Historic Assessment:

1342 West Adams Boulevard

Prepared by:
Anna Marie Brooks
Architectural Historian

June 8, 2013
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. Project Location

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. Project Description

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.
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. www.lapl.org 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
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. Architectural Description

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 streetcar 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.
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 Herald, 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, $1,100 35 days after. Bond $1,100, sureties C Scheerer, WB Reese and William Zinn.


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,

William A. Stratton, Superintendent of Buildings, City Hall, Office Hours: 1:00 to 3:00 P.M. The following building permits were issued by the Superintendent yesterday:

FEBRUARY 26

12778 W Bishop owner, dwelling, Adams and Menlo $4500
12779 Al Levy, repairs, 3d between Main and Spring $300
12780 W Levy owner, cottage, 711 Commercial $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 porte-cochere). 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.
All applications must be filled out by applicant.

WARD: 5

DEPARTMENT OF BUILDINGS

Application for Alter, Repair or Demolish

The application is hereby made to the Board of Public Works (Chief Inspector of Buildings) of the City of Los Angeles, for the approval of the detailed statement of specifications herein submitted for the alteration, repair or demolition of the building described. All provisions of the Building Ordinances shall be complied with in the alteration, repair or demolition of said building, whether specified herein or not.

(Signed) [Signature]

Los Angeles, Cal.

CITY ASSESSOR: Please Verify

REMOVED FROM

Lot / Block

REMOVED TO

Lot / Block

TAKEN TO ROOM NO. 6 - FIRST FLOOR

CITY ENGINEER: Please Verify Street Number

TAKEN TO ROOM NO. 94 - THIRD FLOOR

1. Owner's name:
2. Owner's address:
3. Architect's name:
4. Contractor's name:
5. Contractor's address:
6. Estimated cost of all proposed improvements, $:
7. Purpose of the building:
8. Time of building:
9. No. of stories in building:
10. Size of new addition:
11. Material of foundation:
12. Size of exterior stud:
13. Size of sheathing:
14. Size of floor joist:
15. State on following lines just what you want to do:

Demolish: [Specify]

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.

### Application for the Erection of Frame Building

<table>
<thead>
<tr>
<th>Class D</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Application for the Erection of Frame Building</strong></td>
</tr>
</tbody>
</table>

**Application is hereby made to the Board of Public Works (Chief Engineer of Buildings) of the City of Los Angeles for the erection of the frame building described hereinafter.**

**NAME OF APPLICANT:**

**ADDRESS:**

**DESCRIPTION OF BUILDING:**

1. **Purpose of Building:** Pergola
2. **Owner's Name:** W. T. Bishop
3. **Owner's Address:** 1342 W. Adams Blvd., Los Angeles, CA 90007
4. **Contractor's Name:** John A. Stotzer
5. **Contractor's Address:** 533 N. Orange Ave., Los Angeles, CA 90007
6. **Enter Cost of Proposed Building:** $1000
7. **Size of Lot:** 80' x 100'
8. **Size of Building:** 8' x 8'
9. **Will building be erected on front or rear of lot:** Front
10. **Number of Stories in Height:** 1
11. **Height of first floor floor above grade (or under):** 0
12. **Character of ground: mud, clay, sand, gravel, etc.:** Gravel
13. **Depth of Foundation below the surface of ground:** 12" deep
14. **Dimensions of Foundation and extent wall footing:**
15. **Slopes of Foundation and extent wall footings:**
16. **Number of Stories:** 1
17. **Number of bricks to each story:**
18. **Gives sizes of following materials:** Mudills, Timber, and lathes
19. **Exterior Studs:**
20. **Inside Studs:**
21. **Ceiling joists:**
22. **Roof rafters:**
23. **Second floor joists:**
24. **Third floor joist:**
25. **Fourth floor joist:**

**PERMIT NO. 12440**

Source: Permit No. 12440, issued Dec 28, 1911, p.1.
20. Specify material of roof

21. Specify material of partitions

22. Specify material of floors

23. Specify how many thicknesses of floor

24. How will halls and solid of stairs be plastered?

25. Will cellar or basement ceiling be plastered?

26. Specify size of vent shafts in water closet compartments

27. What means of access to roof?

28. How many fire escapes will be provided? Where placed?

REMARKS:

6 ft. Posts, 4 ft. timber over posts, and lattice railing on two sides about 2 ft. high

Application Received: Time: Returned: 

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.

