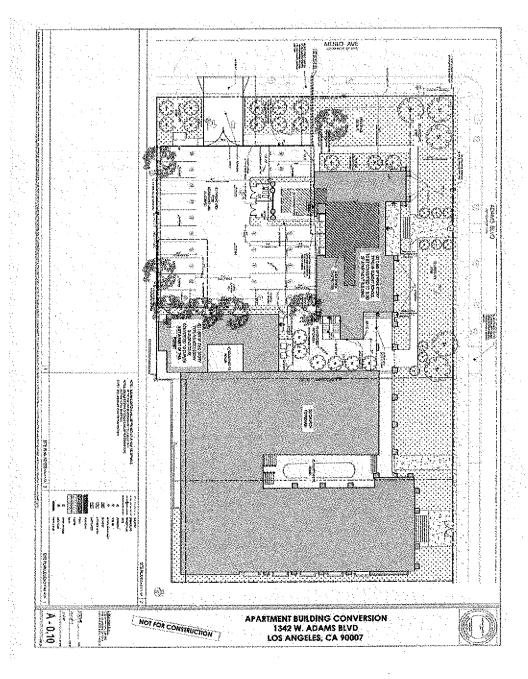
The Project is located at 1342 W. Adams Blvd., Los Angeles, CA 90007, on the southeast corner of West Adams Boulevard and Menlo Avenue, in the North University Park Specific Plan, to which the parcel is a contributor.



Project location: Bing map with Project indicated by blue dot. Source: Bing maps.

#### C. <u>Project Description</u>

The Applicant proposes to convert two structures from office and Sunday school use to multi-family use including a rehabilitation and restoration of the exterior of both structures; addition of new dormers and exterior deck/stairs to the primary structure; addition of 184 square feet to second story of accessory structure; and landscaping, gate and other related improvements to the site ("the Project").



Site plan for the Project. Not to be utilized as a construction document.

The following Project elevations were provided by L&V Architects, Inc.



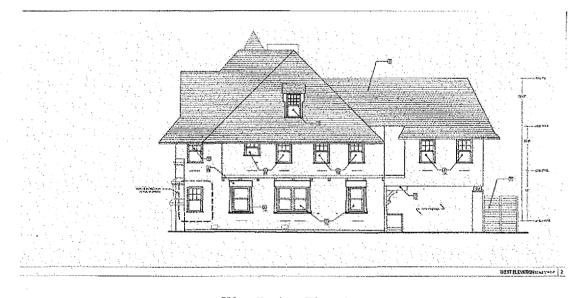
North Project Elevation Drawing not for Construction.



East Project Elevation Drawing not for Construction.



South Project Elevation Drawing not for Construction.



West Project Elevation Drawing not for Construction.

#### D. Research and Field Methodology

In order to make a determination whether 1342 W. Adams Boulevard is a Historic Structure within the City of Los Angeles, information was assembled from various sources, including:

- 1. Previous historic surveys completed in the City of Los Angeles;
- 2. Building permit records at the offices of the Los Angeles Building & Safety Department;

- 3. Los Angeles County Assessor's records;
- 4. Los Angeles City Directories;
- 5. Los Angeles Law Library;
- 6. California Historical Resources records of the State Office of Historic Preservation;
- 7. Online historic database of the City of Los Angeles Department of Planning, known as ZIMAS;
- 8. Community Redevelopment Agency Historic Resources Inventory;
- 9. California Index, at the Los Angeles Public Library;
- 10. Proquest: Historic Los Angeles Times;
- 11. <u>www.lapl.org</u> online photo database;
- 12. Online historic resources;
- 13. Standard hard copy historic resources.

A complete Bibliography is included at the end of this report.

The information is presented as a narrative. This assessment is required by the Regulations for California Register of Historical Resources that were formally adopted by the State Historical Resources Commission on January 1, 1998. At a minimum, these regulations require that a qualified architectural historian complete a historic resources assessment. The photographic documentation is included within the body of the narrative.

Anna Marie Brooks, architectural historian, made field visits to the proposed project site on May 24, and June 7, 2013. Ms. Brooks meets and exceeds the Secretary of the Interior's professional qualification standards in the discipline of architectural history.

#### E. Current Setting

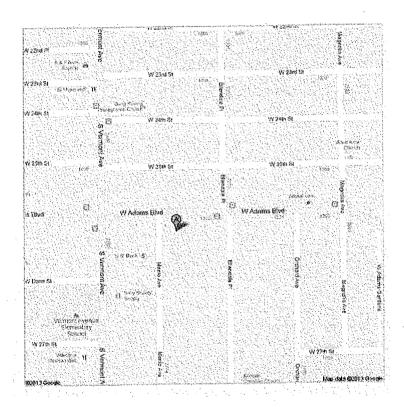


1342 West Adams Boulevard

The institutionally long-utilized residence at 1342 W. Adams Blvd. has been vacant since October/November 2012. The Roger Williams Baptist Church found auxiliary uses for the building for 70 plus-or-minus years. There is an open, approximately six foot, metal fence surrounding the Project and the Church, that will be reduced to a minimum of 42" high in the front yard. The current condition of the house is poor/uninhabitable.

#### F. The Neighborhood

1342 West Adams Boulevard is located in the West Adams district, at the southeast corner of West Adams Boulevard and Menlo Avenue, on flat land, to the northwest of the University of Southern California, and 3.1 miles south of Los Angeles City Hall. It is a Contributing structure to the North University Park Specific Plan, based solely on its significance.



Google map of location with 1342 West Adams Blvd. indicated as a red A.

#### G. <u>Architectural Description</u>



1342 West Adams Blvd.

The architectural description provided by a member of the Environmental Section of the Bureau of Engineering of the City of Los Angeles in 1982-1983 North University Park Specific Plan survey is as follows (no page numbers are present in the survey):

This building is two and one half stories in height with stucco exterior walls and a steeply pitched complex roof system. It is built with an irregular shaped plan and is designed in an eclectic manner with chateauesque influences.

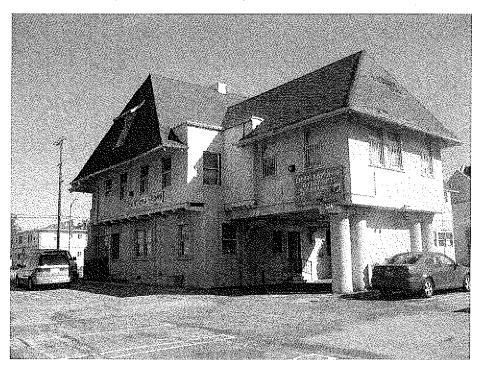
Major architectural features include an asymmetrical façade with the entrance located in a recessed plane, flanked by pairs of windows and located on a raised terrace that is accessed by a short flight of stairs, a roof composed of many planes, dormers, intersecting gables, skirts and mansared elements, a rear porte cochere and an overhanging second floor.

Architectural details include flat window and door openings, shelves over the entrance door, and side windows as well as below a four window element above the entrances, leaded glass with distinctive pattern, a massive entrance door with decorative emblem, and buttress-like terminations of the wall planes.

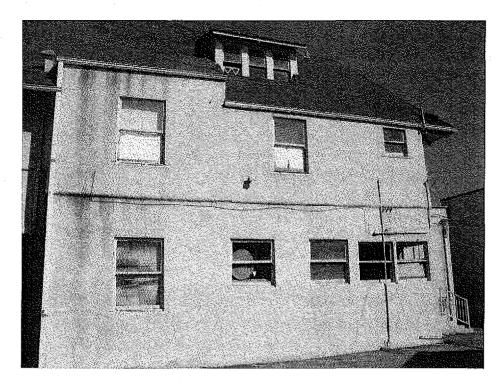
The building has been altered recently by the addition of cloisters that connect it to other buildings in the complex and also by an early remodel that added to the size of the building.



