Appendix C

Historical Report

Our Lady of Mt. Lebanon Project

Historical Resources Technical Report

Prepared for:

Sheppard Mullin Richter & Hampton LLP
Los Angeles, California

Prepared by:

Architectural Resources Group

Los Angeles, CA

June 15, 2020

Table of Contents

1. Introduction

At the request of Sheppard Mullin Richter & Hampton LLP, Architectural Resources Group (ARG) has prepared this Historical Resources Technical Report (Tech Report) for the Mt. Lebanon Mixed-Use Project (the Project). The Project site (the Site) is located at 331-333 South San Vicente Boulevard and 8521-8539 West Burton Way in the City of Los Angeles. The Site contains four buildings, including (1) a cathedral (1937), (2) rectory (1939-1940),[1] (3) social hall (1969), and (4) chancery building (1996), as well as a surface parking lot. It is currently owned by Our Lady of Mt. Lebanon-St. Peter Maronite Catholic Cathedral (Mt. Lebanon). The Project includes (1) the removal of the rectory, social hall, chancery building, and surface parking, (2) the temporary dismantling, relocation, and reassembly of the cathedral building, and (3) the construction of a new mixed-use development for residential and ecclesiastical use. (See *Section 2.2* for a more detail description of the Project.)

This report has been prepared to fulfill the requirements of the California Environmental Quality Act (CEQA) as they relate to historical resources. CEQA states that "a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment."[2] An evaluation of potential impacts under CEQA includes both a determination of whether, and the extent to which, historical resources as defined by CEQA are present on and adjacent to the Site and, if so, the identification of potential impacts to historical resources caused by the Project.

This report contains:

- A description of the proposed Project.
- A description of existing buildings on the Site.
- A review of previous evaluations of the Site and its immediate surroundings through historic resources surveys, evaluations, environmental compliance documentation, and other official actions.
- Identification of historical resources on and adjacent to the Site.
- Analysis of potential impacts to historical resources under CEQA.

For preparation of this report, ARG staff conducted primary and secondary source research related to the history of the Site and the buildings that currently occupy it. The following archives and repositories were consulted: Los Angeles Public Library (multiple collections); Proquest, including the historic *Los Angeles Times* database; Los Angeles Department of Building and Safety Online Building Records; United States Census Records; Los Angeles City Directories; and ARG's in-house library collection. A complete list of references is included in *Section 8* of this report.

In addition, ARG staff visited the Site on the following dates:

---

[1] The original building permit for the rectory (LADBS Permit No. 35105) was approved on September 7, 1939. According to California Voter Registration Records (Los Angeles City Precinct No. 1462-A, Los Angeles County, 1940), Reverend Michael A. Lee occupied the building by 1940.

[2] California Public Resources Code, Section 21084.1.

- December 28, 2016, for photographic documentation and analysis of the property as a whole;
- March 28, 2018, with structural engineers from Structural Focus, to assess the physical condition of the cathedral building, document its condition, and analyze the feasibility of its deconstruction and reassembly; and
- September 21, 2018, for the collection of stucco samples from the cathedral building to determine original paint color.
- March 16, 2020, with a restoration contractor to discuss options for building disassembly.

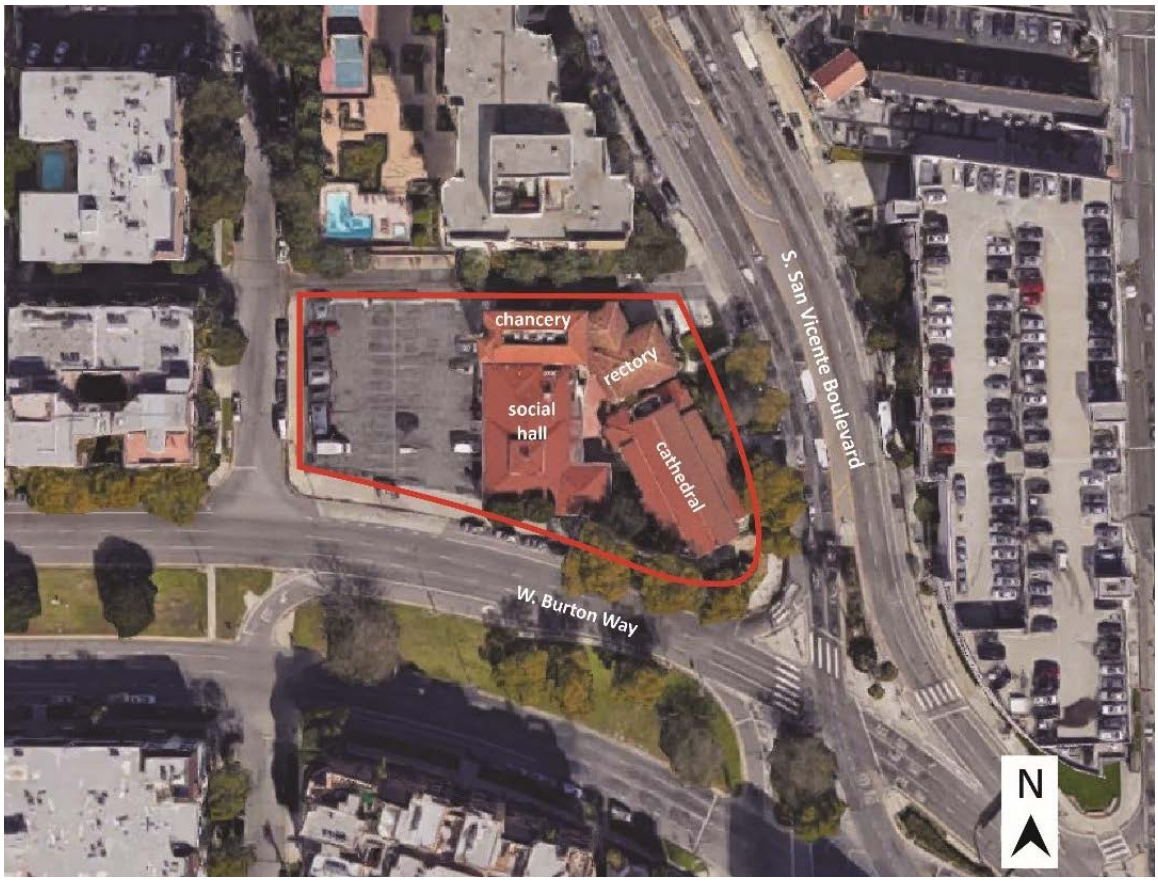
This Tech Report was prepared by Katie Horak, Principal and Architectural Historian, and Evanne St. Charles, Associate and Architectural Historian, both of whom meet the *Secretary of the Interior's Professional Qualifications Standards* in Architectural History.

2. Project Summary

2.1 Project Location and General Description of Existing Improvements

The Site is located in the western section of the City of Los Angeles, near its border with the cities of Beverly Hills, to the west, and West Hollywood, to the north. The Site is located in the southwest section of the Beverly Grove neighborhood in the Wilshire Community Plan Area (CPA), approximately 11 miles west of downtown Los Angeles. The topography of the area is generally flat. Though most streets in the area adhere to a regular, rectilinear grid pattern, San Vicente Boulevard runs at a northwest-southeast angle to the grid in this part of the city, a result of its past function as a Los Angeles Railway streetcar route. The Site is surrounded by a multi-story condominium building from the 1970s immediately to the north, a large hospital complex (Cedars-Sinai Medical Center) and shopping center (Beverly Center) farther to the north, multi-story apartment complexes from the 1960s to the present to the south and west, and single- and multi-family residences dating to the 1920s through the 1940s, as well as more recent commercial development, to the south and east.

The Site is an irregularly shaped area of land at the northwest corner of W. Burton Way and S. San Vicente Boulevard. The Site includes approximately one acre of land divided into five legal parcels. It is currently occupied by four buildings – the cathedral, rectory, social hall, and chancery – as well as a paved surface parking lot that occupies approximately half of the Site. The buildings are concentrated at the east end of the Site and are grouped around an irregularly shaped courtyard. The buildings are slightly set back from the street at the south and east property lines (the social hall is flush with the sidewalk on the south side) and are fronted by lawn and various shade trees. A metal fence of varying heights surrounds the perimeter of the Site.



Site map. The Site is outlined in red. Courtesy maps.google.com.

2.2 Project Description

The Project is a mixed-use development that includes the retention, rehabilitation, and modification of the cathedral building and the construction of (1) a new residential tower with 153 units on the western portion of the Site, (2) new church space in the central portion of the Site that includes meeting rooms, offices, and a multi-purpose room for use by Mt. Lebanon; and (3) a five-level subterranean parking structure. Construction of the Project will involve the demolition of the rectory, social hall, chancery building, and surface parking lot.

In order to accommodate the excavation and construction activities required for the subterranean parking structure, the main cathedral building will be carefully deconstructed and temporarily stored at an offsite location, in accordance with the guidelines set forth in the Cathedral Deconstruction, Reassembly and Rehabilitation Plan (ARG, 2020), which is included in Appendix A of this report. Upon completion of the subterranean parking and the partial construction of the residential tower and new church facilities, the main cathedral building will be reassembled in its approximate original location and rehabilitated. Refer to *Section 7.3: Discussion of Project's Potential Impact on Historical Resources*, for more information regarding the cathedral building's rehabilitation and proposed new construction.

3. Existing Conditions and Uses

The Site contains four buildings and a surface parking lot owned by Mt. Lebanon and used by the congregation for various cathedral-related activities. Following is a description of each of the buildings that currently occupy the Site.

3.1 Physical Description

Cathedral – Exterior

The cathedral is a one-story rectangular building constructed in 1937 at the southeast corner of the Site. Its primary façade faces southeast and is accessed by a concrete walkway. Fronting the building is a trapezoidal-shaped patch of lawn, at the center of which is a statue of Jesus atop a concrete podium. The cathedral is a wood-frame building on a concrete slab foundation. It is capped with a front-facing gable roof with clay tile roofing, and its walls are clad with smooth troweled stucco. The main volume of the building is flanked on either side by two wings capped by shed roofs with clay tile roofing. In front of the wings are smaller round, non-original volumes with flat roofs and parapets finished with simple cornices.

The primary, south façade is symmetrical.[3] The façade is distinguished by a classically arranged central arch bound by four simple pilasters supporting an entablature. The entablature and pilasters wrap around the main volume of the primary façade, which projects out slightly from the smaller round volumes bounding it on the east and west sides. At the center of the façade is an entrance stoop composed of three low concrete steps with a metal handrail and a pair of recessed paneled wood doors with single rectangular lights. Above the recessed entry is a single, non-original multi-light steel window mounted by a broken arch pediment. The window contains stained glass. Above the pedimented window is a concrete finial supporting a simple cross that sits along the roof ridgeline at the gable end. On either side of the central arch and recessed entry are two metal sconces affixed to the inner pilasters. Two decorative grilles sit above the entablature. Small rectangular fixed windows are located in the rounded forms flanking the main volume at the primary façade.

The east façade faces San Vicente Boulevard and is fronted by lawn, various shade trees, and foundation plantings. The smaller wing, which bounds the east side of the main cathedral volume, comprises the majority of the façade. Near the center of the façade is a projecting stoop with a shed roof finished with clay tile roofing. The stoop is reached by a concrete walkway and a pair of low concrete steps with a metal handrail. An access ramp with a handrail was added at the north end of the steps. The stoop contains a pair of recessed paneled wood doors with single rectangular lights. An entablature sits above the doors, and two metal wall sconces flank either side. South of the stoop are two non-original multi-light steel windows with a fixed upper sash and an operable awning window below. The windows contain stained glass. North of the entry stoop is another multi-light steel window of the same arrangement, as well as a smaller multi-light steel casement window with clear glazing. A row of decorative precast

[3] To simplify the architectural descriptions throughout this section, the façade descriptions use cardinal directions rather than the more accurate true directions. For example, the primary façade of the cathedral building is noted here as the south façade rather than the southeast façade.

concrete grilles lines the bottom of the roof eave at the east façade of the main cathedral volume, and a small multi-light fixed window is located at the north end of the façade.

The west façade of the building faces Burton Way and a concrete paved courtyard at its north end. It is fronted by lawn and foundation plantings along Burton Way. The smaller wing, which bounds the west side of the main cathedral volume, comprises the majority of the west façade. At its center is a small projection, which mirrors the projecting stoop on the east façade. The projection encompasses a small side altar niche on the interior of the cathedral and contains a non-original, multi-light steel window with a fixed upper sash and an operable awning window in its lower sash. At the south end of the façade are two multi-light steel windows (like those on the east façade). At the north end of the façade is a projecting stoop with a shed roof supported by a round arch and finished with clay tile roofing. Below the roof is a single wood door. The stoop appears to have been added during the building's renovation in the 1990s and early 2000s. A row of decorative concrete grilles lines the bottom of the roof eave at the west façade of the main cathedral volume, and a small multi-light fixed window is located at the north end of the façade.