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.
## Application to Alter, Repair, Move or Demolish

To the Board of Building and Safety Commissioners of the City of Los Angeles:

I, (Applicant), hereby certify that the work of alteration, repair, move or demolition, as described in the attached plans and specifications, will be carried out in accordance with the terms and conditions of the permit issued hereunder. The work will be done in a manner that will not create a hazard to life, limb, or property. The plans and specifications are true and correct to the best of my knowledge and belief.

Applicant: [Name]

**Lot:**

<table>
<thead>
<tr>
<th>REMOVED FROM</th>
<th>REMOVED TO</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Tract:**

**Present location:**

**New location:**

<table>
<thead>
<tr>
<th>Diagram of Building</th>
<th>Diagram of Building</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Diagram of Building</th>
<th>Diagram of Building</th>
</tr>
</thead>
</table>

### 1. Purpose of Present Building

- Use of building after alteration or moving: 
- Rooms: 

### 2. Use of Building After Alteration or Moving

- Number of families: 
- Rooms: 

### 3. Owner

- Name: 
- Address: 

### 4. Owner's Address

- Name: 
- Address: 

### 5. Certified Architect

- Name: 
- License No: 
- Phone: 

### 6. Licensed Engineer

- Name: 
- License No: 
- Phone: 

### 7. Contractor

- Name: 
- License No: 
- Phone: 

### 8. Contractor's Address

- Name: 
- Address: 

### 9. Valuation of Proposed Work

- Valuation of work: 

### 10. Description of Buildings

- Description of buildings: 

### 11. Dimensions of Existing Building

- Length: 
- Width: 
- Height: 

### 12. Condition of Building

- Material of existing walls: 
- Exterior framework: 

Describe briefly and fully all proposed construction and work:

[Detailed description of the proposed work]

**Fill in Application on other side and sign statement (OVER)**

[Signature]

[Stamp]

[Date]

---

Source: Permit No. 16780, issued November 23, 1933, p.1.
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.
To the Board of Building and Safety Commissioners of the City of Los Angeles:

Application to Alter, Repair, Move or Demolish

Permit No. 17284, issued December 7, 1933.

1. Purpose of PRESENT building.
2. Use of building AFTER alteration or moving.
3. Owner(s) and Name(s) and Address(es) of property
4. Owner's address.
5. Certified Architect.
6. Licensed Engineer.
7. Contractor.
8. Contractor's address.
9. Valuation of proposed work.
10. Site of existing building.
11. Size of existing building.
12. Description of existing walls and exterior framework.

Historic Assessment: 1342 W. Adams Blvd., Los Angeles, CA 90007
PLANS, SPECIFICATIONS, and other data must be filed if required.

**NEW CONSTRUCTION**

Size of Addition 15.5" x 11.7" Size of Lot 11.2" x 4.6" Number of Stories when complete...

Material of Foundation: Size: 15.5" Width of Footing: Depth of footing below ground...

Width Foundation Wall: Size of Roof Deck: 3" Material Exterior Walls:...

Size of Exterior Stairs: Size of Interior Bearing Stairs: 3.5" Joints: First Floor: Second Floor: 2.0" x 2.0"...Roofing Material:...

I have carefully examined and read both sides of this completed Application and know the same to be true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinance and State Laws will be complied with whether hereby specified or not; also certify that plans and specifications, if required to be filed, will contain to all the provisions of the Building Ordinance and State Laws.

Sign Here: 

[Signature]

(Owner or Authorized Agent)

### FOR DEPARTMENT USE ONLY

<table>
<thead>
<tr>
<th>Description</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application</td>
<td>Fire District</td>
</tr>
<tr>
<td>Construction</td>
<td>Set back</td>
</tr>
<tr>
<td></td>
<td>Termite Inspection</td>
</tr>
<tr>
<td></td>
<td>Street Widening</td>
</tr>
<tr>
<td></td>
<td>Freehold Draft Permit</td>
</tr>
</tbody>
</table>

1. **REINFORCED CONCRETE**
   - Barrels of Cement:...
   - Tons of Reinforcing Steel:...