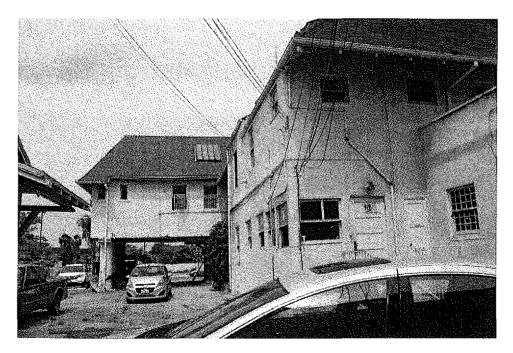
Project viewed to southeast from Roger Williams Baptist Church, to Cloister, to former residence, with east and south additions.



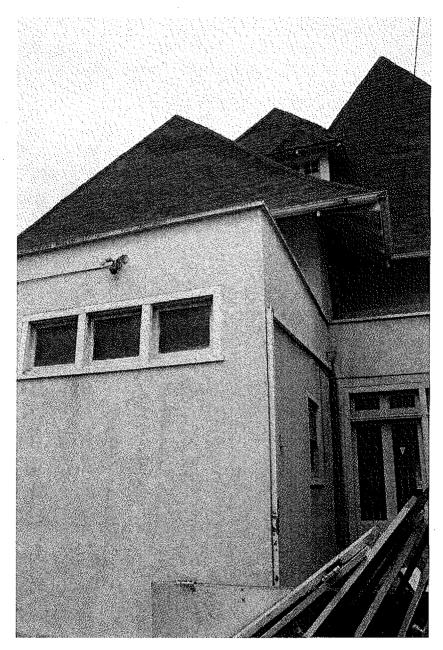
West elevation, viewed from the southwest; south elevation of added porte-cochere and second story chamber.



East end of south elevation, view to northeast.



East elevations of residence, view to west.



Remainder of east elevation, just short of joining cloister at north: View to west, with graffiti.

The William T. Bishop Residence was designed as a single family residence in 1898 by renowned architects Eisen & Hunt, according to the "Building and Contracting" column subtitled "Building Contracts" in the February 4, 1898, edition of the Los Angeles Journal.

### H. Area History: North University Park in the West Adams District of the City of Los Angeles.

The district was built on land formerly utilized for fruit ranches. The area was developed after the great boom of 1887, and following the growth of the street car line which ran from downtown Los Angeles to the agricultural show grounds and racetrack (now Exposition Park), finished in 1891. The annexation of the area by the City in 1886 rendered it part of the Western Addition and marked the beginning of development in the area.

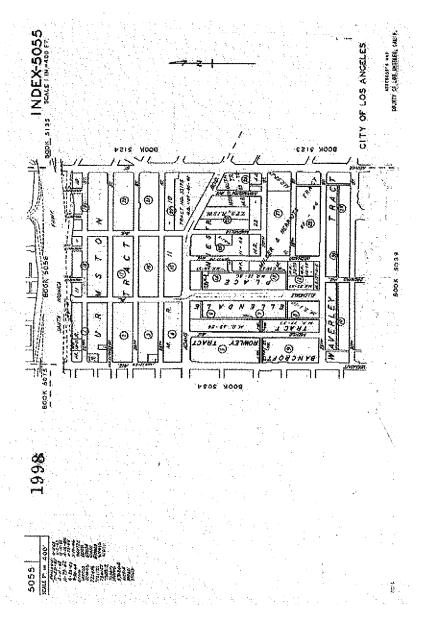
In January 1896, the Rowley Tract was recorded by Edwin S. Rowley, who arrived in Los Angeles in 1893, after having made several visits to the City from Omaha. He was one of two founders of the Guaranty Trust & Saving Bank in Los Angeles.

Rowley was born in 1857 in Oshkosh, Wisconsin, the son of a Vermont attorney. He removed to South Dakota where he was involved in founding and managing banks. Thereafter, Rowley moved to Omaha, Nebraska, where he was connected with the Union National Bank. He was active in real estate and subdivided the Rowley Tract for residential construction.

Mr. Rowley was a member of the Masons, the Los Angeles Athletic Club, the Los Angeles Country Club, and of the California Club.

The Rowley Tract runs along the east and west sides of Menlo Avenue, south of West Adams Boulevard to the public walkway which crosses Menlo Avenue.

By 1910, the wealthiest members of the district began moving onward to more prestigious districts to the west and northwest.



The Rowley Tract is shown on the above Assessor's map. Source: www.maps.assessor.lacounty.gov/mapping/viewer.asp

#### I. Construction History

William T. Bishop purchased Lots 1, 2, and 3 of the Rowley Tract. The address of the Subject parcel began as 1342 West Adams Street, but in 1928 changed to 1342 West Adams Boulevard, Los Angeles, California. It later acquired the zip code 90007. It is located in the West Adams district of the City. No construction or sale notices were found in either the Los Angeles Times or the Los Angeles Daily Hearld, although considerable social coverage was found, particularly in the Los Angeles Daily Herald.

No building permits for the City of Los Angeles are existent pre-1905, therefore for buildings designed and constructed pre-1905, one relies on announcements of architects, and other legal building notices in various Los Angeles newspapers.

The Los Angeles Journal, posted the following agreement, plans (although no plans were posted in the newspaper) and specifications for the future residence on February 4, 1898:

#### File February 3.

Agreement, plans and specifications: W.T. Bishop owner, Eisen & Hunt architects, Ferris & Menegay contractors, to on to before 100 working days from date of contract erect a two and one-half story frame residence on lot 1 and north 30 feet of lot 2, Rowley tract, consideration, \$4,150 to be paid as follows: \$390 when first tier of joists is on, \$500 when roof rafters are on, \$600 when ready for lathing, \$650 when plastered and sash hung, \$400 when generally finished, \$500 when ready for painter, \$100 when completed, \$1100 35 days after. Bond \$1100, sureties C Scheerer, WB Reese and William Zinn.

### BUILDING AND CONTRACTING

#### BUILDING CONTRACTS.

Filed February 3.

Agreement, plana and specifications; C.P. Morehouse owner, F. E. Roshrig architect. Alten & Flanders contractors, to on or before March 15, 1896, erect a barn on a portion of let 7 of J. M. Hill's subdivision, consideration \$2265, to be paid as follows: \$500 when frame is up, \$500 when outside is fluished, \$608 when completed, \$507.35 days after. Bond \$500, sureties Samuel Bondy and Austin Munger.

Agreement, plans and specifications:—WT Bishop owner, Eisen & Hunt architects, Ferris & Memegay contractors, to on or before 109 working days from date of contract erect a two and one-half story frame residence on let I and north 30 feet of let 2, Rowley tract, consideration, \$4150, to be paid as follows; \$330 when first the of joiets is on, \$500 when roof rafters are on, \$600 when ready for lathing, \$650 when plastered and such imag. \$400 when generally finished, \$500 when ready for painter, \$100 when completed, \$1150 35 days after. Bond \$100, spreties C Scheerer, W B Reese and William Zhm.

Source: Los Angeles Journal, Feb. 4, 1898, p. 4.

On February 28, 1898, the *Los Angeles Journal* under "Building and Contracting," in the subheading "Building Permits," reported:

#### February 26

12778 W Bishop owner, dwelling, Adams and Menlo \$4500.

#### BUILDING PERMITS,

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Source: Los Angeles Journal,

Feb 28, 1898, p. 4.

moreial \$75

In 1911, Bishop decided to expand his residence at the corner of West Adams Street and Menlo Avenue. He commissioned [illegible] & Burns to design the addition with contracting assigned to F. L. Somers. They first demolished the standing carriage drive to the east of the residence from West Adams St. The architects also added six feet to the east [illegible] dining room and 11 feet to east end of the pantry. That was replaced with a second story [illegible] 21' x 23' overhanging chamber on the south side (which was supported by pillars, providing the portecochere). The size of the additions were recorded as 21' x 23', 6' x 15', and 11' x 11'. Permit No. 4049 was issued May 12, 1911.