The north façade of the cathedral is primarily composed of an addition constructed circa 1996. That addition comprises a smaller wing, which sits lower than the main cathedral volume. It contains single and paired multi-light steel windows and simple wood doors leading to men's and women's restrooms.

Cathedral – Interior

The interior of the cathedral features a large open rectangular volume. It retains an open wood truss ceiling with decorative painted sheathing, plaster walls, and carpet and wood parquet flooring. The interior is distinguished by a large central nave flanked by smaller aisles on either side. The nave and side aisles are demarcated by an arcade of columns with simple half-circle shaped capitals. Light pendants hanging from wrought iron brackets are located above the columns on either side of the arcade, and five decorative metal chandeliers hang between the trusses above the nave. Wood pews line the nave and side aisles.

At the north end of the building are the altar and chancel. The chancel is separated from the nave by a wrought iron rail and is reached by three low steps that span the length of it. At the center of the chancel, on a raised marble-clad platform, is the altar. Behind the altar is a large coffered arch supported by two marble-clad Corinthian columns and two pilasters on either side. A painted landscape mural serves as the backdrop to the arch. On either side of the chancel and altar are two doors, which lead to storage and restrooms.

At the south end of the building is the narthex, separated from the nave by a pair of metal doors with decorative glazing. West of the narthex is a small room, which was converted into a children's crying room in the late 1990s. The crying room is visible from the main interior space through two rectangular plate glass windows. To the east of the narthex are confessionals and a smaller additional room reached by three single wood doors. Above the narthex is a mezzanine level comprising the choir.

On the west side of the cathedral, in the side aisle, is a non-original niche (side altar) that has been painted with an image of Saint Sharbel.

Existing Conditions Photos, Cathedral Exterior

Cathedral overview, view northwest (ARG, 2016)

Cathedral, primary (south) façade, view northwest (ARG, 2016)

Cathedral, east façade, view west (ARG, 2016)

Cathedral, east façade, view southwest (ARG, 2016)

Cathedral, entrance at west façade, view east (ARG, 2016)

Cathedral, north façade, view southeast (ARG, 2016)

Existing Conditions Photos, Cathedral Interior

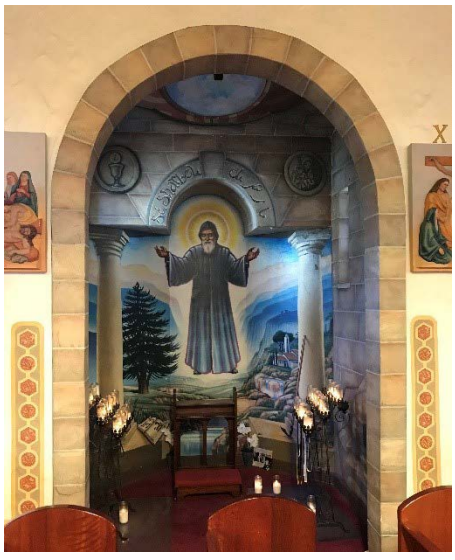
Cathedral interior, view northwest (ARG, 2018)

Cathedral interior, view southeast of original stenciled, painted ceiling and choir loft (ARG, 2018)

Cathedral interior, view northwest of chancel and altar (ARG, 2018)

Cathedral interior, east side aisle, view northwest (ARG, 2018)

Cathedral interior, west side aisle, view northwest (ARG, 2018)



Cathedral interior, side chapel (ARG, 2018)

Rectory

The rectory was constructed between 1939 and 1940. It is a two-story, L-shaped Mediterranean Revival-style building that faces east onto San Vicente Boulevard. It is fronted by lawn, paved parking, and foundation plantings, and its entrance is reached by a concrete walkway lined on one side by low hedges. The building sits on a concrete foundation. It has a low-pitched hipped roof capped with clay tile roofing, and its walls are clad with smooth stucco.

The building's primary (east) façade faces northeast and consists of two sections. The main southernmost section is symmetrical and sits closer to the street. The first and second stories of the southern section are delineated by a molded stringcourse that wraps around to its north and south façades. At the center of the southernmost section of the east façade is the primary entrance stoop. The stoop is reached by three concrete steps bounded by metal handrails, and contains a single recessed wood paneled door with a small diamond-shaped light. The entrance features a simple entablature, atop which sits a gold cross, and a small niche just south of the door. Above the entrance stoop is a single multi-light octagonal window. Flanking the entrance are paired multi-light steel casement windows with multi-light transoms and metal security bars. Paired multi-light steel casement windows comprise the remaining fenestration at the second story. The northernmost portion of the east façade is set back further from San Vicente Boulevard. The first story contains a large metal roll-up garage door. Paired and grouped multi-light steel casement windows line the second story.

The rectory's north façade is also composed of two sections. The westernmost portion is slightly set back from an alley and is enclosed by a tall concrete block wall with a metal entrance gate. This section features an exterior staircase with a metal handrail. At the top of the staircase is a single fully glazed multi-light wood door sheltered by a small shed roof supported by two wood posts. Below the staircase is a single wood door that leads to the garage. At the west end of the westernmost section are paired and single multi-light casement windows. The eastern section of the north façade is set back from the rest of the façade and sits perpendicular to the garage at the primary (east) façade. This section contains a single wood paneled door and three paired multi-light steel casement windows, two of which have transoms.

The south façade faces a concrete walkway between the rectory and the cathedral. The first and second stories of the façade are separated by a molded stringcourse, which wraps around from the east façade. The south façade features multiple paired and grouped multi-light steel casement windows at both stories. The east end of the second story contains a squared oriel window with steel casement windows and wood corbel supports.

The west façade faces a courtyard shared with the cathedral and social hall. It is partially obscured by the chancery building, which abuts the rectory at its north end. The first story of the west façade projects further than the second story and is capped with a clay tile shed roof. Fenestration includes multi-light steel casement windows and a rear entrance door.

The interior of the rectory retains original plaster walls and ceilings, and built-ins throughout. Some of the common areas on the first floor retain original wood flooring. New tile flooring replaced original kitchen flooring, and second-floor rooms have been re-carpeted.

Social Hall

The social hall is a one-story, L-shaped building constructed in 1969. Though a modest example, it exhibits features of New Formalism. The building sits on a concrete foundation and is capped with a low-pitched hipped roof with composition shingle roofing. The building's eaves are boxed and feature a wide fascia board. The fascia contains half-circle cutouts above fenestration at the south and west façades. Its walls are clad in smooth stucco.

The building's primary (east) façade faces a courtyard shared with the rectory and cathedral. Grouped fully glazed metal doors reached by concrete steps comprise the entrance.

The hall's south façade faces Burton Way. It is positioned behind foundation plantings and a raised stone planter at its east end. Fenestration includes grouped multi-light metal windows. The east end of the façade projects further than the west and contains a recessed gated entrance approached by concrete steps.

The building's west façade fronts the parking lot. It contains grouped metal windows, a pair of metal doors reached by concrete steps near its center, and grouped metal doors at its north end.

The north façade of the social hall is not visible, as it directly abuts the chancery building.

The interior of the hall is primarily composed of a large open room with a stage at its north end. At the northernmost part of the building is a kitchen, and restrooms are located at the south end.

Chancery

The chancery is a three-story rectangular building with a concrete foundation, hipped clay tile roof, and stucco cladding. The chancery was built in 1996 and includes classrooms and office space.

Existing Conditions Photos, Ancillary Buildings

Rectory, view west (ARG, 2016)

Rectory, view southwest (ARG, 2016)

Social hall with chancery in the background, view northeast (ARG, 2016)

Chancery, view southwest (ARG, 2016)

3.2 Chronology of Development and Use

Following is a chronology of development and use of the Site. A more detailed ownership history is included under *Section 4: Historical Background and Context*. Source materials include online building permits from the City of Los Angeles Department of Building and Safety (Appendix C), Los Angeles County Tract Maps (Appendix D), Sanborn Fire Insurance Maps (Appendix E), and Los Angeles City Directories.

1936: Permit filed by the Roman Catholic Bishop of Los Angeles and San Diego for the construction of a one-story church at 8531 W. Burton Way (primary address 333 S. San Vicente Boulevard) (City of Los Angeles Permit No. 31332). Ross Montgomery was listed as the architect, Ralph Marvin as the engineer, and Peter P. Shelby as the contractor.

1937: St. Peter's Catholic Church was dedicated. It originally served 400 families in the Wilshire area, and Reverend Michael A. Lee was its first pastor.[4]

1939-40: Permit filed by Reverend John J. Cantwell for the construction of a two-story rectory for the Parish of St. Peter's at 333 S. San Vicente Boulevard (City of Los Angeles Permit No. 35105). Thomas Franklin Power was listed as the architect and Don S. Ely as the contractor. By 1940, construction of the rectory was complete, and the building was occupied by Reverend Michael A. Lee.

1966: St. Peter's Catholic Church and the rectory were sold to Mt. Lebanon, a Maronite congregation founded in 1923 in Boyle Heights. The church became known as Our Lady of Mt. Lebanon-St. Peter Maronite Catholic Cathedral.

1968: Demolition permit filed for the garage at 333 S. San Vicente Boulevard (City of Los Angeles Permit No. 49899). This is presumably when the garage at the first story of the rectory was changed from a two-door garage to a single-door garage.

Permit filed for the erection of a social hall (completed 1969) at 8545 W. Burton Way (City of Los Angeles Permit No. 40805). E.J. Samaniego was listed as the architect and Dimitrios S. Bratakos as the engineer.

[4] "New Church to Open Sunday: St. Peter's Will Serve 400 Catholic Families," *Los Angeles Times*, March 25, 1937, A2.

1970-72: Cathedral remodel, including the construction of a new marble-clad altar, tabernacle, and crucifix, and the installation of new multi-light steel windows with stained leaded glazing.[5]

1978: Permit issued to Monsignor John Chedid for the construction of a shrine addition (side chapel) between the cathedral and social hall (City of Los Angeles Permit No. 30376). Mackel Associates was listed as the engineer.

1980s: Murals painted on the interior of the cathedral.[6]

1995: Permit issued for the construction of an addition connecting the rectory and social hall (City of Los Angeles Permit, August 10, 1995). Heney Dong was listed as the architect, Richard Lee as the engineer, and McLean Construction as the contractor. Ultimately, the three-story chancery building (completed 1996) did not connect the rectory and social hall due to the differing levels of floor heights. It abuts both buildings at the north end of the property.

1996: A fire in the cathedral was followed by a restoration and remodeling project, which included the reconstruction and recreation of painted ceiling panels and trusses, the addition of two rounded bays on either side of the main entrance to accommodate a children's crying room and a storage room, the construction of an addition at the north end of the building to accommodate accessible restrooms, and a complete re-roofing of the cathedral building.[7]

2003-04: New chandeliers and hanging pendants installed in the cathedral.[8]

2007: Permit filed by Father Abdallah E. Zaiden for the installation of an illuminated freestanding sign at the front of the cathedral (City of Los Angeles Permit No. 07048-10000-01552).

In addition to these alterations, ARG noted other alterations to the exterior and interior of the buildings that were not documented in building permits or other source materials. These changes were identified by visual inspection of the buildings on the Site conducted by ARG staff on December 28, 2016 and March 28, 2018. In the absence of building permits, ARG was not able to determine when these alterations occurred. Below is a list of the alterations noted by ARG during visual inspection of the Site:

- Accessibility ramp installed at the entry to the east façade of the cathedral.
- New carpet and wood parquet flooring installed in the cathedral.
- New paired fully glazed metal doors added between the narthex and nave at the south end of the cathedral.
- Perimeter fence added to the property.

[5] "Salute the Past, Embrace the Future: Our Lady of Mt. Lebanon-St. Peter Cathedral, 90th Anniversary Celebration," Los Angeles, California, May 24-26, 2013, 47.
[6] Bishop Abdallah E. Zaidan in discussion with the author, December 28, 2016.
[7] Bishop Abdallah E. Zaidan in discussion with the author, December 28, 2016; Heney Dong & Associates, Church Addition for Our Lady of Mt. Lebanon-St. Peter Cathedral, drawings, March 29, 1996.
[8] Bishop Abdallah E. Zaidan in discussion with the author, December 28, 2016.