2. **The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from**
   - Street:...
   - Sign Here: 
     - (Owner or Authorized Agent)

3. **No required windows will be obstructed.**
   - Sign Here: 
     - (Owner or Authorized Agent)

4. **There will be an unobstructed passageway at least 10 feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.**
   - Sign Here: 
     - (Owner or Authorized Agent)

**REMARKS:**

- And if cement required 1930 SHE
- Permitted for 1930 SHE
- Signed: 
  - 1930 SHE

---

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

NEW CONSTRUCTION

Size of Addition: 150 x 75
Number of Stories when complete: 3
Width of Foundation Wall: 10
Material of Foundation Wall: Concrete
Depth of footing below ground: 6'
Width of Exterior Stairs: 4
Material of Exterior Wall: Wood
Depth of Interior Bearing Stairs: 5
Material of Interior Bearing Stairs: Wood

I, the undersigned, do hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinance and State Laws will be complied with and that this application conforms to all the provisions of the Building Ordinance and State Laws.

Sign Here: __________________________

By: __________________________

FOR DEPARTMENT USE ONLY

Application: [Date]
Fire District: [Date]
Rei Jack: [Date]
Final Inspection: [Date]

REINFORCED CONCRETE

Bars of Concrete: 10
Tons of Reinforcing Steel: 1

REMARKS:

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.
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
Historic Assessment: 1342 W. Adams Blvd., Los Angeles, CA 90007
PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

Size of Addition: 25' x 52'  
Size of Lot: 150' x 150'  
Number of Stories when completed: 1

Material of Foundation Wall: 6"  
Width of Footing: 6"  
Depth of footing below ground: 6"  
Width Foundation Wall: 6"  
Size of Redwood Sill: 2" x 4"  
Material Exterior Wall Framing: 2" x 4"  
Size of Exterior Stud: 2" x 4"  
Size of Interior Bearing Stud: 2" x 4"  

Joints: First Floor:  
Second Floor:  
Roofers:  
Roofing Material:  

I have carefully examined and read both sides of this completed Application and know the same is true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Law will be complied with whether herein specified or not, and certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State Law.

Sign Here:  
Owner or Authorized Agent

By:

FOR DEPARTMENT USE ONLY

Application  
Fire District  
Height Line  
Permit Inspection  

(1) REINFORCED CONCRETE

Barrels of Cement  
Tons of Reinforcing Steel  
Sign Here  
Owner or Authorized Agent

(2) 
No. required windows will be obstructed.

Sign Here  
Owner or Authorized Agent

(3) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from:

Street

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here  
Owner or Authorized Agent

REMARKS:

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.

Permit No. 5841, issued May 2, 1934, p. 1.
PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

<table>
<thead>
<tr>
<th>Size of Addition</th>
<th>Size of Lot</th>
<th>Number of Stories when complete</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Material of Foundation</th>
<th>Width of Footing</th>
<th>Depth of footing below ground</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Width Foundation Wall</th>
<th>Size of Redwood Sill</th>
<th>Material Exterior Walls</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Size of Exterior Studs</th>
<th>Size of Interior Bearing Studs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Joists: First Floor</th>
<th>Second Floor</th>
<th>Stairs</th>
<th>Roofing Material</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

I have carefully examined and read both sides of this completed Application and know the same to be true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Law will be complied with whether herein specified or not, also certify that when said application, if required to be filed, will conform to all of the provisions of the Building Ordinances and State Law.

Sign Here: [Signature]

By: [Signature]

FOR DEPARTMENT USE ONLY

<table>
<thead>
<tr>
<th>Application</th>
<th>Fire District</th>
<th>Map. Ltn.</th>
<th>Parcels</th>
<th>Supervisor</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Foundation</th>
<th>Street Winding</th>
<th>Street Draft Tools</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(1) REINFORCED CONCRETE</th>
<th>(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C. Street</td>
</tr>
<tr>
<td></td>
<td>Sign Here</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>(3) No received windows will be obstructed.</th>
<th>(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Here</td>
<td>Sign Here</td>
</tr>
</tbody>
</table>

REMARKS:

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."

Permit No. 5872, issued March 6, 1941, p. 1.
PLANS, SPECIFICATIONS, and other data must be filed if required.