The changes made to the original design of the residence by architects [illegible] & Burns transformed the virginal design by Eisen & Hunt from a rectangular form to somewhat of an elongated-L, with additions to the east and a second story, over a newly formed porte-cochere, at the southwest. Thus, the carriage entry from Adams changed, most likely to an automobile entry, eastward from Menlo Ave.

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Source: Permit No. 4049, issued May 12. 1911.

W. T. Bishop also added a pergola, just after Christmas, 1911. The pergola was at the rear of the lot and was 8' x 8' in dimension. It was to be constructed of 6" x 6" posts with 4" x 6" timbers over the posts and lattice railing on two sides about 2'- 6" high. The pergola was set forth by Permit No. 12440, issued on December 28, 1911.

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Source: Permit No. 12440, issued Dec 28, 1911, p.1.

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Source: Permit No. 12440, issued Dec 28, 1911, p.2.

William T. Bishop had one more permit pulled for the parcel on September 27, 1921. It was a simple permit to take all finish from 2 rooms and replace with new. The type of finish was not indicated.

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Source: Permit No. 24598, issued September 27, 1921.

There is no record of another permit being issued to the parcel until the Roger Williams Baptist Church acquired the former Bishop residence. The three parcels which the residence occupied, as well as two vacant parcels to the immediate east, were gained in a trade by the Church. The Church's parcels at 29th and Orchard; Grand Ave.; and the northwest corner of Jefferson and Trinity were traded by the Church for the land-plus-residence at West Adams Blvd. and Menlo Ave. The congregation and their Sunday school met in the former house from the time they acquired the property at West Adams Blvd. and Menlo Ave., in 1931. The Roger Williams Baptist Church pulled no permits until November 23, 1933, a few days before Architect C. F. Skilling publically released his plans, along with a description, in the *Los Angeles Times* in December 1933.

Permit No. 16780, issued November 23, 1933, states that the material of the existing walls, of the standing residence are "wood." The permit describes proposed construction work as:

Existing rooms are to be divided into classrooms as shown on plan [no plan is exant], a new stair added, a new toilet added, an old toilet moved. All inside walls, ceilings and partitions covered with wood floors. New work consists of partitions, stairway, several new doors and windows, new flues over old concrete flues, new toilet, new fiber board on walls, partitions and ceilings.

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Source: Permit No. 16780, issued November 23, 1933, p.1.

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Source: Permit No. 16780, issued November 23, 1933, p. 2.

As noted in the permit above, the applicant was not Architect C. F. Skilling or his representative. It is therefore assumed to have been written by a church member and it was in fact signed by J. W. Lynn, Church Building Contractor and Financial Society. This educated assumption is supported by the following announcement by architect C. F. Skilling which appeared in the October 6, 1933, edition of Southwest Builder and Contractor:

CHURCH BUILDING --Architect C. F. Skilling, 1008 W. Adams St (PR8434), reports that bids will probably be rejected for the church building to be built on Adams St., between Menlo and Ellendale Sts., for the Roger Williams Baptist Church. Work will probably be handled by segregated contract under the supervision of Mr. Lynn, chairman of the building committee, corner of Adams and Menlo Aves. (RE3365). The building will be a one and part two story structure, containing chapel, Sunday school and gymnasium. It will be 141 X 100 feet in area: frame and stucco construction, slate, composition and mastic roofing, steel girders, steel sash, wood floors, tile work, etc.

Permit No. 17284, issued Dec 7, 1933, carried the following information:

Same with addition including #1314 and 1320 W. Adams Blvd. No general contractor. The owner will erect building. No building on Lots 7 and 8 Ellendale Tract. Two buildings on Lots 1, 2, and 3 Rowley Tract.

It is proposed to erect a church auditorium to seat about 550, also a gymnasium, social hall, kitchen, pastor's study, choir room, toilets etc. of frame and [illegible] construction, new buildings to be connected with old by means of a covered cloister. Material exterior walls concrete.

Amount of concrete required: 1320 sacks Amount of steel reinforcement: 1500 pounds

This was the main permit for the construction of the edifice and cloister of the Roger Williams Baptist Church.

## CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING DIVISION

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Permit No. 17284, issued December 7, 1933, p. 1.

# PLANS, SPECIFICATIONS, and other data must be filed if required. NEW CONSTRUCTION Size of Addition 1915 x 1.18, Size of Lot 11.2 x 1A L. 6. Number of Stories when complete. (3) No required structed. Sign Here

Permit No. 17284, issued Dec 7, 1933, p. 2.

Permit No. 1534, issued January 30, 1934, is to, "Add stairway from stair hall adjoining girl's dressing room to second story of building formerly used as private garage but now used as Sunday school class rooms." This was in another accessory building, not in the former residence, but in the former garage for which no permit was found. This permit was applied for by C. F. Skilling.

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Permit No. 1534, issued January 30, 1934, p. 1.

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Permit No. 1534, issued January 30, 1934, p. 2.

Permit No. 1584, issued January 31, 1934, is to be, "an alteration to a one story [illegible] attached to a two story building which was formerly used as a private residence, but is now used as a church and Sunday school. A new church building is now being erected on lots adjoining this property to the east. Add stairs." Although plans were indicated, none were found at the Los Angeles City Building & Safety Department. This permit was signed by architect C. F. Skilling.

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Permit No. 1584, issued January 31, 1934, p. 1.

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Permit No. 1584, issued January 31, 1934, p. 2.

Permit No. 4369, issued March 30,1934, was to, "Plaster existing bldg on metal lath. New: the building was formerly a private residence, is frame building with exterior covered with wood shingles, the building is now used for Sunday School work and is in good condition, but it is the desire of the owner to plaster entire exterior over [illegible] to match adjoining new building now being erected – see over."

There was no "over." According to the permit the owner was to be the contractor. The permit was signed by architect C. F. Skilling. An amendment was also signed by Skilling. The amendment read as follows:

No work of any kind will be done under this permit except exterior plastering as mentioned in the application. All work will be done in conformity with Sections 201 and 269 of the Los Angeles City Building Ordinance. Shingles to be removed w/1 x 1½ [stops 16 # o.l.?] to be placed on ext wall. — C. F. Skilling

DEPARTMENT OF	USE THE OR INDELIBLE PENCIL.  F LOS ANGELES INDELIBLE PENCIL.  BUILDING AND SAFETY  DING DIVISION
Application to Alter.	Repair, Move or Demolish
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Permit No. 4360, issued March 30, 1934, p. 1.

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Permit No. 1584, January 31, 1934, p. 2.

Permit 5841 was issued May 2, 1934 to the Fontbrewster Tile & Marble Co. for the Church building to do tile work at the interior of that building.

3	DEPARTMENT	OF LOS ANGELES  OF BUILDING AND SAFETY ILBING DIVISION	use incor Indelible penc
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To the Board of Ru			
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Permit No. 5841, issued May 2, 1934, p. 1.

#### PLANS, SPECIFICATIONS, and other data must be filed if required.

#### NEW CONSTRUCTION

Size of Additionx. Size	
Material of Foundation	Width of Footing Depth of footing below ground
Width Foundation Wall	Size of Redwood Sill
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Permit No. 5841, issued May 2, 1934, p. 2.

Permit No. 5872 was issued March 6, 1941, to contractors Pollock & Brown for the Sunday School & Club Room. Material of existing walls: Frame. The permit was to, "Convert rear porch and Bedroom into Kitchen and dinette – to make Keeper's quarters."