- Concrete block wall added at the north façade of the rectory.
- New tile and carpet installed in the rectory.
- At the nave ceiling/roof framing, new solid blocking between the roof purlins on top of the trusses and some additional hardware.[9]

[9] David Cocke, Structural Focus, Building Evaluation Memorandum, April 12, 2018.

4. Historical Background and Context

4.1 Early Development of Beverly Grove

Prior to the turn of the twentieth century, the area known today as the Beverly Grove neighborhood remained largely undeveloped. Originally inhabited by members of the Tongva tribe, the land became part of Rancho La Brea, a 4,400-acre Mexican land grant given to Antonio Jose Rocha, in 1828.[10] For most of the nineteenth century, the rancho land was used for cattle and sheep grazing, and growing crops such as barley and wheat.[11] After the discovery of the Salt Lake Oil Field in 1902, oil drilling increased at a rapid pace, and the area was soon covered with derricks.[12]

Development of the Beverly Grove neighborhood commenced in the 1910s as Los Angeles' population increased and began to push westward. The population boom of the 1920s, together with the increased availability of the automobile, further instigated westward residential subdivision and development. Beverly Grove was quickly filled with small-scale commercial strips on major thoroughfares (such as Beverly Boulevard and 3rd Street) and neighborhoods of single- and multi-family residences.

Los Angeles' burgeoning population after World War I resulted in an increase in the construction of religious institutions to serve residential communities throughout the city. The year 1924 marked the most prosperous and active year in the history of the church-going community at the time, with the construction of 62 new churches at a cost exceeding $7 million.[13] By 1932, the city's churches were collectively valued at over $30 million, double the value of the previous decade.[14] The Catholic Church community comprised the majority of Los Angeles' church-going residents in the 1920s and '30s, with membership around 180,000 by the mid-1920s.[15]

The expansion of religious institutions slowed during the Great Depression. Nonetheless, the Catholic Church continued to play a prominent role in the lives of Angelenos, providing relief support through charities such as St. Vincent de Paul and welcoming minority groups, particularly Mexican Americans, into the life of the Catholic Church. In 1936, Los Angeles was raised to the status of an archdiocese, making California the only state with two archbishops.[16]

St. Peter's Catholic Church, at 333 S. San Vicente Boulevard, opened in 1937. Upon its completion, the parish served Catholic families in Beverly Grove and other surrounding neighborhoods.

---

[10] "About the Museum: History of Rancho La Brea," *La Brea Tar Pits and Museum*, accessed December 28, 2016, http://www.tarpits.org/our-story/about-the-page.
[11] Architectural Resources Group, "Historic Resources Survey Report: Wilshire Community Plan Area," *SurveyLA: Los Angeles Historic Resources Survey*, prepared for the City of Los Angeles, Office of Historic Resources, January 2015, 10.
[12] Ibid., 18.
[13] James M. Warnack, "Sixty-two New Churches in 1924: Growing Membership and Steady Investment in Permanent Plant Prove that Prosperity and Devotion in Los Angeles Walk Hand in Hand; Building Program for 1925 Requires $3,865,000," *Los Angeles Times*, January 1, 1925, H10.
[14] James L. Davis, "City's Churches Valued in Excess of $30,000,000: Structural Program of Past Decade Paces Growth of Population with Many Building Projects Planned," *Los Angeles Times*, February 21, 1932, D1.
[15] Warnack, H10.
[16] The Greenwood Encyclopedia of American Regional Cultures: The Pacific Region, ed. Jan Goggans (Westport, CT: Greenwood Press, 2004), 383.

4.2 Development of St. Peter's Catholic Church

The Site was originally subdivided as part of Tract No. 7616 in 1924 (See Appendix D: Los Angeles County Tract Maps). The tract was owned by the West Coast Oil Company, and it was largely composed of residential lots ranging from 45 to 80 feet wide (wider lots were located at street intersections), and 110 to 130 feet long. Tract No. 7616 was bound by 3rd Street to the north, Clifton Way to the south, San Vicente Boulevard to the east, and Preuss Road (now Robertson Boulevard) to the west.[17]

By 1926, Tract No. 7616 had been partially improved with one-story single-family residences with detached garages at the rear of the lots. However, most construction along Burton Way did not begin in earnest until the mid-1930s and 1940s, and primarily consisted of one- and two-story bungalow courts, duplexes, fourplexes, and sixplexes. Tract No. 7616 was largely built out by World War II (See 1950 Sanborn Fire Insurance Map in Appendix E).[18]

Though subdivided into four parcels in 1924, the Site remained undeveloped until the construction of St. Peter's Catholic Church in 1937. In 1935, the Roman Catholic Bishop of Los Angeles and San Diego acquired the four lots at the corner of S. San Vicente Boulevard and W. Burton Way.[19] Construction of the church began shortly thereafter. Noted ecclesiastical architect Ross Montgomery, with associate William F. Mullay, designed the 5,800-square-foot building. Ralph Marvin was the engineer and Peter P. Shelby was the contractor.[20] St. Peter's Church opened for Easter services in March of 1937 and was formally dedicated in May of the same year. It was built at a cost of $33,000 and originally served 400 families. Revered Michael A. Lee was its first pastor.[21]

Construction of St. Peter's rectory began in 1939. The 2,500-square-foot building was erected just north of the church and designed by Thomas Franklin Power. Don S. Ely was the contractor.[22] By 1940, Reverend Lee had moved into the rectory.[23]

St. Peter's Parish owned and occupied the Site until 1966, when the congregation sold it to Mt. Lebanon, a Maronite congregation established in 1923. Mt. Lebanon originally practiced out of a residence it purchased at the intersection of Warren Street and Brooklyn Avenue (now Cesar E. Chavez Avenue). By 1925, 95 families, most of whom were Lebanese and Syrian immigrants, were registered with the Parish, and by 1934, the Congregation had constructed a new church, hall, and rectory, in place of the house it originally occupied.[24]

In 1965, Father Chedid, who had become Pastor of Mt. Lebanon in 1956, began searching for a new church location more suitable to the needs of the congregation.[25] Though St. Kevin's, located at the corner of Beverly Boulevard and Normandie Avenue, was the Parish's initial choice, the Board of Consultors did not approve of its dissolution, and the congregation

---

[17] Los Angeles County Tract Maps, Tract No. 7616, 1924.
[18] Sanborn Fire Insurance Maps, 1926 and 1950.
[19] "New Church to Open Sunday: St. Peter's Will Serve 400 Catholic Families," A2.
[20] City of Los Angeles Building Permit No. 31332.
[21] "New Church to Open Sunday: St. Peter's Will Serve 400 Catholic Families," A2.
[22] City of Los Angeles Building Permit No. 35105.
[23] California Voter Registration Records, Los Angeles City Precinct No. 1462-A, Los Angeles County, 1940.
[24] "Salute the Past, Embrace the Future: Our Lady of Mt. Lebanon-St. Peter Cathedral, 90th Anniversary Celebration," 19-20.
[25] Ibid., 45.

acquired St. Peter's instead. On August 2, 1966, Mt. Lebanon moved to its new location.[26] The Parish assumed the name Our Lady of Mt. Lebanon-St. Peter Maronite Catholic Cathedral, in recognition of the sanctuary's original parishioners.

The St. Peter's site lacked a social hall, which the Congregation deemed necessary for meetings, receptions, and the like. Between 1967 and 1968, parishioners raised the funds for the construction of a hall, and in 1968, construction commenced. The social hall was dedicated on June 6, 1969.[27] Between 1970 and 1972, the cathedral underwent remodeling to better reflect its new parishioners. Monsignor Chedid contracted with an Italian firm, which supplied the Carrara marble for the new altar, tabernacle, and crucifix, as well as new stained glass windows.[28]

On January 6, 1996, the cathedral was the victim of arson and suffered extensive interior damage. Some of the stencil painted sheathing and truss members at the ceiling were restored and/or reconstructed. It was during this time a children's crying room was added at the south end of the cathedral, and a small addition to accommodate accessible restrooms was constructed at the north end of the building. Shortly after the cathedral's restoration and remodeling, the three-story chancery building at the rear of the property was completed.[29]

4.3 Architecture

The cathedral building is an excellent example of Spanish Colonial Revival architecture with Italian Renaissance Revival elements. The rectory is a modest example of the Mediterranean Revival style, and the social hall is a vernacular interpretation of New Formalism.[30]

Spanish Colonial Revival

The Spanish Colonial Revival style became popular throughout Southern California after the 1915 Panama-California Exposition in San Diego. The Exposition featured buildings designed in a highly ornamented Spanish architectural aesthetic known as Churrigueresque. The Exposition's lavishly adorned buildings were designed by Bertram Grosvenor Goodhue and aimed to highlight the richness and variety of Spanish precedents found throughout Spain and Latin America.[31] The style was an attempt to create a "native" California architectural idiom that drew upon and romanticized the state's colonial past.

The increased popularity of the Spanish Colonial Revival style in Southern California coincided with the population boom Los Angeles experienced in the 1920s. The versatility of the style, allowing for builders and architects to construct buildings as simple or lavish as money would permit, helped to further spread its popularity throughout the city.[32] The style's adaptability also

---

[26] Ibid., 46.
[27] Ibid., 46-47.
[28] Ibid., 47.
[29] Ibid., 50; Bishop Abdallah E. Zaidan in discussion with the author, December 28, 2016.
[30] The architecture of the chancery building is not discussed in this section since it building was completed in 1996 and is not part of the historical period of development of the campus.
[31] Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1984), 418.
[32] City of Los Angeles, Office of Historic Resources, Architecture and Designed Landscapes, Revival Architecture Derived from Mediterranean and Indigenous Themes, final draft, 4 June 2010, 13.

lent its application to an array of building types, from institutional and commercial buildings to single- and multi-family residences. Spanish Colonial Revival architecture often borrowed from other styles, including Churrigueresque, Gothic Revival, Moorish Revival, and Art Deco. Complex building forms, arched openings, tile roofs, stucco cladding, and decorative grilles are characteristic of the style. The style remained popular through the 1930s, with later versions often simpler in form and ornament.

Italian Renaissance Revival

Italian Renaissance Revival architecture emerged in the 1890s and was primarily applied to grand residential and institutional buildings. The style was considerably less common than other Period Revival idioms, and most early examples were architect designed and found in larger metropolitan areas. The architectural style increased in popularity in the 1920s with the perfection of masonry veneering techniques. Symmetrical façades, tile roofs, masonry cladding, and classical details such as columns and pedimented entries are characteristic of the style. Italian Renaissance Revival architecture declined in popularity toward the end of the 1930s, and post-1940 examples are rare.[33]

Mediterranean Revival

Like the Spanish Colonial Revival style, Mediterranean Revival architecture became increasingly prevalent in Los Angeles during the 1920s. The style was popular in Southern California because of California's identification with the region as having a similar climate, and the popularity of Mediterranean-inspired resorts along the Southern California coast. Loosely based on sixteenth century Italian villas, the style is more formal in massing than Spanish Colonial Revival buildings; symmetrical façades and grand accentuated entrances characterize Mediterranean Revival architecture. The Mediterranean Revival style remained popular throughout the 1930s; its prevalence dwindled by the mid-1940s.

New Formalism

New Formalism emerged in the postwar period as a reaction against the rigidity of Modernism and its total rejection of historical precedent. New Formalism embraced Beaux Arts symmetry and building proportions, and refined classical details such as arches, columns, entablatures, and podiums. The style utilized traditional rich materials such as marble, travertine, and granite, or manmade materials that mimicked their luxurious qualities, but applied them in a non-traditional, panelized way.[34] New Formalism conveyed an aesthetic of stability and tradition, making it particularly suitable in the design of institutional and corporate buildings.

[33] McAlester and McAlester, 397-398.
[34] "City of Riverside Modernism Context Statement," prepared by Christopher A. Joseph and Associates for the City of Riverside (November 2009), 16.