NEW CONSTRUCTION

<table>
<thead>
<tr>
<th>Size of Addition</th>
<th>Size of Diff.</th>
<th>Number of Stories when complete</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Material of Foundation</th>
<th>Width of footing</th>
<th>Depth of footing below ground</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Width Foundation Wall</th>
<th>Size of Redwood sill</th>
<th>Material Exterior Walls</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Size of Exterior Studs</th>
<th>Size of Interior Bearing Stud</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Joints: First Floor</th>
<th>Second Floor</th>
<th>Roofs</th>
<th>Roofing Material</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

I have carefully examined and read both sides of this completed Application and know the issues to true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinances and State Laws will be complied with whether herein stated or not; also certify that plans and specifications, if required to be filed, will conform to all of the provisions of the Building Ordinances and State Laws.

Sign Here: ____________________________

By: ____________________________

FOR DEPARTMENT USE ONLY

<table>
<thead>
<tr>
<th>Application</th>
<th>Fire District</th>
<th>Lot No.</th>
<th>Feet Exposure</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(1) REINFORCED CONCRETE

<table>
<thead>
<tr>
<th>Barrels of Cement</th>
<th>Tons of Rebar</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(2) No required windows will be obstructed.

Sign Here: ____________________________

(3) The building (and, or, addition) referred to in this Application is, or will be, moved, more than 100 feet from

<table>
<thead>
<tr>
<th>Street Widening</th>
<th>Passed Draft Vent</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(4) There will be an unobstructed passageway at least ten (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here: ____________________________

REMARKS:

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

NEW CONSTRUCTION

<table>
<thead>
<tr>
<th>Size of Addition</th>
<th>Size of Lot</th>
<th>Number of Stories when complete</th>
</tr>
</thead>
<tbody>
<tr>
<td>Material of Foundation</td>
<td>Width of Footing</td>
<td>Depth of footing below ground</td>
</tr>
<tr>
<td>Width Foundation Wall</td>
<td>Size of Redwood Sill</td>
<td>Material Exterior Walls</td>
</tr>
<tr>
<td>Size of Exterior Studs</td>
<td>Size of Interior Door Studs</td>
<td></td>
</tr>
</tbody>
</table>

Notes: First Floor, Second Floor, Basement, Roofing Material

I have carefully examined and read both sides of this completed application and know the same to be true and correct and hereby certify and agree, if a Permit is issued, that all the provisions of the Building Ordinance and State Law will be complied with whether herein modified or not, also certify that plans and specifications, if required to be filed, will conform in all of the provisions of the Building Ordinance and State Law.

Sign Here

By

<table>
<thead>
<tr>
<th>FOR DEPARTMENT USE ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application</td>
</tr>
<tr>
<td>Construction</td>
</tr>
</tbody>
</table>

(1) REINFORCED CONCRETE

Barrels of Cement

Tons of Reinforcing Steel

Sign Here

(2) The building (and, or, addition) referred to in this Application is, or will be when moved, more than 100 feet from

Street

Sign Here

(3) No required windows will be obstructed.

Sign Here

(4) There will be an unobstructed passageway at least (10) feet wide, extending from any dwelling on lot to a Public Street or Public Alley at least 10 feet in width.

Sign Here

(Owner or Authorized Agent)

(Owner or Authorized Agent)

REMARKS:

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. 2.
Permit No. 39919, issued March 16, 1956, was for wet sandblasting of an unspecified area by the ACCo Sandblasting Co.

Permit No. 39919, issued March 16, 1956.

---

Historic Assessment: 1342 W. Adams Blvd., Los Angeles, CA 90007 Page 41
Permit No. 58561, issued April 19, 1968, to contractor Chief & Co. was to, "Plaster Gym Room," in the Church.