DEPARTMENT OF BUILDING AND SAFETY  BUILDING DIVISION  Application to Alter, Repair, Move or Demolish  To be hard of Building and Section to Control of the C	THE PARTY OF	usk in Imbelider			-		alter town s
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Permit No. 5872, issued March 6, 1941, p. 1.

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Permit No. 5872, issued March 6, 1941, p. 2.

Permit No. 8981, issued April 8, 1941, was to tile an un-named portion of the Church. The contractor was W. S. Downing.

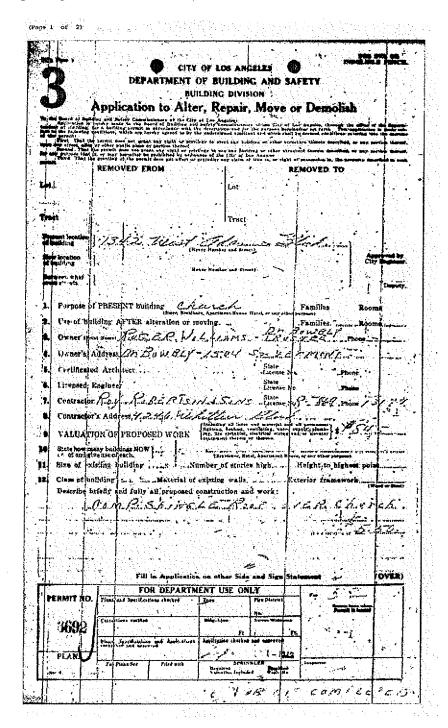
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Permit No. 8981, issued April 8, 1941, p. 1.

# PLANS, SPECIFICATIONS, and other data must be filed if required. **NEW CONSTRUCTION** Width Foundation Wall. Size of Redwood Sill. x Material Exterior Walls FOR DEPARTMENT USE ONLY (1) REINFORCED CONCRETE The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from Barrels of Cement. Tons of Reinforcing Steel .... (3) No required windows will be ob-structed. There will be an unobstructed passageway at least (10) feet wide, extending from any dwelling on lot to a Postreet or Public Alley at least 10 feet in width.

Permit No. 8981, issued April 8, 1941, p. 2.

Permit No. 3692, issued March 1, 1944, was to contractor Roy Robertson & Sons, to install a "Comp shingle roof over church."



Permit No. 3692, issued March 1, 1944, p. 1.

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Permit No. 3692, issued March 1, 1944, p. 2.

Permit No. 39919, issued March 16, 1956, was for wet sandblasting of an unspecified area by the AAcco Sandblasting Co.

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Permit No. 39919, issued March 16, 1956.

Permit No.58561, issued April 19, 1968, to contractor Chief & Co. was to, "Plaster Gym Room." in the Church.

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Permit No. LA58516, issued April 19, 1968.

Permit No. 2802, issued January 29, 1970, was for the Sunday school and house, taken to be the accessory building to the church/the former residence. The owner was to act as contractor in the stuccoing of the front and west walls of building.

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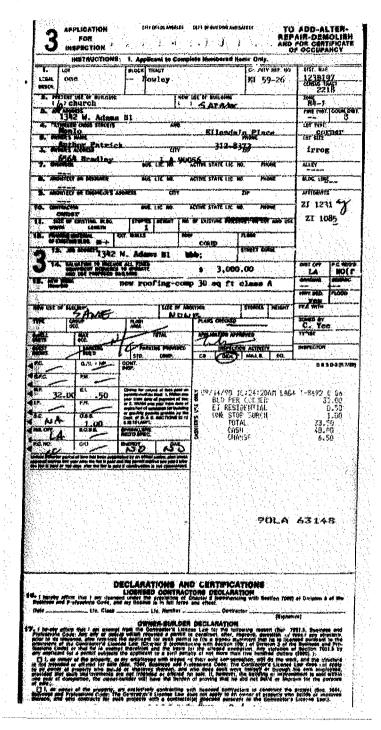
Permit No. 051045, issued Jan 29, 1970.

Permit No. 2803, was issued January 29, 1970 to the owner of the Church to, "stucco exterior west wall."

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Permit No. 0510590, issued January 20, 1970.

Permit No. 63148, issued September 14, 1990, to contractor Author Patrick, for a, "new roofing, comp 30 sq ft, class A."



Permit No. 63148, issued September 14, 1990.

Permit 00016-10000-04235, issued March 12, 2003, to David Clare Breiholz as contractor to, "INSTALL H/E WHEEL CHAIR LIFT/SHAFT a (E) CHURCH."

1342	W Adams Blvd				Application #: Plan Check #: Event Code:	The second second	10000 - 0423 a: 05/09/13 01:42 P
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Permit 00016-10000-04235, issued March 12, 2003, p. 1.

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(E) BREHIOLZ, DAVID CLARE  (O) OWNER-HURLDER	ADDIUSS 1852 LOMITA BLVD STE 210, LOMITA, CA 90717	SS LICESSES PHONE 2 C17428 (323) 779-2022

Permit 00016-10000-04235, issued March 12, 2003, p. 2.

#### J. Statement of Significance

The property at 1342 West Adams Blvd., built in 1898, was found to be significant by the Environmental Section of the Bureau of Engineering, Department of Public Works, City of Los Angeles in their 1982-83 survey only for:

The architectural firm [Eisen & Hunt] associated with the design of the building is noted for numerous outstanding contributions to the early Los Angeles architectural environment.

#### 1. Historical Significance Under CEQA

The following identifies the criteria for listing a resource on the California Register of Historical Resources, and it is applied to the Subject Property immediately below each criterion. According to 15064.5(3) of the CEQA Guidelines, a resource shall be considered by the lead agency to be, "historically significant," if the resource meets the criteria for listing on the California Register of Historical Resources. California State Law and Historic Preservation Statutes, Regulation and Administrative Policies Regarding Historic Preservation and Protection of Cultural and Historical Resources define the criteria for listing on the California Register for Historical Resources as listed below. An historical resource must be significant 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;

This historian could discover no events associated with the Subject Property that have made a significant contribution to the broad patterns of local or regional history, or to the cultural heritage of California or of the United States.

(2) It is associated with the lives of persons important to local, California, or national history;

The Subject Property is associated with William T. Bishop, who with his uncle, Roland P. Bishop, founded and managed Bishop & Co., the largest west coast manufacturer of crackers and candy, especially chocolates, cocoa, cookies, plum puddings, crystalized fruit, beans, jams, jellies and preserves. Bishop & Co. was in operation from 1877 to 1930. Over half of the workers were women. The company's final expansion was to 7<sup>th</sup> Street and Central Avenue at the Union Terminal, where it expanded to a seven story factory. By 1922 Bishop & Co. manufactured 15,000 pounds of chocolate daily. Bishop had offices in New York, Seattle and San Francisco. The company sold their products in 24 countries including Australia and China. William T. Bishop sold Bishop & Co. in 1930, but stayed on as regional President, having received about \$6,063,750 of National Biscuit Company common stock.

In 1928 William T. Bishop moved on from his West Adams residence to a new and much grander compound in Bel-Air. That residence was covered by Neel D. Parker in the April 1931 issue of *California Arts & Architecture*.

The former residence was traded to the Roger Williams Baptist Church which cut it up with partitions, and covered with fiber board all the ceilings and remaining walls, destroying the interior. The Church's congregation wanted the old house to match the new church, so they persuaded architect Skilling to link it via a cloister and make it uniform by slathering the residence in stucco, obliterating the ex-William T. Bishop residence.

The Subject Property is associated with William T. Bishop who was important to local California and national history, but who moved onward in 1928, to a palatial new architect-designed residence in Bel Air.