4.4 Architects and Designers

Ross Montgomery

Ross Gordon Montgomery was born in Toledo, Ohio on September 26, 1888. He moved with his family to Los Angeles in 1900, and in 1908 became an apprentice draftsman in a Los Angeles architecture firm. By 1913, Montgomery had become a licensed architect and founded the firm of Montgomery & Montgomery with his brother, Mott C. Montgomery. The brothers worked together for six years, primarily designing residences and commercial buildings.[35]

In 1921, Ross Montgomery began working for the Roman Catholic Diocese. One of his first commissions was for a parochial school in Cypress Park. During the 1920s and '30s, he designed several Period Revival-style ecclesiastical buildings throughout Southern California. In 1922, Montgomery was hired to design ancillary buildings at Mission San Luis Rey, and in 1925, he was commissioned to complete the restoration of Mission Santa Barbara after it had been damaged in an earthquake. Other commissions in the Santa Barbara vicinity included multiple Spanish Colonial Revival-style additions at St. Anthony's Seminary in 1923 and the design of the Pueblo Revival-style church campus at Our Lady of Mt. Carmel in Montecito in 1938.[36]

Montgomery received commissions for several churches in Los Angeles in the late 1920s, including the Church of St. Celia (1927), an imposing Romanesque Revival building at the corner of Normandie Avenue and W. 43rd Street; the Cathedral Chapel of St. Vibiana (1928), an eclectic Spanish Colonial Revival church on La Brea Avenue; and St. Andrew's Catholic Church (1927), a Romanesque Revival church with a massive masonry belfry in Pasadena. Other ecclesiastical commissions included Holy Family Parish School in Glendale (1924), and Marymount High School on Sunset Boulevard (1936; Los Angeles Historic-Cultural Monument No. 254), both of which Montgomery designed in the Spanish Colonial Revival style. Among his most noted works was the Mausoleum of the Golden West at New Calvary Cemetery in East Los Angeles (1927).[37] The multi-domed concrete structure represents a rare break from Montgomery's 1920s Revivalist designs and a foray into the modernist Art Deco style.

In the 1930s, Montgomery was approached by a group of archaeologists from the Peabody Museum at Harvard University who were excavating a seventeenth century Franciscan mission establishment at Awatovi, a Hopi Indian pueblo in northeastern Arizona. Montgomery's detailed knowledge of monastery and church design, and his experience with the restoration of the Santa Barbara Mission, proved valuable in the understanding and interpretation of Mission San Bernardo de Awatovi. Montgomery wrote the interpretive section of the excavation papers, which were later published in *Franciscan Awatovi: The Excavation and Conjectural*

[35] United States Census Record, 1900; "Saint Anthony's Seminary Complex and Grounds," Landmark Designation Staff Report, City of Santa Barbara Historic Landmarks Commission, August 29, 2012, 15.
[36] "Saint Anthony's Seminary Complex and Grounds;" Francis P. McManamon, *Archaeology in America: An Encyclopedia* (Westport, CT: Greenwood Publishing Group, 2009), 43.
[37] "Ross Gordon Montgomery (Architect)," *Pacific Coast Architecture Database*, accessed December 27, 2016, http://pcad.lib.washington.edu/person/297/.

Reconstruction of a 17th-Century Spanish Mission Establishment as a Hopi Indian Town in Northeastern Arizona.[38]

Montgomery continued to design church buildings after World War II with his associate William Mullay. As with many postwar ecclesiastical architects, Montgomery departed from his earlier ornate Romanesque Revival and Spanish Colonial Revival enterprises in favor of more contemporary, modern iterations. This is reflected in his plans for St. John the Evangelist in the Hyde Park neighborhood of Los Angeles (1947) and St. Kevin Catholic Church on Beverly Boulevard (1955). After 48 years as an ecclesiastical architect in Southern California, Ross Montgomery died on February 14, 1969.[39]

Thomas Franklin Power

Thomas Franklin Power was born in Boston, Massachusetts in 1874. By 1910, he was living in Los Angeles and practicing as an architect.[40] Early in his career, Power primarily designed single-family residences in Los Angeles and neighboring cities. By the 1920s, Power had obtained commissions for a number of ecclesiastical buildings and parochial schools, including St. Mary's Catholic Church in the Boyle Heights neighborhood of Los Angeles (1923), Christ the King Roman Catholic Church on Rossmore Avenue (1927), the Blessed Sacrament Church in Hollywood (1923), and multiple buildings and the original campus plan for Loyola Marymount University in the mid-1920s.[41] Thomas Franklin Power died in 1963 in the City of Orange.[42]

Eduardo Jose Samaniego

Eduardo Jose Samaniego was born in Durango, Mexico in 1911. He was one of eight children, including his eldest brother, noted silent film, stage, and television actor, Ramon Novarro.[43] The Samaniego family immigrated to El Paso, Texas in 1917, and by 1920, they were living in Los Angeles.[44] After graduating from the University of California, Berkeley with a degree in architecture in 1933, Samaniego returned to Los Angeles to start his practice.[45] Throughout his 50-year career in Los Angeles, Samaniego designed a number of buildings, including a J.C. Penny in Van Nuys (1946; in partnership with noted architect George Vernon Russell), the Screen Actors Guild on Sunset Boulevard (1956), and St. Anne Melkite Greek Catholic Church in Studio City (1964). Eduardo Samaniego died in 1999.[46]

---

[38] *Pioneers in Historical Archaeology: Breaking New Ground*, ed. Stanley South (New York: Plenum Press, 1994), 30-32; McManamon, 43; George Kluber, "Book Reviews: Archeology," *American Anthropologist* 53, no. 1 (October 2009): 107-108.
[39] "Ross Gordon Montgomery (Architect)," *Pacific Coast Architecture Database*; United States Social Security Death Index, 1969.
[40] United States Census Records, 1900 and 1910.
[41] "Historic Cultural Monument Application: Emma Wood Home, 245 South Wilton Place," prepared by Historic Preservation Partners, Monrovia, CA, November 19, 2012.
[42] California Death Index, 1963.
[43] "Edward Jose Samaniego," *Find A Grave*, accessed January 12, 2017, http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=134131099.
[44] United States Naturalization Records, 1929; United States Census Records, 1920.
[45] "Edward Jose Samaniego," *Find A Grave*.
[46] Ibid.

5. Regulatory Framework

5.1 Definition of Historical Resource

Pursuant to Section 15064.5 of the California Code of Regulations (CCR), Title 14, Chapter 3, the following are considered historical resources for the purposes of CEQA:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (California Register).
2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the California Public Resources Code (PRC), or identified as significant in an historical resource survey meeting the requirements in section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the California Register (PRC SS5024.1; Title 14 CCR, Section 4852).

5.2 Historic Designation Criteria

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's master inventory of known historic resources. Created under the auspices of the National Historic Preservation Act of 1966, the National Register is administered by the National Park Service (NPS) and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. As described in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, in order to be eligible for the National Register, a resource must both (1) be significant and (2) retain sufficient integrity to convey its significance.

Significance is assessed by evaluating a resource against established criteria for eligibility. A resource is considered significant if it satisfies any one of the following four National Register criteria:[47]

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

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

[47] Some resources may meet multiple criteria, though only one needs to be satisfied for National Register eligibility.

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

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

Once significance has been established, it must then be demonstrated that a resource retains enough of its physical and associative qualities – or integrity – to convey the reason(s) for its significance. Integrity is best described as a resource's "authenticity" as expressed through its physical features and extant characteristics. Whether a resource retains sufficient integrity for listing is determined by evaluating the seven aspects of integrity defined by the NPS:

- Location (the place where the historic property was constructed or the place where the historic event occurred);
- Setting (the physical environment of a historic property);
- Design (the combination of elements that create the form, plan, space, structure, and style of a property);
- Materials (the physical elements that were combined or deposited during a particular period of time and in a particular manner or configuration to form a historic property);
- Workmanship (the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory);
- Feeling (a property's expression of the aesthetic or historic sense of a particular period of time); and
- Association (the direct link between an important historic event/person and a historic property).

Integrity is evaluated by weighing all seven of these aspects together and is ultimately a "yes or no" determination – that is, a resource either retains sufficient integrity or it does not.[48] Some aspects of integrity may be weighed more heavily than others depending on the type of resource being evaluated and the reason(s) for its significance. Since integrity depends on a resource's placement within a historic context, integrity can be assessed only after it has been established that the resource is significant, and under which criteria.

Generally, a resource must be at least 50 years of age to be eligible for listing in the National Register. Exceptions are made if it can be demonstrated that a resource less than 50 years old is (1) of exceptional importance or (2) is an integral component of a historic district that is eligible for the National Register.

California Register of Historical Resources

The California Register is the authoritative guide to the State's significant historical and archeological resources. In 1992, the California legislature established the California Register "to be used by state and local agencies, private groups, and citizens to identify the state's historical

[48] Derived from *National Register Bulletin 15*, Section VIII: "How to Evaluate the Integrity of a Property."

resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change."[49]

The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for historic preservation grant funding; and affords certain protections under CEQA. All resources listed in or formally determined eligible for the National Register are automatically listed in the California Register. In addition, properties designated under municipal or county ordinances, or through local historic resources surveys, are eligible for listing in the California Register.

The structure of the California Register program is similar to that of the National Register, but places its emphasis on resources that have contributed specifically to the history and development of California. To be eligible for the California Register, a resource must first be deemed significant at the local, state, or national level under one of the following four criteria, which are modeled after the National Register criteria listed above:

1. It is associated with events or patterns of 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;
2. It is associated with the lives of persons important to local, California, or national history;
3. It 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; or
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.[50]

Like the National Register, the California Register also requires that resources retain sufficient integrity to convey their significance. A resource's integrity is assessed using the same seven aspects of integrity used for the National Register. However, since integrity thresholds associated with the California Register are generally less rigid than those associated with the National Register, it is possible that a resource may lack the integrity required for the National Register but still be eligible for listing in the California Register.

There is no prescribed age limit for listing in the California Register, although California Register guidelines state that "sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource."[51]

---

[49] PRC SS5024.1(a).
[50] PRC SS5024.1; Title 14 CCR, Section 4852.
[51] California Office of Historic Preservation, *Technical Assistance Series #6: California Register and National Register: A Comparison* (Sacramento, CA: California Department of Parks and Recreation, 2001), 3. According to the *Instructions for Recording Historical Resources* (Office of Historic Preservation, March 1995), "Any physical evidence of human activities over 45 years old may be recorded for purposes of inclusion in the OHP's filing system. Documentation of resources less than 45 years old may also be filed if those resources have been formally evaluated, regardless of the outcome of the evaluation." This 45-year threshold is intended to guide the recordation of potential historical resources for local planning purposes, and is not directly related to an age threshold for eligibility against California Register criteria.

Resources may be nominated directly to the California Register. They are also automatically listed in the California Register if they are listed in or have been officially determined eligible for the National Register. State Historic Landmarks #770 and forward are also automatically listed in the California Register.[52]

The California Historical Resource Status Codes are a series of ratings created by the California Office of Historic Preservation (OHP) to identify the historic status of resources listed in the State's historic properties database. These codes were revised in August 2003 to better reflect the many historic status options available to evaluators. The following are the seven major status code headings:

1. Properties listed in the National Register or the California Register.
2. Properties determined eligible for listing in the National Register or the California Register.
3. Properties that appear eligible for listing in the National Register or California Register through survey evaluation.
4. Properties that appear eligible for listing in the National Register or California Register through other evaluation.
5. Properties recognized as historically significant by local government.
6. Properties that are not eligible for listing or designation.
7. Properties that are not evaluated for listing in the National Register or California Register or that need reevaluation.

Under each status code heading, properties are then given a letter code, which indicates whether the resource is eligible individually (S), eligible as part of a district (D), or both (B).

City of Los Angeles, Cultural Heritage Ordinance

The local designation programs for the City of Los Angeles include Historic-Cultural Monument (HCM) designation for individual resources and the adoption of Historic Preservation Overlay Zones (HPOZs) for concentrations of buildings, commonly known as historic districts. The City of Los Angeles Cultural Heritage Ordinance (Chapter 9, Section 22.171 *et seq.* of the Los Angeles Administrative Code) defines an HCM as any site (including significant trees or other plant life located thereon), building, or structure of particular historic or cultural significance to the City, meaning that it meets one or more of the following criteria:

1. Is identified with important events of national, state, or local history, or exemplifies significant contributions to the broad cultural, economic or social history of the nation, state, city or community;
2. Is associated with the lives of historic personages important to national, state, or local history; or

[52] California Department of Parks and Recreation, Office of Historic Preservation, *Technical Assistance Series #5: California Register of Historical Resources, The Listing Process* (Sacramento, CA: California Department of Parks and Recreation, n.d.), 1.

3. Embodies the distinctive characteristics of a style, type, period, or method of construction; or represents a notable work of a master designer, builder, or architect whose individual genius influenced his or her age.