<table>
<thead>
<tr>
<th>Application for Alter, Repair, Demolish, and Fire Certificate of Occupancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>CITY OF LOS ANGELES</td>
</tr>
<tr>
<td>MUNICIPAL BUREAU OF BUILDING</td>
</tr>
<tr>
<td>DPT. OF BUILDING AND SAFETY</td>
</tr>
<tr>
<td>PERMIT NO. 58561, ISSUED APRIL 19, 1968</td>
</tr>
<tr>
<td>TO CONTRACTOR: Chief &amp; Co.</td>
</tr>
<tr>
<td>ADDRESS: 1342 W. Adams Blvd</td>
</tr>
<tr>
<td>PROJECT: Building #58561</td>
</tr>
<tr>
<td>2. BUILDING ADDRESS: 1342 W. Adams Blvd</td>
</tr>
<tr>
<td>3. MEETING ROOM</td>
</tr>
<tr>
<td>4. PRESENT USE OF BUILDING: LANDMARK CHURCH</td>
</tr>
<tr>
<td>5. OWNER: Roger Williams Baptist Church</td>
</tr>
<tr>
<td>6. OWNERS ADDRESS: 1342 W. Adams Blvd</td>
</tr>
<tr>
<td>7. EMPLOYEES: 1342 W. Adams Blvd</td>
</tr>
<tr>
<td>8. LIC. ENBR: STATE LICENSE PHONE</td>
</tr>
<tr>
<td>9. CONTRACTOR: Chief &amp; Co.</td>
</tr>
<tr>
<td>10. CONTRACTOR'S ADDRESS: 1342 W. Adams Blvd</td>
</tr>
<tr>
<td>11. AFFIDAVITS:</td>
</tr>
<tr>
<td>12. MATERIAL: WOOD</td>
</tr>
<tr>
<td>13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE</td>
</tr>
<tr>
<td>14. SIZE OF ADDITION: 1342 W. Adams Blvd</td>
</tr>
<tr>
<td>15. WORK COMMENCED: PLASTER GYM ROOM</td>
</tr>
<tr>
<td>I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State.</td>
</tr>
<tr>
<td>California certified project manager's compensation insurance.</td>
</tr>
<tr>
<td>Signed: Roger Williams</td>
</tr>
<tr>
<td>This Form When Properly Validated is a Permit to Do the Work Described.</td>
</tr>
<tr>
<td>LAP58516</td>
</tr>
</tbody>
</table>

Historic Assessment: 1342 W. Adams Blvd, Los Angeles, CA 90007
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.

Historic Assessment: 1342 W. Adams Blvd., Los Angeles, CA 90007
Permit No. 2803, was issued January 29, 1970 to the owner of the Church to, “stucco exterior west wall.”

| Permit No. 0510590, issued January 20, 1970. |
Permit 00016-10000-04235, issued March 12, 2003, to David Clare Breiholz as contractor to, "INSTALL H/E WHEEL CHAIR LIFT/SHAFT @ (E) CHURCH."
Historic Assessment: 1342 W. Adams Blvd., Los Angeles, CA 90007

<table>
<thead>
<tr>
<th>PERMIT NUMBER</th>
<th>00016-10000-04235</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADDRESS</td>
<td>1342 W. ADAMS BLVD</td>
</tr>
<tr>
<td>CITY</td>
<td>LOS ANGELES</td>
</tr>
<tr>
<td>STATE</td>
<td>CA</td>
</tr>
<tr>
<td>ZIP</td>
<td>90007</td>
</tr>
</tbody>
</table>

**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 7th 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:

[Any] site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic or social
history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer, or architect whose individual genius influenced his age. (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. 1 1/2" X 2 1/4" 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.
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.
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 7th Street & Broadway, in a seven-floor factory where they manufactured 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.

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*

*Source: Los Angeles Times, Dec 3, 1933, pg. 18.*
Removing the former residence from the Church and Cloister makes the changes much more apparent.

The institutionally utilized building as it now appears.
(Windows removed for rehabilitation.)
The following project description also ran in the Dec 3, 1933, Los Angeles Times, pg. 18.

**CHURCH BUILDING PLANNED**

Construction of an attractive new edifice for the Roger Williams Baptist 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 to 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 with a seating capacity of approximately 600, a large social hall, a 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. The 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 building code requirements.

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 building 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) Conclusion

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. Elendale Pl. (and also mistakenly identified as a 1S contributor to the Menlo Ave. – 29th 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. Recommendations

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 5055-006-011 was 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.

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 not 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);
  - 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.

I. 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.
O. Bibliography

“AgentDetail.”
http://pro.themls.com/All_Scores_PreView_Files/one_agent_detail_preview.cfm?user se...


“Bing Maps: http://www.bing.com/maps


Building Permits. Los Angeles Department of Building & Safety.


www.ebay.com
Environemntal Section, Bureau of Engineering, Department of Public Works, City of Los Angeles. City of Los Angeles Historical and Cultural Resources Survey: North University Park, Year Three. 1982-83.