(3) The building embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values:

The Subject Property no longer embodies the distinctive characteristics of a type, period, region or method of construction. The construction of the building was documented by the Los Angeles Journal in 1898. The structure possessed distinctive characteristics at the time of its design by Eisen & Hunt, although no sketches or early photographs could be found.

The building is one in which the work of one set of renowned architectural partners is augmented by another pair of renowned architects and that, in turn, is obliterated by another renowned architect, who in this case was working at the insistence of the congregation of the Church whose edifice he designed. This rendered the work of the first two pairs is relatively null.

The building was the work of masters, but as it stands, it no longer possesses high artistic values nor represents the work of masters.

(4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

The Property has not yielded, nor does it have the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

#### 2. Integrity

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described in section 4852(b) of this chapter and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting,

materials, workmanship, feeling and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

The following criteria are deemed necessary to determine integrity:

Location: The residence retains its original location at 1342 West Adams Boulevard, although when the residence was built the address was 1342 West Adams Street.

Design: The design underwent drastic changes to its total appearance when it was stuccoed at the insistence of the Roger Williams Baptist Church, either in 1934, or perhaps in 1970 (for which there are permits).

Setting: The setting is a mixed block of formerly single family residences, none of which are any longer occupied as such and a later-built church building which lead to the addition of a cloister and the stuccoing of the former residence.

Materials and Workmanship: The former residence was wood frame. Originally it was shingle covered and some of those shingles survive on the enclosed northwest porch. It is not known, at this date, what surface [illegible] & Burns may have utilized in their additions. C. F. Skilling was persuaded to match the stucco of the church on the cloister and to encase the original residence and its additions in stucco, thus obliterating over 90% of the original materials.

The building lost the majority of its original materials when stucco was applied. Pillars gained too much weight and the beam ends were diminished by the stucco. The building had roof finials in the 1933 C. F. Skilling rendering, but no evidence is found of them on the presently tattered roof.

The workmanship involved in a pre-turn-of-the-twentieth century shingle-clad residence by some of Los Angeles' best architects of the day would be (and is in the small sections which remain) truly impressive. The same cannot be said of the remaining institutionally utilized for 70 years more-or-less structure slathered in stucco.

Feeling and Association: The house at 1342 West Adams Blvd. no longer retains the feeling of the original shingle clad, single family residence. The tallness of the roof masses does not comport with a stucco coating and the stucco clad columns look cartoon-like. The northwest porch was enclosed by the final architect to gain more interior space, although the windows do not comport with architect Skilling's rendering. There is a stucco covered wall that has been added between the columns of the porte-cochere. The north terrace and parapet wall that are in Skillings's rendering are no longer present, if they ever were, and the steps that approach it now differ from the rendering. Architect Skilling's rendering carries no buttresses past the west side

of the driveway entrance through the arch. No one knows who added buttresses to the institutional structure.

The Association of the Subject Property with the rest of the church elements is difficult to comprehend. The former residence at the west end of the block seems set apart, on its own. The somewhat dilapidated-look of the houses across the street seems to indicate that they are not a part of an HPOZ nor of a Specific Plan. It is the one shared element of the block.

Thus, due to changes over the past 115 years, the residence at 1342 West Adams Blvd. currently lacks integrity.

#### 3. Conclusion

After researching the history of 1342 West Adams Boulevard in the North University Park Specific Plan within the West Adams district of Los Angeles, CA 90007 with APN #5055-006-011, and documenting the exterior of the Subject residence, it is concluded that the building is not eligible for listing in the California Register of Historical Resources under criterion 1, 2, 3 or 4. Further, the building lacks integrity.

The building is not located within a designated Federal or state historic district. The building is a Contributor to the North University Park Specific Plan which has a historic component that treats contributing structures as they would be considered in a Historic Preservation Overlay Zone. However, when this former residence was surveyed by the Environmental Section, Bureau of Engineering, Department of Public Works of the City of Los Angeles, which executed the survey in 1982-83, they stated that the significance of the structure was solely due to, "The architectural firm [Eisen & Hunt] associated with the design of the building is noted for numerous outstanding contributions to the early Los Angeles architectural environment."

The building is not a Los Angeles Historic-Cultural Monument. The cumulative changes, as set forth in this report, render the residence at 1342 West Adams Boulevard ineligible for listing in the California Register of Historical Resources and thus, the building is not a historic resource for the purposes of CEQA.

#### K. Analysis

This document is prepared on behalf of 1342 W. Adams Holding, LLC, owners, as an analysis of the potential for designation of the Property located at 1342 W. Adams Boulevard, Los Angeles, California, 90007 for consideration as an Historic-Cultural Monument by the City of Los Angeles Cultural Heritage Commission.

The City's Cultural Heritage Ordinance defines an "historical or cultural monument" as:

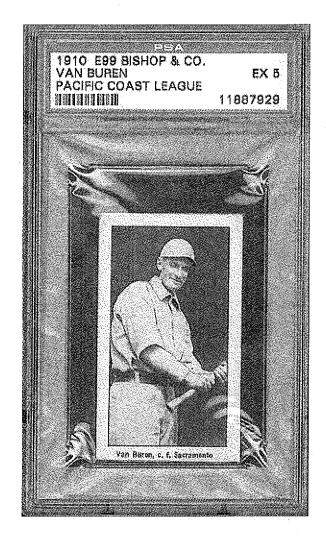
[A]ny site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic or social

history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer, or architect whose individual genius influenced his age. (Los Angeles Administrative Code, section 22.130.)

This definition effectively identifies four standard criteria which must be analyzed in determining the historic or cultural significance of a given "site." The body of this report evaluates the significance of the Property in the context of these four standard criteria.

(1) The Property at 1342 West Adams Blvd. Exemplifies Aspects of the Cultural, Economic, or Social History of the Nation, State, or Community.

Bishop & Co. issued Pacific Coast League baseball cards in 1910 and 1911. The E99 series cards released in 1910 do not have the name of Bishop & Co. on the rear. The company name was added in 1911 to the E100 series cards. 1½" X 2¾" in dimension, with a black & white player photograph and a solid colored background of purple, green, blue, yellow, or red but seldom black. These cards are considered rare and valuable. Excellent examples sometimes bring over \$1,000 each at auction. Through these baseball cards Bishop & Co. lives on in the minds of Baseball and Candy card collectors who can afford to bid for them.

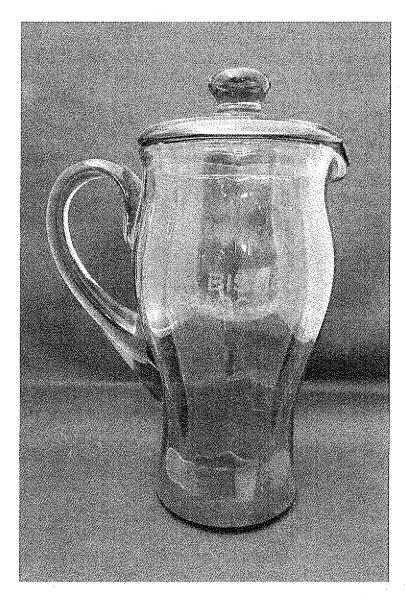


Front side of E99 Series Pacific Coast League baseball card packaged for sale at auction.

This picture is one of a set of 25 BASEBALA PLAYIES in the COAST LEAGHE, as follows:

Reade, Portland
Olser, Portland
Olser, Portland
Evenes, Portland
Byones, Portland
Olser, Colligad
Olser, Califord
Nelson, Onland
Catebase, Califord
Wolvesten, Cakland
Molder, San Francisco
Transcat, Son Francisco
Transcat, Son Francisco
Transcat, Son Francisco
Transcat, Son Francisco
Nestic, San Francisco
Nestic, San Francisco
Nestic, San Francisco
Medictor, San Francisco
Nestic, San Francisco
Nestic, Los Augeles
Hiller, Foreca, Los Augeles
Hiller, Vernon
Nestical, Vernon
Hilt, Verson
Hilt, Verson
Hart, Sacramonto
Nouve, Sacramonto
Hiller, Sacramonto
Hiller, Sacramonto
Hiller, Sacramonto
Hiller, Sacramonto
Hiller, Sacramonto

Reverse of above 1910 Bishop & Co. Series E99 baseball card.