The City of Los Angeles established its HPOZ ordinance in 1979. The ordinance was revised in 1997, 2000, 2004, and 2018. According to Section 12.20.3.B.17 of the Los Angeles Municipal Code (LAMC), a *Preservation Zone* is "any area of the City of Los Angeles containing buildings, structures, landscaping, natural features or lots having historic, architectural, cultural or aesthetic significance."

Local historic preservation ordinances often include standards for determining whether a resource retains sufficient integrity to merit local historic designation, and this language can vary widely from municipality to municipality. Some local ordinances do not mention integrity at all. The Los Angeles Cultural Heritage Ordinance does not include language about integrity. When evaluating historical resources in municipalities where the historic preservation ordinance does not provide guidance for assessing integrity, in accordance with best professional practices it is customary to use the National Register seven aspects of integrity to assess whether or not a resource retains sufficient integrity to convey its significance at the local level. For local eligibility in the City of Los Angeles, ARG's experience utilizing Historic-Cultural Monument criteria reflects that the City considers integrity in determining whether a historical resource qualifies as an HCM, but practices greater flexibility when evaluating integrity for local designation than is the case for determining state or federal eligibility. To that end, while integrity thresholds are somewhat lower for eligibility for listing in the California Register than in the National Register, local thresholds of integrity are often even lower still.

As with the National and California Registers, in assessing integrity at the local level, some aspects may be weighed more heavily than others depending on the type of resource being evaluated and the reason(s) for its significance. For example, if a property is significant as an excellent example of an architectural style, integrity of design, workmanship, and materials may weigh more heavily than integrity of setting. In contrast, if a property is significant for its association with an important event or person, integrity of setting, feeling, and association may weigh more heavily than integrity of design.

6. Identification of Potential Historical Resources

6.1 Previous Evaluations and Studies

None of the buildings on the Mt. Lebanon campus are individually designated as historic resources under any local, state, or federal registration program. In addition, the Site is not located within a designated National Register or California Register historic district or Los Angeles HPOZ.

The cathedral building was identified as a potential historical resource in the Los Angeles County Metropolitan Transportation Authority's (Metro's) *Westside Subway Extension Historic Property Survey Report* (2010), which was prepared for compliance with Section 106 of the National Historic Preservation Act and CEQA. The report found that the cathedral building appeared to be eligible for listing in the National Register and California Register under Criteria C/3 for embodying the distinctive characteristics of the Spanish Colonial Revival style with Italian Renaissance Revival elements. It was assigned status codes 3S and 3CS. Notably, however, the results of Metro's study do not appear to have been reviewed or given consensus by the California Office of Historic Preservation (OHP), and the status codes do not appear in the California Historic Resources Inventory System. As a result, the eligibility determination in the report does not appear to have any authoritative value.

Nonetheless, the findings of the *Westside Subway Extension Historic Property Survey Report* were reiterated in the *333 La Cienega Boulevard Project Initial Study* (2015), indicating the cathedral building was a "historical resource under CEQA."[53]

More recently, the building was not documented as a potential historical resource as part of the Los Angeles Citywide Survey (SurveyLA) of the Wilshire CPA.[54] In accordance with SurveyLA methodology, only resources that appeared to be eligible to surveyors under federal, state, and/or local criteria were documented. Lack of documentation on the subject building indicates surveyors did not find the building to be eligible under any criteria.

The rectory, social hall, and chancery have not been previously determined eligible under any local, state, or federal designation criteria. The three buildings were not documented as part of Metro's Westside Subway Extension project or as part of the SurveyLA survey of the Wilshire CPA.

Because the results of Metro's study were never reviewed or given consensus by the OHP, all buildings on the Site have been re-evaluated for eligibility against local, state, and national criteria as part of this Tech Report.

---

[53] ESA Associates, *333 La Cienega Boulevard Project Initial Study*, prepared for the City of Los Angeles, Department of City Planning, Environmental Analysis Section (2015), Appendix B: Cultural and Paleontological Resources Study Memo.

[54] SurveyLA findings can be viewed at www.historicplacesla.org. In addition, the SurveyLA *Historic Resources Survey Report* for the Wilshire Community Plan Area can be found at http://preservation.lacity.org/surveyla-findings-and-reports#Wilshire.

6.2 Evaluation of Significance

Cathedral

Based on the research analysis conducted for the preparation of this Tech Report, ARG finds that the cathedral building appears individually eligible for local listing as a Los Angeles HCM. Due to a series of alterations over a number of years, the building does not retain sufficient integrity to be eligible for listing in the National Register or California Register. It also does not appear to be a contributor to a potential HPOZ.

National Register and California Register

National and California Register Criteria A/1: associated with events that have made a significant contribution to the broad patterns of history.

The cathedral building was constructed in 1937, following a time when expansion and growth of the Catholic Church in Los Angeles had slowed due to the economic effects of the Great Depression. The city's population boom in the 1920s resulted in the establishment of a number of religious institutions throughout the city. Sixty-two religious buildings or campuses, collectively valued over $7 million, were constructed in Los Angeles in 1924 alone. By the mid-1920s, the Catholic Church had become one of the most prominent religious institutions in Los Angeles, with over 180,000 members. However, with the onset of the Great Depression, the Church's expansion program slowed. Because St. Peter's was built in the 1930s, after the Catholic Church's major expansion program of the 1920s and before its increased growth in the postwar period, it is not associated with significant development patterns of the Catholic Church in the city, the state, or the nation. Furthermore, though generally associated with the spread of institutional resources in the city as it grew westward in the first decades of the twentieth century, it is not singularly significant for its association with this pattern of development.

The cathedral is associated with Mt. Lebanon, a Maronite congregation with cultural ties to the early settlement of Maronite immigrants in Los Angeles. Mt. Lebanon was established in 1923 in an existing single-family residence at the corner of Warren Street and Brooklyn Avenue (now Cesar E. Chavez Avenue) in Boyle Heights. It was the first Maronite congregation founded in the city and served Maronite immigrants, primarily of Lebanese and Syrian origin. As membership continued to grow through the late 1920s, the need for a more permanent establishment was evident, and in 1934, a new building containing a cathedral, rectory, and social hall was dedicated at the location of the church's founding (the house was moved to 1508 Brooklyn Avenue).

In 1966, the Congregation decided to find a more suitable location to fit its needs, and it bought the property at 333 S. San Vicente Boulevard. Though the Site has been associated with the Congregation since 1966, Mt. Lebanon's historical significance related to the early settlement of Lebanese and Syrian immigrants in the city is better reflected through its original location in Boyle Heights, which is still extant.

For these reasons, the cathedral building is not eligible under Criteria A/1 of the National/California Registers.

National and California Register Criteria B/2: associated with the lives of persons significant in our past.

The cathedral building was originally occupied by St. Peter's Parish. In 1966, Mt. Lebanon acquired the property, which it currently occupies. Research did not indicate parishioners of either congregation were significant to the history of the city, state, or nation in a way that is directly associated with the cathedral. Furthermore, though leaders of each parish, such as Bishop John Chedid, who helped purchase the property and served Mt. Lebanon until his retirement in 2000, were important to the history of the congregation, they were not particularly significant to the history of the city, state, or nation. As such, the cathedral is not eligible under Criterion B or 2 of the National/California Registers.

National and California Register Criteria C/3: embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.

The cathedral was constructed in 1937 in a Spanish Colonial Revival style with elements of Italian Renaissance Revival. Originally serving a relatively small parish of 400 families, the cathedral is not among the largest or grandest by comparison to other Los Angeles churches of the same period, though it is still a well-designed and articulated example of its style. With its cruciform shape and classically detailed façade composition of pilasters, entablature, and pediments, it embodies the distinctive characteristics of its style and type.

Furthermore, the cathedral was designed by a noted local architect, Ross Montgomery. Montgomery was an influential Los Angeles architect well known for his ecclesiastical designs in the 1920s and '30s. The skill with which he interpreted and applied historicist styles, particularly those with Southern European origins, attracted the Roman Catholic Diocese to grant him commissions for the designs of multiple churches and church campuses across the region during this period. Montgomery was so respected for the historic authenticity of his work and understanding of church forms that he was asked to work on multiple missions in the American west – both in the design of new buildings and restoration of old.

However, as discussed in greater detail in *Section 6.3: Evaluation of Integrity*, the cathedral has endured a series of alterations that have diminished its integrity in such a way that it is, by comparison to other examples of Montgomery's work, no longer among the more notable or intact representations. Additionally, although it still embodies some characteristics of its style, its integrity has been compromised to the extent that it is not eligible for the National/California Registers under Criteria C/3.

National and California Register Criteria D/4: has yielded or may likely yield information important in prehistory or history.

The cathedral building was constructed in 1937, on land that had been previously subdivided and prepared for development. Since the Site has previously been graded and possesses no known archaeological resources, the likelihood of its ability to yield information important in prehistory or history is minimal. However, an archaeological assessment was not conducted as part of this study.

Los Angeles Historic-Cultural Monument

The cathedral building appears to be individually eligible for local listing as a Los Angeles HCM for embodying the distinctive characteristics of the Spanish Colonial Revival style, with Italian Renaissance Revival elements, and for representing the work of architect, Ross Montgomery. Montgomery was a notable local architect who made a salient impact on the built environment of Los Angeles through his ecclesiastical designs. His work varied in size and stylistic influence, but was always true to its architectural origins and reflected a local fascination with Mediterranean styles as an appropriate regional vernacular.

The cathedral building's period of significance is 1937, or its date of construction to Montgomery's design.

Following is a list of the cathedral's character-defining features related to its architectural significance and association with Ross Montgomery.

Cathedral – Exterior

- Prominent corner location at the intersection of San Vicente Boulevard and Burton Way, oriented toward the southeast so that it faces both major streets as they intersect
- Simple rectangular massing with lower wings flanking the main central volume
- Low-pitched front-facing gable roof with clay tile roofing (although the existing clay tile dates to the 1990's renovation of the building)
- Appearance of smooth, hand-troweled stucco cladding
- Symmetrical primary (south) façade
- Central arch bounded by four pilasters supporting an entablature at the primary façade
- Recessed primary entrance below the arched arrangement
- Pedimented window opening above the primary entrance
- Projecting stoop with shed roof and recessed entry at the side (east) façade
- Paired wood paneled doors with single rectangular lights on the south and east façades
- Decorative precast concrete grilles along the roofline.

Cathedral – Interior

- Large open rectangular volume
- Open wood truss ceiling with painted/stenciled sheathing
- Appearance of smooth plaster finishes
- Nave flanked by smaller aisles on either side
- Arcade of columns with half-circle-shaped capitals demarcating the side aisles from the nave.

As discussed in greater detail in *Section 6.3*, the cathedral has endured a series of alterations that have diminished its integrity in such a way that it is ineligible for listing in the National Register or the California Register. However, the integrity thresholds are somewhat lower for

local listing than they are for federal and state listing. Based on this lower integrity threshold, it is ARG's professional opinion that, while a very close call, the cathedral building appears to marginally retain a sufficient degree of those aspects of integrity that relate to its embodiment of Spanish Colonial Revival/Italian Renaissance Revival ecclesiastical design by an influential, local architect (Ross Montgomery) to be eligible for local listing as a City HCM. This conclusion reflects a conservative approach due in part to the fact that the building was previously identified as eligible under federal, state and local criteria in a Section 106 historic resource survey (although it appears the survey findings were never given consensus by OHP). It is recognized that other historic preservation professionals could reasonably reach a different conclusion, based on the apparent lack of survey consensus and/or the prior alterations to the building that have impacted its integrity, and conclude that the cathedral building does not currently qualify for designation as an HCM under this local criterion.

For the reasons previously discussed, the cathedral does not appear eligible as a Los Angeles HCM under the remaining eligibility criteria: for its identification with important events, for reflecting the broad cultural, economic, or social history of the nation, state, city or community, or for being associated with persons significant to the history of the nation, state, or city.

Rectory

The rectory is not individually eligible for listing in the National Register or the California Register, or as a Los Angeles HCM. It also does not appear to be a contributor to a potential HPOZ.

National Register and California Register

National and California Register Criteria A/1: associated with events that have made a significant contribution to the broad patterns of history.

The rectory is not associated with events that have made a significant contribution to the broader institutional development patterns in the history of the nation, state, or community. The rectory was constructed in 1939-1940, during a time when the Catholic Church's expansion program and general institutional growth had slowed in the city due to the Great Depression. Though the rectory is associated with Mt. Lebanon, the first Maronite congregation in the city, the Congregation's original rectory at the corner of Warren Street and Brooklyn Avenue better reflects its historical significance for its association with the early settlement of Syrian and Lebanese immigrants in the area.

Therefore, the rectory is not eligible under Criterion A or 1 of the National/California Registers.