LoopNet. “Prime USC Location – SBC Menlo Ave and Adams Blvd”
http://www.loopnet.com/Listing/17458352/1342-W-Adams-Blvd-Los-Angeles-CA/

Los Angeles City Directory: 1900 - 1930.

Mapquest. http://www.mapquest.com/print?a=app.core.bf91c60efbed0cc24ef5b0d4


Murphy, Patricia. Menlo Avenue—W. 29th Street Historic District National Register of Historic
Places Site Nomination Form, 1986.

“New Biscuit Deal Made: National Acquires Bishop Company Here While Pacific Coast Merger


Newmark, Maurice H. and Marco R., ed. Sixty Years in Southern California: 1853 – 1913. Los

Ownership Information. Tax Map Books. Los Angeles County Tax Assessor’s Office.

Parker, Neel D. “The Expert Interior Decorator: Use Him to Express Your Ideas and Conserve
Your Budget.” California Arts & Architecture. April, 1931.


“Property Detail Reports.” http://realost2.firstamres.com/searchbasic


Sanborn Fire Insurance Maps: Los Angeles Volume 5A, Sheet 59A.


Wm. W. Howell’s Real Estate Tract Directory and Land Purchasers’ Guide to Los Angeles
County. Wm. E. Howell and Chas. W. Palm. 1888.
P. Resume of Author

Anna Marie Brooks
1109 4th Avenue - Los Angeles, CA 90019
310-650-2143
historichomesla@aol.com

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.

2012 Counter HCM application for the Kite Coffee Shop, corner of Washington Blvd & 10th Ave., on behalf of the owners: Root 3 Corp.


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

2010 Historic Resources Analysis: 635 W. 30th St., Los Angeles, to justify fire repair.

2009 Historic Resources Analysis: 653 West 28th St., Kappa Alpha Theta, Los Angeles, CA to enlarge roof top deck.


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.


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


Representative Mills Los Angeles Act Contracts

J. R. Dennison House
Vista Magnolia Courtyard Apartments
John B. Kane Residence
Alfred Rosenheim Mansion
Boyle-Barrymore Residence
Beyrle Residence
100 North Sycamore
Roland E. Hill House
Ain Modemique
A. E. Kelly Residence
Las Orchidias
All Electric Josef Kun Residence #1 (w/ HSR)
Hamer House
George P. Foote House
Gardiner Residence
Schneidman House
Alex Nibley Residence
Trianon Apartments
Great Republic Life Building
Spiros Ponty Residence
Cohn Residence
Harpel House #1
Residence of W. J. Boyle, Jr.
For developer Chisholm, Fortine & Meikle (w/ HSR)
Powers House
Sinay House
House for Elizabeth M. Smith
Dr. Grace W. Cahoon House
Residence For William A. DeGroot (w/ HSR)
C. C. Ganahl House
Substantial Homes Ltd. House

Representative Los Angeles Historic-Cultural Monuments

Willard J. Doran Residence
A. W. Black Residence
William J. Hubbard Residence
Joseph Starr Farmhouse (for WAHA)
Louise Pratt House
Harpel House #1
All Electric Josef Kun Residence #1
Schneidman House
Linda Scott Residence (for Harvard Heights)
Eckley-Mitchell Residence (for Harvard Heights)
Las Orchidias
J. R. Dennison House
Tate/McCoy Homestead
Roland E. Hill House
Bigelow/Wood Residence
Great Republic Life Building
C. C. Ganahl House
Sinay House
Marshall-Kline 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: 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

Lambert M. Giessinger, Architect
Office of Historic Resources
Los Angeles Department of City Planning
City Hall 200 N. Spring Street, Room 620
Los Angeles, CA 90012
Tel. (213) 978-1183 Fax (213) 978-0017
Lambert.Giessinger@lacity.org

Sonny (Charles) Ward, III
June Street Architecture
S. June Street
Los Angeles, CA 90020
323.655.7355
SonnyWard@junestreetarchitecture.com

Stanley Lamport, Partner
Cox, Castle & Nicholson LLP
2049 Century Park East, 28th Floor
Los Angeles, California 90067-3284
310.284.2275 phone 310.277.7889 fax
slamport@coxcastle.com

Tavo Olmos, Photographer
Positive Image Photography
70 Burlingame
Irvine, CA 92602
714-731-7337 phone
positiveimagephoto@yahoo.com

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