Bishop & Co. issued a few commemorative items such as the chocolate pitcher in the above photo which also keeps the Bishop & Co. name alive among collectors.

The baseball cards that were issued for only two years, 1910 and 1911, along with some special issue company collectibles are the only exemplifiers of the aspects of the cultural, economic, or social history of the Nation, State, or Community which are now related to Bishop & Co.

Thus, the Property does exemplify aspects of the cultural, economic, or social history of the Nation, state, or community among a *limited* number of Pacific Coast League baseball card collectors and among collectors of the even fewer Bishop & Co. commemorative items.

## (2) The Property at 1342 West Adams Street/Blvd. Is Associated With Historic People or Events.

The original owner of 1342 West Adams Street was William T. Bishop (West Adams Street became West Adams Boulevard in 1928), whose original home was designed by architects Eisen & Hunt in 1898.

Owner William T. Bishop was the son of Richard M. Bishop of Cincinnati, Ohio. Richard M. Bishop was a councilman and mayor of the City of Cincinnati. He was a member of the board of the Southern Railroad; of the State of Ohio Constitutional Convention; and finally became the Democratic Governor of the State of Ohio on January 14, 1878. In the process of becoming Governor, it came to the attention of others that the wholesale grocery company, R. M. Bishop & Co. which he had successfully built 30 years earlier, had been put into financial peril by Bishop's political campaign to become Governor. His son, William T., made a journey to New York City to sort out the loans and was successful in saving R. M. Bishop & Co. which the elder Bishop shared with his two sons, William T. and Reed. In the 1881 edition of the Chamber of Commerce directory of Cincinnati all three were listed as officers in R. M. Bishop & Co.

William T. Bishop removed to Los Angeles, where he and his uncle Roland P. founded Bishop & Co., which, beginning of 1887, manufactured only crackers. They expanded their line until it included chocolates, crystalized fruits, beans, jams, jellies and preserves. Bishop & Co. expanded several times, landing finally at the produce wholesale market at 7<sup>th</sup> Street & Broadway, in a seven-floor factory where they manfactured 1500 pounds of chocolate daily.

William T. Bishop was President of the Los Angeles Chamber of Commerce during the 1923 term.

In 1928 Bishop moved his family to his palatial new mansion, designed by architect Gordon B. Kaufmann, AIA, with hilltop open gardens with water features and distant, unobstructed views by landscape architects Florence Yoch and Lucille Council, at Bel Air – Beautiful Air.

Bishop & Co. which was successful from 1877 to 1930 was purchased in 1930 by the Nabisco Company. William T. Bishop remained as President of the division.

No historic events were discovered to have occurred at 1342 W. Adams Boulevard.

Thus, the Property was associated with William T. Bishop, a historic person who spent several years in West Adams and moved on in 1928 when the area became unfashionable among society. The property is associated with no known historic events.

(3) The Subject Property Is Inherently Valuable as a Specimen of an Architectural Type, Period, or Method of Construction.

While the Subject Property would have been, during the time of Mr. Bishop's residence, valuable as a specimen of an Architectural Type, changes have made it no longer a valuable study tool.

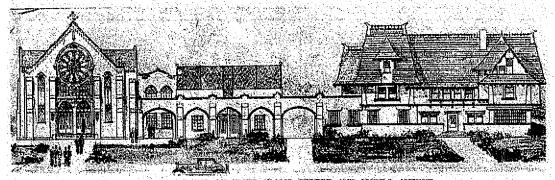
The original rectangular residence was designed by Architects Eisen & Hunt in 1898. The William T. Bishop residence was shingle-clad, with many leaded glass windows and doors, and an open porch with pillars at the northwest.

In 1911 another team of architects left their mark on the William T. Bishop residence, rendering it no longer rectangular. [illegible] & Burns removed the carriage drive at the east which entered from west Adams Street. In its place they added six feet to the east side of the dining room and eleven feet to the pantry. At the south side they added an overhanging 21' x 23' chamber and created a porte-cochere underneath to service the new driveway from the west at Menlo Avenue. The architects transformed the Bishop residence from a rectangle to an elongated- L, still shingle clad.

The third architect inherited the building with his church-design project. C. F. Skilling's challenge was how to re-purpose this former residence which had been utilized by the new Roger Williams Baptist Church for services, Sunday school and related uses from 1930 to 1933 in the most economical way, to add accessory space to the new church. Members of the congregation insisted that it be joined to the new church building via a cloister. They further insisted that it be coated in stucco to match the church and the connecting cloister. And someone added buttresses that were not included in Skilling's rendering. Skilling's rendering further did not include the wide terrace with parapet wall, the differing steps, or the windows which enclosed the northwest porch. The finials which capped the roof appear to never have been installed, or, perhaps they were removed by someone else.

When one references the project rendering of C. F. Skilling, as published in the Los Angeles Times on December 3, 1933, one discovers that the Bishop residence as rendered by C. F. Skilling little resembles the project as it sits at West Adams Blvd. today.

### Construction of New Sacred Edifice Now Under Way



STRUCTURE RISES ON WEST ADAMS STREET AND MENLO AVENUE.

The above architectural perspective shows the new edifice to rise for the Roger Williams Baptist Church. The plans for it were prepared by Architect C. F. Skilling.

Source: Los Angeles Times, Dec 3, 1933, pg. 18.



Removing the former residence from the Church and Clositer makes the changes much more apparent.



The institutionally utilized building as it now appears. (Windows removed for rehabilitation.)

### CHURCH BUILDING PLANNED

tist Church, of which Rev. Hubert C. Mathews is pastor, was begun with an official ground-breaking ceremony at the new site on Adams street at Menlo avenue.

Plans drawn by Architect C. F. Skilling have been completed and contracts awarded for a large part

of the construction.

The church has acquired an excellent site with a frontage on West Adams street of 258 feet and on Menlo of 150 feet. There is at present on the site a fine old fourteen-room residence, the large living-room of which is temporarily being used as an auditorium in which told hold church services, and other rooms for Sunday-school purposes. This building is to be utilized as a parish house and used by different organizations of the church for social affairs. Another smaller building on the premises is now being remodeled for use of the primary and junior departments.

The new building is to consist of a beautifully designed Gothic chapel

Construction of an attractive new mately 600, a large social hall, a edifice for the Roger Williams Bap- | large and completely equipped kitchen, a gymnasium with a clear floor area forty-three feet in width by seventy feet long, which is sufficiently large for a standard-sized basketball court; volley ball, indoor baseball or similar indoor games. This room has a large stage at one end and a spectators' balcony at the other.

There also will be a pastor's study, pastor's library, church secretary's office, board rooms, nursery, etc., in

the new building.

Different units of the building are grouped around an attractive court and connected with each other and with the present building by means of a covered cloister. roof of the gymnasium will be supported by heavy steel girders and specially constructed to be used as a tennis court.

The church, gymnasium and social hall are to be equipped with a complete heating and ventilation

system.

This entire building has been designed to conform with the new with a seating capacity of approxi- building code requirements.

Source: Los Angeles Times, Dec 3, 1933, pg. 18.

The Property at 1342 West Adams Street, now Boulevard, is no longer inherently valuable as a specimen of an architectural type, period or method of construction.

> (4) The Subject Property Is the Work of More Than One Master Architect or Builder.