National and California Register Criteria B/2: associated with the lives of persons significant in our past.

The rectory was originally occupied by Reverend Michael A. Lee of St. Peter's Catholic Church. Clergymen of St. Peter's continued to occupy the building until 1966, when Mt. Lebanon acquired the property. The rectory currently serves as the residence and offices of the clergy of Mt. Lebanon. Research did not indicate the prior clergy of either parish were significant to the history of the city, state, or nation.

Thus, the rectory is not eligible under Criterion B or 2 of the National/California Registers.

National and California Register Criteria C/3: embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.

The rectory is a modest example of a Mediterranean Revival-style building, and one of many examples of the style in the city. It is a typical example of its type, period, and method of construction, and does not embody the distinctive characteristics that set it apart from other buildings of the period. It does not possess high artistic values. Though designed by noted architect Thomas Franklin Power, it does not best represent Power's work as an ecclesiastical architect who designed multiple more distinguished religious institutional buildings in Southern California.

Therefore, the rectory is not eligible under Criterion C or 3 of the National/California Registers.

National and California Register Criteria D/4: has yielded or may likely yield information important in prehistory or history.

The rectory was constructed in 1939-1940, on land that had been previously subdivided and prepared for development. Since the Site has previously been graded and possesses no known archaeological resources, the likelihood of its ability to yield information important in prehistory or history is minimal. However, an archaeological assessment was not conducted as part of this study.

Los Angeles Historic-Cultural Monument

For the reasons stated above in the evaluation of significance against National Register and California Register eligibility criteria, the rectory is not individually eligible for listing as a Los Angeles HCM. The broad cultural, economic, or social history of the nation, state, or community is not singularly reflected or exemplified in the rectory. The building is not associated with important events, or with any known personages significant to the city's history. It does not embody the distinctive characteristics of a type, period, style, or method of construction. Although designed by noted architect Thomas Franklin Power, the rectory is not a notable work of Power, who designed multiple distinctive ecclesiastical buildings in the region.

Social Hall

The social hall is not individually eligible for listing in the National Register or the California Register, or as a Los Angeles HCM. It also does not appear to be a contributor to a potential HPOZ.

National Register and California Register

National and California Register Criteria A/1: associated with events that have made a significant contribution to the broad patterns of history.

Built in 1969, more than 30 years after the construction of the cathedral and rectory, and after much of the surrounding neighborhood had been developed, the social hall is not associated

with the original development of the property by St. Peter's Catholic Church or the westward expansion of institutional resources in the city during the first decades of the twentieth century.

Furthermore, though generally associated with the expansion of the Catholic Church in Los Angeles in the postwar period (between 1948 and 1976, Los Angeles' Catholic population increased by over 250 percent and constituted almost 25 percent of the city's residents), it is not directly significant for this association.[55] The social hall is among hundreds of religious institutional buildings constructed in the postwar period, and research did not suggest that the building in and of itself had a direct, significant association with this pattern of history.

Lastly, the social hall is associated with Our Lady of Mt. Lebanon, the first Maronite congregation in Los Angeles. The building was constructed by Mt. Lebanon after it acquired the property in 1966. However, the Congregation's original social hall, which is still extant in Boyle Heights, better reflects its historical significance for its association with the early settlement patterns of Syrian and Lebanese immigrants in Los Angeles.

Therefore, the social hall is not eligible under Criterion A or 1 of the National/California Registers.

National and California Register Criteria B/2: associated with the lives of persons significant in our past.

The social hall was constructed by Mt. Lebanon to hold social events and gatherings for its parishioners. Research did not indicate that members of the parish were significant to the history of the city, state, or nation in a way that is directly associated with the social hall.

Thus, the social hall is not eligible under Criterion B or 2 of the National/California Registers.

National and California Register Criteria C/3: embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.

The social hall is a modest example of New Formalism. As a modest, vernacular interpretation of the style, the building does not embody the distinctive characteristics of the type, period, or method of construction, and it does not possess high artistic values. The building was designed by local architect Eduardo Jose Samaniego. Though Samaniego had a long career in Los Angeles, his work did not rise to the level of a master architect.

For these reasons, the social hall is not eligible under Criterion C or 3 of the National/California Registers.

National and California Register Criteria D/4: has yielded or may likely yield information important in prehistory or history.

The social hall was constructed in 1969, on land that had been previously graded and paved for surface parking. Since the Site possesses no known archaeological resources, the likelihood of its

[55] Michael Gibson, "Creating Sacred Spaces in the Suburbs: Roman Catholic Church Architecture in Postwar Southern California" (master's thesis, University of Southern California, 2009), 19.

ability to yield information important in prehistory or history is minimal. However, an archaeological assessment was not conducted as part of this study.

Los Angeles Historic-Cultural Monument

For the reasons stated above in the evaluation of significance against National/California Register eligibility criteria, the social hall is not individually eligible for listing as a Los Angeles HCM. The broad cultural, economic, or social history of the nation, state, or community is not reflected or exemplified in the hall. The building is not associated with important events, or with any known personages significant to the city's history. It does not embody the distinctive characteristics of a type, period, style, or method of construction. Although designed by local architect Eduardo Jose Samaniego, research did not indicate that Samaniego's work rose to the level of a master.

Historic District Evaluation

National Register and California Register

The Site does not appear eligible for listing as a historic district in the National Register or California Register. The Site contains four buildings – a cathedral, rectory, social hall, and chancery. The cathedral and rectory were constructed in 1937 and 1939-1940, respectively, shortly after the property was acquired by St. Peter's Parish. The cathedral was designed in the Spanish Colonial Revival style with Italian Renaissance Revival elements, and the rectory is an example of Mediterranean Revival architecture. The social hall was constructed in 1969 by Mt. Lebanon, the second and current owner of the property; it is a modest version of New Formalism. The chancery was completed in 1996 by Mt. Lebanon. Due to disparate architectural styles and the extended period of development, the Site lacks the historic, architectural, cultural, and aesthetic cohesion necessary in order to be eligible for listing as a historic district in the National or California Register.

Los Angeles Historic Preservation Overlay Zone

For the reasons stated above in its evaluation of significance as a historic district against National and California Register eligibility criteria, the Site does not appear eligible for listing as a Los Angeles HPOZ.

Furthermore, none of the buildings comprising the Site appear eligible as contributors to a larger potential HPOZ. The neighborhood surrounding the Site contains buildings that range widely with regard to age, architectural style, and type. It is primarily composed of single- and multi-family residences from the 1920s to the 1940s and a significant amount of more recent infill, including multi-story apartment complexes and large-scale commercial buildings. No single development pattern or style is represented. Thus, the cathedral, rectory, social hall, and chancery do not qualify as contributors to a potential HPOZ.

6.3 Evaluation of Integrity

In order for a property to be eligible for listing in the National and California Registers, it must retain sufficient integrity to convey its historic significance. As some aspects of integrity may be weighed more heavily than others depending on the reason(s) for the resource's significance, a property that has been determined eligible for listing under Criterion C/3 needs to retain a high degree of integrity of design, materials, and workmanship in order to convey its historic architectural character.

Per the discussion in *Section 5.2: Historic Designation Criteria*, the City of Los Angeles Cultural Heritage Ordinance does not include language regarding integrity. However, in practice, the City utilizes the National Register's seven aspects of integrity to weigh a resource's integrity and has shown greater flexibility when evaluating integrity for local designation as an HCM than is the case for determining state or federal eligibility.

Set forth below is an evaluation of the cathedral under the seven aspects of integrity:

- **Location**: The cathedral remains on its original site and therefore retains integrity of location.
- **Design**: The cathedral has undergone several alterations to its exterior and interior design that postdate its period of significance of 1937, including:
    - the construction of two rounded bays flanking the main entrance, which have changed the appearance of its primary façade,
    - a rear addition,
    - the addition of an access ramp at the side entrance,
    - the replacement of all primary windows with steel windows with leaded, stained glazing, and
    - interior remodeling.

  These alterations, in particular the addition of the rounded bays at the primary façade and the replacement of original windows with stained, leaded glass windows, have changed the austere appearance of the cathedral as designed by its architect in the late-1930s. Therefore, the cathedral's overall style is still discernable through its intact form, massing, and major elements, but its integrity of design has been diminished by alterations listed above.
- **Setting**: Since the cathedral's completion in 1937, three buildings, including the rectory, social hall and chancery, have been added to the campus. Furthermore, several large commercial and residential buildings were constructed in the neighborhood surrounding the cathedral beginning in the 1970s and continuing to the present. Due to the significant development immediately surrounding the property, as well as on the campus itself, the cathedral building no longer retains integrity of setting from its period of significance (1937).
- **Materials**: The cathedral has lost some original materials dating to its period of significance, including all of its primary original windows and interior flooring and lighting. Furthermore, new materials, such as steel windows with stained glass (the

original windows contained clear glazing), interior marble cladding, chandeliers, and painted murals, have been added to the building. Thus, although it retains its primary exterior materials, including stucco wall finishes and cast stone façade details, its loss of all primary windows and the addition of more decorative materials have diminished the cathedral's integrity of materials.

- **Workmanship**: Alterations to the building in the early 1970s, 1980s, and mid-1990s have affected its ability to convey the typical workmanship of its period. In particular, the installation of new stained glass windows and addition of new interior elements, such as changes to the altar and tabernacle and installation of new chandeliers and pendant lighting, have partially eroded the physical evidence of its 1930's craftsmanship. Therefore, this aspect of its integrity is diminished.
- **Feeling**: A historic property's integrity of feeling results from the presence of physical features that, taken together, enhance the property's historic character. Changes to the cathedral's immediate setting, combined with the modification and addition of design and material elements to its exterior and interior, have diminished its ability to evoke the aesthetic and historic sense of its period.
- **Association**: Association is the direct link between a historic property and the event or person for which it is significant. Because the cathedral is not significant for its association with an important person or event, integrity of association is not applicable here.

In summary, the cathedral retains integrity of location. Its integrity of design, materials, workmanship, and feeling have been diminished by alterations made to the building in the 1970s, 1980s, and mid-1990s. The cathedral's integrity of setting has been lost.

Therefore, due to the alterations noted above, the building's overall integrity has been diminished to the extent that it does not retain sufficient integrity for listing in the National or California Registers under Criterion C/3.

However, in ARG's professional opinion, the cathedral appears to retain sufficient integrity to convey its significance under local criteria as a potential Los Angeles HCM. As previously described, local municipalities often require less integrity for local designation than for listing in the National Register or California Register, and that has typically been the case in the City of Los Angeles. Applying that somewhat more lenient standard, while the cathedral building has experienced some alterations that have diminished its integrity of design, workmanship, materials, and feeling, a sufficient degree of these aspects remains to convey the distinguishing characteristics of the Spanish Colonial Revival and Italian Renaissance Revival styles and represent the work of noted Los Angeles architect, Ross Montgomery.

For these reasons, and based on the greater flexibility for assessing the integrity of a historic resource for local designation, the cathedral building appears to retain sufficient integrity for potential listing as a Los Angeles HCM.

Front façade of the cathedral, 2016. Note the replaced window above the primary door and the added rounded bay to the right of the primary entrance volume, compared to the historic image at right.

Front façade of the cathedral, circa 1937 (courtesy Archdiocese of Los Angeles Archives, via www.flickr.com)

7. Impacts Analysis

7.1 Summary of Historical Resource Findings

The cathedral was first identified as a potential historical resource in the Los Angeles County Metropolitan Transportation Authority's (Metro's) *Westside Subway Extension Historic Property Survey Report* (2010), which was prepared for compliance with Section 106 of the National Historic Preservation Act and CEQA. The report found the cathedral building eligible for listing in the National Register and California Register under Criteria C/3 for embodying the distinctive characteristics of the Spanish Colonial Revival style with Italian Renaissance Revival elements. It was assigned status codes 3S and 3CS.

ARG does not concur with the 2010 survey finding of the cathedral's eligibility for the National Register and California Register, due to the building's diminished integrity. The building's alterations were not addressed in the 2010 survey and it may be assumed that they were not known to evaluators at that time.

Furthermore, the results of Metro's 2010 Survey Report do not appear to have been reviewed or given consensus by the California Office of Historic Preservation (OHP), and the status codes do not appear in the California Historic Resources Inventory System.