The Subject Property is the work of two sets of architects and an individual architect. The initial William T. Bishop residence was designed by Eisen and Hunt in 1898. In 1911 [illegible] & Burns added 697 sq. ft. of livable space and changed the residence from a rectangular form to an elongated L-form. Finally, in 1933, architect C. F. Skilling redesigned the now institutionally utilized buidling by the Roger Williams Baptist Church into a Sunday school and other institutional uses and was persuaded by the Church to match its finish to the Church and Cloister's stucco.

Thus, the Subject Property is not known to be the work of a master builder or architect, but a mish-mash of the work of talented architects as transformed by Church members.

#### (5) <u>Conclusion</u>

As demonstrated by primary documentation cited throughout this report, the Subject Property does not meet the criteria for becoming a Historic-Cultural Monument in the City of Los Angeles.

The Subject Property exemplifies aspects of the cultural, economic, or social history of the nation, state, or community among an *affluent and limited numbers* of Bishop & Co. collectibles.

The Property was associated with a historic person who moved on and with no known historic event.

The Property is not inherently valuable as a specimen of an architectural type, period, or method of construction due to the work of multiple noted architects, in phases, and due to the fact that it was architecturally obliterated by the wishes of the members of the Roger Williams Baptist Church.

#### L. Discussion of Potential Impacts

There is one other structure that is not related to the Roger Williams Baptist Church on the 1300 block of West Adams Boulevard. According to records from the Los Angeles County Assessor's Office, the building at the southwest corner of West Adams Blvd. and Ellendale Place, addressed as 2615 S. Elendlae Pl. (and also mistakenly identified as a 1S contributor to the Menlo Ave.  $-29^{th}$  St. National Register district in ZIMAS) was built in 1911 and is no longer utilized as a residence. Then there is the Roger Williams Baptist Church, its Cloister and its building put to institutional use. Thus, the dates of the structures on that block are 1911, 1933 and 1898.

The institutionally utilized building at Subject Property has been vacant since October/November, 2012, according to the owner, 1342 W. Adams Holding, LLC. The building is fenced.

The vacant institutional building sits on three parcels, Lots 1, 2 and 3 of the Rowley Tract. The Applicant [owner] proposes to covert two structures from office and Sunday school use to multi-family use including a rehabilitation and restoration of the exterior of both structures; addition of new dormers and exterior deck/stairs to the primary structure; addition of 184 square feet to second story of accessory structure; and landscaping, gate and other related improvements to the site ("the Project").

The Project was approved by the Department of City Planning after a favorable recommendation from the North University Park Specific Plan Design Review Board and was reviewed by the Cultural Heritage Commission.

An appeal was filed by Laura Meyers on behalf of the West Adams Heritage Association. That appeal is pending before the Area Planning Commission.

This historian has concluded that the highest and best use of the Subject Property is to allow the Project to proceed with the changes set forth in M, Recommendations, below.

#### M. <u>Recommendations</u>

This historian believes that the vacant and fenced former residence at the Subject Property no longer meets the definition of a historic property. By this historian, parcel 5055-006-011was coded as 6Z under the current code or 6Z1 under the older California Codes. Therefore, the property would be put to highest and best use by allowing the owner to proceed with the Project as described herein, with the following changes made by the Applicant and his architect in response to requests made by the Appellants.

The changes are set forth in regular face type. This historian's comments are added in italics, along with Architect C. F. Skilling's rendering of the Roger Williams Baptist Church project which includes an adaptive reuse of the William T. Bishop former residence. The rendering does *not* comport with the former residence building as it exists today.

The Architects' changes include:

- A. Withdrawal of the lot line adjustment so that the Subject Property will be held as one parcel. Along with preservation of the Cloister, this should resolve all CEQA concerns of staff. Ownership issues will be otherwise arranged.
- B. Preserving the Cloister, the connecting structure between the church and the former Residence. The owner is acquiescing to the request of the Appellants and retaining the Cloister in place, as is.
- C. Existing stucco is to remain. (Please see above photo). Even though requested by Appellants, the original residence as designed by architects Eisner and Hunt was a wood shingle home. Two other wood shingle homes, by unknown architects, are to the north, at 1315 and the second at 1323 West Adams Blvd. Remains of the original shingles of the Subject residence exist in portions of the home which were later enclosed, such as the northwest porch.

When one references the partial project rendering of C. F. Skilling, as published in the Los Angeles Times on December 3, 1933, one discovers that the Bishop residence as rendered by C. F. Skilling little resembles the project as it sits at West Adams Blvd. today.



Source: Los Angeles Times, Dec 3, 1933, pg. 18.

#### Differences:

- In the Skilling rendering, the large buttresses cease at the west end of the driveway entrance from Adams Blvd., southward into the church property. There are NO buttresses exhibited on the former residence in Skilling's rendering.
- The interior of the now enclosed northwest front porch, which is <u>not</u> covered by this case, exhibits original columns and a former exterior wall covered by wood shingles. These exterior portion of these columns are now enclosed on the residence's exterior by the added buttresses set there by an unknown hand. No doubt the enclosure of the northwest porch was executed by Skilling to claim more interior space, in the former Bishop residence, for religious use by the church. However, the enclosed porch, as it now exists, resembles the rendering almost not at all. The former residence, as shown in Skilling's rendering, has no buttresses. The size of window panes and number of windows utilized to enclose the porch also greatly varies from the rendering.
- The Skilling rendering shows a much broader front terrace, at the main entrance, surrounded by a parapet wall. Both the broader terrace and the parapet wall, have now vanished, if they ever existed, in reality.
- The entry door carries the raised curlicue design feature which it bears today. The Skilling rendering also shows multi-directional steps up to the terrace. The present steps are uni-directional.
- The roof in the rendering is capped by finials which finish the top edges of the overall structure. Today the roof is simply covered in tattered composition

shingles, which will be replaced. There is no sign that the finials were ever installed.

- D. Retaining and rehabilitating all of the leaded glass doors and windows.

  All leaded glass doors and windows will be rehabilitated in place.
- E. The number of (N) windows has been reduced.
  - There are only 5 new windows located within 2 roof dormers and these are explained in the Staff report under Standard #1, page 7. This justification is standard and applies to all such projects.
  - There are 4 new windows being located within existing openings;
    - 2 of which are in window wells serving the basement (which must be in those locations per the Fire Department);
    - o 2 are the 2 revised openings in the porch in question which is not an alteration of the original residence, but an alteration executed by renowned architect C. F. Skilling in the conversion of the former residence to religious use, most likely to gain additional space in the re-purposed building.
- F. Front door to remain as per original plans.

  The front door in Skilling's rendering is as it sits today and therefore must be retained.

There were also several items discussed at the site meeting with the Appellants that have not been changed. The unchanged items include:

G. The Porch will remain as proposed.

In 1933, the porch was converted in Skilling's rendering to an interior space. The porch is no longer an open area of the re-purposed residence.

H. The original Skylight will not be retained.

The roof dormer, which replaces the skylight, will remain a part of the proposed project. This change can be completely removed, should another use be found for this parcel in the future.

No change to interior space (entry hall).

The interior spaces of this now privately owned residence are not within the jurisdiction of the appeal or discretionary review by the City.

#### N. Proposed Mitigation Measures

This historian believes that the mitigation measures should include A - I, as set forth in Section M, above.