Pursuant to Section 15064.5(a)(2) of the State CEQA Guidelines (CEQA Guidelines), the term "historical resource" includes a resource listed in a local register of historical resources or identified as significant in an historical resources survey meeting the requirements in Section 5024.1(g) of the PRC. The cathedral is not listed in a local register – it has only been determined eligible for listing as an HCM in this Tech Report – and the 2010 Metro survey does not meet requirements of Section 15064.5(a)(2) because the survey was not included in the California Historic Resources Inventory System. Therefore, the cathedral does not qualify as a historical resource under Section 15064.5(a)(2).

However, Section 15064.5(a)(4) of the CEQA Guidelines provides in part that, even if a resource in not included in a local register of historical resources, or identified in a qualifying historical resources survey, that does not preclude a lead agency from determining that the resource may be a historical resource. Therefore, based on the prior analysis and conclusion in this Tech Report that the cathedral building appears eligible for designation as an HCM, it shall be considered a historical resource for the purposes of this Tech Report.

No other buildings on or directly adjacent to the Site qualify as historical resources for purposes of CEQA.

7.2 Significance Threshold

According to CEQA Guidelines, a project has the potential to impact a historical resource when the project involves a "substantial adverse change" in the resource's significance. Substantial adverse change is defined as "physical demolition, destruction, relocation, or alteration of the

resource or its immediate surroundings such that the significance of an historical resource will be materially impaired."[56]

The significance of a historical resource is materially impaired when a project:

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

b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project established by a preponderance of evidence that the resource is not historically or culturally significant; or

c) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA.[57]

7.3 Discussion of the Project's Potential Impact on Historical Resources

The Project would not have a significant impact on historical resources. As previously described, the cathedral building appears eligible for local listing as a Los Angeles HCM and is therefore considered a historical resource for the purposes of this study. Although the Project includes changes to the cathedral building, it would not materially impair the significance of the building such that it would no longer be eligible as a Los Angeles HCM.

A stated goal of the Project is the retention of the cathedral building and its integration into the rest of the mixed-use development. The potential retention of the building on the Site during construction of the overall project has been studied and determined to be physically infeasible due to (1) the need for substantial property-wide excavation and (2) the risk that the building could be significantly damaged during the excavation and construction process. Therefore, in order to accommodate the excavation and construction activities required for the subterranean parking structure, the cathedral building will be carefully deconstructed and temporarily stored at an offsite location, in accordance with the guidelines set forth in the *Cathedral Deconstruction, Reassembly and Rehabilitation Plan* (ARG, 2020), which is included in Appendix A of this report. Upon completion of the subterranean parking and the partial construction of the residential tower and new church facilities, the cathedral building will be reassembled in its approximate original location and rehabilitated, with limited alterations. The rehabilitated building will retain all of its character-defining features and continue to be eligible for local listing as a Los Angeles HCM, as further described in this section.

Furthermore, the Project would not have any effect on any historical resources within the immediate surroundings of the Site. In 2015, a Cultural Resources Study was prepared for a

[56] Title 14 CCR, Section 15064.5.
[57] Ibid.

mixed-use project at 333 S. La Cienega Boulevard, immediately east of (and across the street from) the Site. That study included a records search at the South Central Coastal Information Center (SCCIC), which included a review of all previously recorded cultural resources within a half-mile radius of the proposed development. While 48 resources were identified within one half-mile of the proposed development, the cathedral building was the only resource that had been previously identified (through Metro's Westside Subway Extension project) within one-quarter mile of the property.[58] As there are no identified historical resources in the immediate surroundings of the Site, the Project would not impact any offsite historical resources.

Project Treatment of Character-Defining Features

This section analyzes the treatment of the cathedral building's character-defining features. ARG has compiled a list, below, that includes all aspects of the Project that pertain to the treatment of the cathedral building and its immediate setting. As discussed below, several of these components involve the restoration of historic elements that were previously removed or removal of incompatible additions, enhancing the historic character of the building.

- The cathedral would be carefully deconstructed and temporarily stored at an offsite location in accordance with the guidelines set forth in *the Cathedral Deconstruction, Reassembly and Rehabilitation Plan* (Appendix A), so that excavation and construction of the subterranean parking structure, residential tower, and new church facilities can occur on the Site.
- During disassembly, the building's roof structure, including painted/stenciled ceiling and trusses and purlins; exterior doors and frames; and original decorative features, including columns, trim, moldings, surrounds and precast concrete vent/grilles, would be photo-documented, numbered, and indexed so that the components can be reassembled in their original configuration. Exterior and interior original wood-frame walls and finishes would be discarded and reconstructed. Exterior stucco and interior plaster samples would be salvaged so that the stucco/plaster can be replicated to match the original in color, texture, and composition.[59]
- Upon completion of the subterranean parking and the partial construction of the residential tower and new church facilities, the cathedral building would be reassembled in its approximate existing location (moved forward about two feet) and rehabilitated with limited alterations. The building's original form, massing, roof pitch, fenestration pattern, and decorative cast stone features would be restored, as would its large open interior volume and general configuration of interior spaces. The statue of Jesus would be reinstalled in front of the cathedral in approximately its original location.
- Some modifications to the floor plan would be implemented during reassembly of the building in order to accommodate a more functional sanctuary and congregation seating area. These include ADA compliant aisles and access ramps, additional accessible restrooms, and an expanded crying room. Specifically, each of the side aisles flanking the nave would be widened by 18 inches, and secondary spaces at the north and south ends of the building (crying room, restrooms, confessional/confessor rooms, and

[58] ESA Associates, 333 La Cienega Boulevard Project Initial Study.
[59] The appearances of the stucco and interior plaster are considered character-defining features of the cathedral.

sacristies) would be reconfigured. The overall length of the building would increase by approximately 8 feet towards the rear of the property to accommodate a larger entry vestibule and chancel. The nave, the most significant, intact primary interior space, would retain the same dimensions as it does currently, and its relationship to the entry vestibule, chancel, side aisles, and secondary spaces would not change.

- Upon reassembly, two additions would be appended to the rear (north) façade and the north end of the side (east) façade of the cathedral building to accommodate an expanded chancel and ramp up to the chancel, respectively. The proposed additions would be modest in size, simple in design, and constructed of similar materials (stucco cladding, clay tile roofing) as the historic building. The rear and side additions would serve as a visual transition between the historic building and the more contemporary, flat roofed portions of the new development.
- As part of its reassembly, the non-historic rounded bay additions currently present on either side of the main entrance volume would not be recreated. Rather, the original articulation of the primary façade would be restored – side wing walls would be set back from the primary entrance volume, as they were historically, and two windows (one circular and one rectangular), originally located on either side of the main entrance, would be reconstructed based on historic documentation and reinstated.
- A small non-historic side chapel at the west façade of the building would be removed, and the original configuration of that elevation would be restored.
- The historic paint palette of the cathedral building would be restored, based on forensic evidence of original painted finishes (See Appendix B: Exterior Stucco Finishes Analysis Report).
- As part of the overall Project, the 1969 social hall building (immediately to the west of the cathedral building) will be demolished and a new courtyard will be constructed in its place along the south edge of the property, reestablishing historic views of the west elevation of the cathedral building from Burton Way.

What follows is a description of the cathedral building's character-defining features and their treatment as part of the Project. As discussed below, the Project will preserve all of the cathedral's character-defining features.

Exterior Character-Defining Feature	**Treatment**
Prominent corner location at the intersection of San Vicente Boulevard and Burton Way, oriented toward the southeast so that it faces both major streets as they intersect	The cathedral would be reassembled in the same general location on the Site, with a slight adjustment forward 1'-9". It would retain its prominent corner location, oriented southeast so that it faces both San Vicente Boulevard and Burton Way.
Simple rectangular massing with lower wings flanking the main central volume	The overall massing and form of the cathedral would remain.

Low-pitched front-facing gable roof with clay tile roofing	The roof of the building would be reconstructed. The building's roof structure, including painted/stenciled ceiling, trusses, and purlins, would be photo-documented, numbered, and indexed so that the components can be reassembled in their original configuration. Other roof materials, such as underlayments and flashings, would be recreated. New clay tile roofing will be installed and will match the historic roofing based on documentation (existing clay tile roof materials date to the 1990s and will not be salvaged).
Appearance of smooth, hand-troweled stucco cladding	The building's original stucco would be discarded as part of its disassembly. However, exterior stucco samples would be salvaged so that the stucco can be replicated to match the original in color, texture, and composition. Therefore, although the actual stucco cannot be salvaged, the appearance of the hand-troweled stucco cladding would be preserved as part of the Project. In addition, the original exterior paint palette of the cathedral would be restored, enhancing its historic character.
Symmetrical primary (south) façade	The historic elements of the primary entrance volume would be retained as part of the rehabilitation of the cathedral. The cast stone elements (pilasters, entablature, pediments, window and door surrounds) will be photo-documented, numbered, indexed, and stored offsite during excavation so that the components can be reassembled in their original configuration. Furthermore, the historic character of the primary entrance volume would be enhanced through the removal of non-original rounded bays flanking the main entrance and restoration of the original paint palette.
Central arch bounded by four pilasters supporting an entablature at the primary façade	
Recessed primary entrance below the arched arrangement	
Pedimented window opening above the primary entrance	
Projecting stoop with shed roof and recessed entry at the side (east) façade	The projecting stoop with shed roof would be reassembled with new stuccoed walls and clay tile roofing.
Paired wood paneled doors with single rectangular lights on the south and east façades	Exterior doors and frames, and precast concrete vent/grilles would be photo-documented, numbered, indexed, and stored offsite during excavation so that the components can be reassembled in their original configuration.
Decorative precast concrete grilles along the roofline	

Interior Character-Defining Feature	Treatment
Large open rectangular volume	The cathedral's large, open interior would be retained.
Open wood truss ceiling with painted/stenciled sheathing	During disassembly, the building's interior painted/stenciled ceiling, trusses, and purlins would be photo-documented, numbered, and indexed so that the components can be reassembled in their original configuration.
Appearance of painted/stenciled sheathing	During disassembly, sheathing may be sawcut and lifted out in sections for removal/salvage. For reinstallation, sheathing would become non-structural finish material, with new structural sheathing above. Depending on reinstallation method, some additional wood trim may be required to cover sawcut joints. (See Appendix A for more information.)
Appearance of smooth plaster finishes	The cathedral's original interior plaster would be discarded as part of its disassembly. However, interior plaster samples would be salvaged so that the plaster can be replicated to match the original in color, texture, and composition. Therefore, although the actual plaster would not be salvaged, its appearance would be preserved.
Nave flanked by smaller aisles on either side	Some modifications to the floor plan would be implemented during reassembly of the building in order to accommodate a more functional sanctuary and congregation seating area. These include ADA compliant aisles and access ramps, additional accessible restrooms, and an expanded crying room. Specifically, each of the side aisles flanking the nave would be widened by 18 inches, and secondary spaces at the north and south ends of the building (crying room, restrooms, confessional/confessor rooms, and sacristies) would be reconfigured. However, the nave, the most significant, intact primary interior space, would retain the same dimensions as it does currently, and its relationship to the entry vestibule, chancel, side aisles, and secondary spaces would not change.
Arcade of columns with half-circle-shaped capitals demarcating the side aisles from the nave	During disassembly, interior columns would be photo-documented, numbered, indexed, and stored off site during excavation so that they can be reassembled in their original configuration.

Width and appearance of side aisles	Each of the side aisles flanking the nave would be widened by 18 inches. This would be accomplished by re-framing the existing double-stud-wall construction to single-stud-wall, and recreating stucco/plaster finishes. At the top of the wall, new painted wood brackets are specified to transfer gravity loads from roof framing to walls. New sheathing/trim may also be required at the ceiling to extend finished surfaces. (See Appendix A for information.)

7.4 Evaluation of Integrity Upon Project Completion

Following is an evaluation of the integrity of the cathedral building based the planned condition of the building after Project completion. As discussed in Section 6.3, the cathedral currently retains sufficient integrity to convey its significance and eligibility for local listing as a Los Angeles HCM. The purpose of this section is to examine whether, upon completion of the Project, the building would continue to retain sufficient integrity to be eligible for listing as a Los Angeles HCM, such that its significance would not be materially impaired.[60] The building's current integrity and anticipated integrity following Project completion are provided side by side for comparison.

Location *is the place where the historic property was constructed or the place where the historic event occurred.*	
Current	**Anticipated**
The building retains integrity of location.	As part of the Project, the building would be shifted two feet to the south of its historic location, towards the southeast corner of the property, when reassembled. However, it would remain on the same parcel and retain its historic orientation towards San Vicente Boulevard and Burton Way, as well as its relationship to the rest of the Site. Therefore, the cathedral building would retain integrity of location under the Project.