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#### P. Resume of Author

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#### Selected Historic Studies/Consultations:

2013 CRA Historic Analysis of 310 N. Chicago St. for demolition of house to provide parking lot for expanded Art Deco building at 2413 E. Cesar Chavez Ave. 2013 CRA Historic Analysis of 767 S. Central Avenue for demolition. Counter HCM application for the Kite Coffee Shop, corner of Washington Blvd & 10th Ave., 2012 on behalf of the owners: Root 3 Corp. 2012 Historic Structure Report: 316 S. Arden Blvd: House for William DeGroot. Designer: Lewis Clark Carlisle. HSR in conjunction with June Street Architecture. 2012 Historic Structure Report: 7960 S. Fareholm Drive: All Electric Josef Kun Residence #1. Architect: Richard Neutra; Gregory Ain, Collaborator. First Architectural Photographic Assignment for Julius Shulman. HSR in conjunction with June Street Architecture. Historic Structure Report: 418 S. June Street: For developer Chisholm, Fortine & Meikle. 2010 Architect: Clarence J. Smale. HSR in conjunction with June Street Architecture. 2010 Historic Resources Analysis for CRA: 8555 S. Broadway to establish that the building, 1st owner and architect are all historic. 2010 Historic Resources Analysis: 1230 W. 36th St., Los Angeles, to justify demolition of abandoned SFR & construction of new apartment building Historic Resources Analysis: 635 W. 30th St., Los Angeles, to justify fire repair. 2010 Historic Resources Analysis: 653 West 28th St., Kappa Alpha Theta, Los Angeles, CA to 2009 enlarge roof top deck. 2009 Analysis of HCM Application: Case No.: CHC-2009-738-HCM: 2634-2 642 S. Hoover St. Los Angeles, CA 90007. Property did not become a Historic-Cultural Monument. 2009 Historic Resources Assessment 138 N. Small Dr., Los Angeles. Determination that resource could be demolished.

- 2008-9 Historic Resources Assessment 1801 -1817½ N. New Hampshire Ave., Los Angeles. Property did not become an Historic-Cultural Monument and may be demolished.
- 2008 Historic Resources Assessment for CRA of 3807-3809 Flower St. which had a fire and then was illegally taken down to the studs. Study to rebuild to original structure.
- 2008 Historic Resources Assessment 2646 Ellendale Pl., Los Angeles for historic rehab of house and addition of rental units at rear of parcel.
- 2008 Historic Resources Assessment of 2673 S. Menlo Ave, Los Angeles for historic rehab of house and addition of rental units at rear of parcel.
- 2007 Historic Resources Assessment: 668 West 28th Street, Los Angeles CA 90007 for conversion of existing fraternity house to five apartment units. CRA LA requirement.
- 2007 Historic analysis of Los Angeles Historic-Cultural Monument nomination of 736, 751 & 757
  Windsor Boulevard, Los Angeles, CA, and client representation at Cultural Heritage Commission hearing.
  All three properties were found not to qualify for HCM status.
- 2007 Historic resource assessment of 668 West 30th Street for client seeking to convert fraternity house to apartment units in Exposition/University Park CRA/LA Project Area.
- 2007 Historic analysis of Los Angeles Historic-Cultural Monument nomination of 1900 Old Ranch Road, Los Angeles, CA, and client representation at Cultural Heritage Commission hearing. Resolved.
- 2007 Historic analysis of Los Angeles Historic-Cultural Monument nomination of 3900 W. San Marino Apartments and client representation for series of Los Angeles City hearings. Building became HCM.
- 2006 Historic American Building Survey for Los Angeles Historic-Cultural Monument 184 (Demolished) formerly located at 15357 Magnolia Blvd., Los Angeles, CA, with Tavo Olmos, photographer.
- 2005/2006 Historic analysis of series of Los Angeles Historic-Cultural Monument nominations for National Boulevard Apartments, 11434 11546 ½ National Blvd., Los Angeles, CA. Historic consultant to attorneys for series of Los Angeles City hearings concerning historic status, subdivision tract map and historic land use for law firms of JMBM / Jeffer, Mangels, Butler & Marmaro LLP and Castle Cox & Nicholson, LLP. Follow-up historic study for subdivision tract map for related parcel at 11544, 11544 1/2, 11546, 11546 ½ National Blvd. Related affordable housing survey for resultant condos at 11434 11446 National Blvd., Tract No. 62289, for developer Mike Christian.
- 2005/2006 Potential Impacts to the Wolford House, Historic-Cultural Monument 614; 4274 Sea View Lane. Historic Review/CEQA Analysis for series of Los Angeles City hearings regarding new construction on land adjacent to existing Los Angeles Historic-Cultural Monument 614. Historic consultant to law firm JMBM / Jeffer, Mangels, Butler & Marmaro LLP in the foregoing matter.

2005/2006 Ridgeley Avenue Historic Study/CEQA Analysis and Roxbury Drive Historic Study/CEQA Analysis for developer client of law firm JMBM / Jeffer, Mangels, Butler & Marmaro LLP

2006 DPR Site Forms Multiple potential cell phone transmission tower sites throughout Los Angeles County including utility poles as well as the Highland Park Telephone Facility at Highland Park.

#### **Historic Architectural Consultant**

2005/2006 Adaptive reuse, third floor: I. Magnin & Co. Building, Los Angeles Historic Cultural Monument 534, 3240 Wilshire Boulevard, Los Angeles as four theatre cineplex. Architect: Crescent Pacific, Inc/Jason Ryu

#### Representative Mills Los Angeles Act Contracts

J. R. Dennison House Alex Nibley Residence

Vista Magnolia Courtyard Apartments Trianon Apartments John B. Kane Residence Great Republic Life Building

Alfred Rosenheim Mansion Spiros Ponty Residence

Cohn Residence Boyle-Barrymore Residence Beyrle Residence Harpel House #1

100 North Sycamore Residence of W. J. Boyle, Jr. Roland E. Hill House For developer Chisholm, Fortine & Meikle (w/ HSR)

Ain Modernique Powers House

A. E. Kelly Residence Sinay House Las Orchidias House for Elizabeth M. Smith All Electric Josef Kun Residence #1 (w/ HSR) Dr. Grace W. Cahoon House

Residence For William A. DeGroot (w/ HSR) Hamer House

George P. Foote House C. C. GanahlHouse

Gardiner Residence Substantial Homes Ltd. House Schneidman House

#### Representative Los Angeles Historic-Cultural Monuments

Willard J. Doran Residence Las Orchidias A. W. Black Residence J. R. Dennison House William J. Hubbard Residence Tate/McCov Homestead Joseph Starr Farmhouse (for WAHA) Roland E. Hill House Louise Pratt House Bigelow/Wood Residence

Harpel House #1 Great Republic Life Building All Electric Josef Kun Residence #1 C. C. Ganahl House

Schneidman House Sinay House

Linda Scott Residence (for Harvard Heights) Marshall-Kline Residence (for Harvard Heights) Eckley-Mitchell Residence (for Harvard Heights)

Related Work Experience

2006 to current Realtor® specializing in residential & commercial historic properties; land; historically sensitive development & adaptive re-use projects. Jim Weber Realty, Inc.

2004-2006 Realtor® specializing in residential & commercial historic properties; land; historically sensitive development & adaptive re-use projects. West USA Realty Professionals

Historic Architectural Consultant: To architects and developers

Historic Consultant: To land use attorneys

Former Faculty Member: University of Illinois at Champaign/Urbana, Theatre Design

Ithaca College, School of Communications, Public Relations/Advertising

SUC Fredonia, NY, Theatre Design Cornell University, Theatre Design

#### Related Societies/Associations and Community Service

National Assn. of Realtors/California Assn. of Realtors/Beverly Hills/Los Angeles Assn. of Realtors

Pico-Union CRA PAC 2: Past President; Past Member West Adams Heritage Association: Former board member Friends of Hollyhock House: Former board member Utopian Studies Society: Conference presenter

Getty Conservation Institute Los Angeles Historic Resources Survey: Designated stakeholder resource Southern California Library for Social Studies and Research

Society of Architectural Historians

#### References

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Recommended historic consultant: City of Los Angeles Planning Department and former Los Angeles CRA.