[60] Title 14 CCR, Section 15064.5.

Design *is the combination of elements that create the form, plan, space, structure, and style of a property.*	
Current	**Anticipated**
Though the building's overall style is still discernable through its intact form, massing, and major elements, its integrity of design has been diminished by prior alterations, including the construction of rounded bays on either side of the primary entrance, a rear addition, the replacement of primary windows, and interior remodeling.	Upon reassembly and rehabilitation, the cathedral's historic form, massing, fenestration pattern, and major stylistic elements, including its cast stone ornamentation at the primary entrance and the historic appearance of its smooth stucco cladding would be retained or restored. Though some changes would be made to its design, including the slight widening of the side aisles flanking the nave and the reconfiguration of secondary spaces at the north and south ends, the building's original floor plan had previously been compromised through changes to secondary spaces. Therefore, these additional alterations to the floor plan would not materially further diminish its current integrity of design. Furthermore, the building's most significant interior space, the nave, and its original dimensions and design elements (painted stenciled sheathing, exposed trusses, arcade with capitals) would be restored upon reassembly. In addition, the reassembly of the cathedral building includes the restoration of missing historic design elements, such as restoration of the original configuration and fenestration pattern of its primary façade through the removal of non-historic rounded bays on either side of the entrance. The original configuration of the west façade would also be restored through the removal of a non-historic side chapel. For these reasons, the Project would not further materially compromise the cathedral building's integrity of design; in some ways, it would improve its current design integrity through removal of non-original features on its primary (south) and west façades.

Setting *is the physical environment of an historic property, constituting topographic features, vegetation, manmade features, and relationships between buildings or open space.*	
Current	**Anticipated**
Due to the significant development immediately surrounding the property, as well as on the campus itself, the cathedral building no longer retains integrity of setting.	The Project would result in changes to the cathedral building's current setting. The Project includes an additional 23,649 square feet of ancillary church uses (including offices, meeting rooms, and a multi-purpose room) that would connect the cathedral to the residential tower at the west end of the Site. This volume would be three stories in height (no more than 42 feet) and would provide an appropriate height transition between the cathedral and the residential tower. The new ancillary church building would be located toward the rear of the cathedral, connected to its rear façade at the northeast portion of the Site, and extend west to connect to the base of the residential tower. The cathedral building's primary three façades would still be visible as they were historically, facing a new courtyard and Burton Way to the southwest, the intersection of Burton Way and San Vicente Boulevard to the southeast, and San Vicente Boulevard to the northeast. Historic views of the west elevation of the building will be restored through the removal of a non-historic social hall building and construction of an open courtyard in its place along the south edge of the property. The proposed 19-story residential building is situated on the Site in such a way that it would be separated from the cathedral by a series of new smaller volumes that would be compatible with the scale, proportions, and design of the historic building. Furthermore, the cathedral is currently surrounded by much larger buildings along San Vicente Boulevard and Burton Way (including an 11-story condominium building directly to the north and across the alley). For these reasons, the construction of the residential tower and new ancillary church building on the Site would not further

	materially diminish the cathedral's integrity of setting.
Materials *are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form an historic property.*	
Current	**Conceptual**
Although it retains its primary exterior materials, including stucco/plaster wall finishes, and cast stone façade details, the cathedral's prior loss of all primary windows and the addition of more decorative materials (stained glass, interior marble, flooring, and lighting) have diminished the building's integrity of materials.	The building would lose some original materials during deconstruction and reassembly, including interior wall framing, roof underlayment, and its concrete foundation, none of which are visible to the public or considered to be character-defining. The vast majority of its distinguishing materials would be salvaged and restored. During disassembly, character-defining features and materials would be photo-documented, numbered, indexed, and stored off site during excavation so that they can be reassembled in their original configuration. This treatment would include its cast stone ornamentation at the primary entrance, wood doors, wood roof trusses and purlins, decorative cast stone vents/grilles, and distinctive interior features and finishes such as cast stone capitals and painted wood roof sheathing. As part of the deconstruction and reassembly process, existing exterior stucco and interior plaster finishes will need to be removed and recreated to ensure adequate waterproofing of the building envelope. Exterior stucco and interior plaster are common materials that are easily patched and recreated in kind. For example, in many places the cathedral's original exterior and interior finishes have already been patched and recreated in the repair of fire damage and other modifications. As part of the building's reassembly, using retained original samples, exterior stucco and interior plaster would be recreated to match the color and texture of the original stucco/plaster using the same hand application techniques as were used originally. Therefore, although the building's original exterior stucco and interior plaster

	finishes would need to be recreated, they would match the historic finishes exactly and their distinctive appearance would be preserved. Therefore, although some original materials would be lost, the cathedral's character-defining features and materials would be retained and the Project would not further materially diminish the building's integrity of materials.
Workmanship *is the physical evidence of the crafts of a particular culture, people, or artisan during any given period in history or pre-history.*	
Current	**Conceptual**
Alterations to the cathedral building in the early 1970s, 1980s, and mid-1990s have affected its ability to convey the typical workmanship of its period. In particular, the installation of new stained glass windows and addition of new interior elements, such as changes to the altar and tabernacle and installation of new chandeliers and pendant lighting, have partially eroded the physical evidence of its 1930's craftsmanship. Therefore, this aspect of its integrity is diminished.	Nearly all of the building's extant character-defining features and materials that represent the physical evidence of its original craftsmanship would be retained under the Project. Though the cathedral's original stucco/plaster wall finishes would need to be recreated to ensure adequate waterproofing of the building's envelope, as discussed above under "materials," they would be recreated using the same hand application techniques used by artisans during its original 1937 construction, preserving the physical appearance of its original workmanship. What evidence remains of its original craftsmanship would be retained. Therefore, the Project would not further materially compromise integrity of workmanship.

Feeling *is a property's expression of the aesthetic or historical sense of a particular period of time.*	
Current	***Conceptual***
A historic property's integrity of feeling results from the presence of physical features that, taken together, enhance the property's historic character. Prior changes to the cathedral's immediate setting, combined with the modification and addition of design and material elements to its exterior and interior, have diminished its ability to evoke the aesthetic and historic sense of its period.	The Project would not further compromise the building's current integrity of setting and design, and extant character-defining features and materials would be retained. Therefore, the cathedral would continue to evoke the aesthetic and historic sense of its period that it does currently and its integrity of feeling would not be further diminished by the Project.
Association *is the direct link between an important historic event or person and a historic property.*	
Current	**Conceptual**
Association is the direct link between a historic property and the event or person for which it is significant. Because the cathedral is not significant for its association with an important person or event, integrity of association is not applicable here.	For the reasons previously stated, this aspect of integrity is not applicable.

Based on a review of all Project plans and other documents, ARG has determined that the Project would not significantly impact the cathedral building's integrity of location, and it would not further materially compromise the building's integrity of design, setting, materials, workmanship, or feeling, which have previously been diminished due to previous alterations made in the 1970s, 1980s, and mid-1990s. Therefore, it is ARG's professional opinion that the development of the Project would not materially impair the cathedral building because it would retain sufficient integrity to convey its historic significance and would remain eligible for designation as a Los Angeles HCM.

7.5 Summary of Continued Eligibility

Although the cathedral building has been materially altered over time, it currently retains sufficient integrity to be eligible for listing as a Los Angeles HCM under Criterion 3 for embodying the distinctive characteristics of the Spanish Colonial Revival style, with Italian Renaissance Revival elements, and for representing the work of noted Los Angeles architect, Ross Montgomery.

This Historical Resources Technical Report has analyzed the Project's potential impact on historical resources, which would involve (1) the demolition of three non-historic buildings on the Site, (2) the deconstruction and temporary storage of the cathedral building during excavation for the subterranean parking structure and partial construction of the new

residential and ancillary church building, (3) the reassembly of the cathedral building in its approximate original location, (4) the rehabilitation of the building with some changes to its existing plan and the restoration of historic elements and views. The cathedral building has been determined eligible as a Los Angeles HCM under Criterion 3 for its physical qualities related to its architectural design by a noted local architect. An objective of the Project is to preserve and rehabilitate the cathedral building at its approximate current location in a manner that would not materially impair the significance of the historical resource and would meet the current needs of Our Lady of Mt. Lebanon.

The Project satisfies this objective because the cathedral building would continue to be eligible for designation as a Los Angeles HCM under Criterion 3 of the Los Angeles Cultural Heritage Ordinance. Although some original materials would be lost during its deconstruction, its overall design and all of its extant character-defining features described in Section 6.2 would be retained. Furthermore, historic elements of its original design would be restored through the removal of past alterations (i.e., the rounded bays flanking the primary entrance and side chapel at the west façade) in its reassembly, and historic views of the building will be restored through the removal of a non-historic social hall building immediately adjacent to (west of) the cathedral and construction of an open courtyard in its place along the south edge of the property. The cathedral building would continue to embody the distinctive characteristics of a 1930's Spanish Colonial Revival church designed by a noted Los Angeles architect.

Because the building would remain eligible for listing as a Los Angeles HCM under Criterion 3 upon completion of the Project, the significance of the historical resource would not be materially impaired and the Project would not result in a substantial adverse change in the historic significance of the cathedral building. Therefore, the Project would not have a significant impact on historical resources.

References

"About the Museum: History of Rancho La Brea." *La Brea Tar Pits and Museum*. Accessed December 28, 2016. http://www.tarpits.org/our-story/about-the-page.

Architectural Resources Group. "Historic Resources Survey Report: Wilshire Community Plan Area," *SurveyLA: Los Angeles Historic Resources Survey*. Prepared for the City of Los Angeles, Office of Historic Resources, January 2015.

California Code of Regulations (Title 14, Division 6, Chapter 3, Sections 15000-15387).

California Death Index, 1940-1997.

California Office of Historic Preservation. *Technical Assistance Series #1: California Environmental Quality Act (CEQA) and Historical Resources.* Sacramento, CA: California Department of Parks and Recreation, n.d.

California Office of Historic Preservation. *Technical Assistance Series #5: California Register of Historical Resources, The Listing Process.* Sacramento, CA: California Department of Parks and Recreation, n.d.

California Office of Historic Preservation. *Technical Assistance Series #6: California Register and National Register: A Comparison.* Sacramento, CA: California Department of Parks and Recreation, 2001.

California Public Resource Code (Section 21000-21177).

City of Los Angeles Administrative Code (Chapter 9, Section 22.171).

City of Los Angeles. City Directories, multiple dates.

City of Los Angeles, Office of Historic Resources. Architecture and Designed Landscapes, Revival Architecture Derived from Mediterranean and Indigenous Themes. Final draft, 4 June 2010.

"City of Riverside Modernism Context Statement." Prepared by Christopher A. Joseph and Associates for the City of Riverside, November 2009.

Cocke, David, Structural Focus. Building Evaluation Memorandum, April 12, 2018.

County of Los Angles. Los Angeles County Tract Maps.

County of Los Angeles. Los Angeles Department of Building and Safety Online Building Permits.

Davis, James L. "City's Churches Valued in Excess of $30,000,000: Structural Program of Past Decade Paces Growth of Population with Many Building Projects Planned." *Los Angeles Times*, February 21, 1932.

"Edward Jose Samaniego." *Find A Grave*. Accessed January 12, 2017. http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=134131099.

ESA Associates. *333 La Cienega Boulevard Project Initial Study*. Prepared for the City of Los Angeles, Department of City Planning, Environmental Analysis Section (2015). Appendix B: Cultural and Paleontological Resources Study Memo.

Gibson, Michael. "Creating Sacred Spaces in the Suburbs: Roman Catholic Church Architecture in Postwar Southern California." Master's thesis, University of Southern California, 2009.

Heney Dong & Associates. Church Addition for Our Lady of Mt. Lebanon-St. Peter Cathedral. Drawings. March 29, 1996.

"Historic Cultural Monument Application: Emma Wood Home, 245 South Wilton Place." Prepared by Historic Preservation Partners. Monrovia, CA, November 19, 2012.

Kluber, George "Book Reviews: Archeology." *American Anthropologist* 53, no. 1 (October 2009).

McAlester, Virginia, and Lee McAlester. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

McManamon, Francis P. *Archaeology in America: An Encyclopedia*. Westport, CT: Greenwood Publishing Group, 2009.

"New Church to Open Sunday: St. Peter's Will Serve 400 Catholic Families." *Los Angeles Times*, March 25, 1937.

Pioneers in Historical Archaeology: Breaking New Ground. Edited by Stanley South. New York: Plenum Press, 1994.

"Ross Gordon Montgomery (Architect)." *Pacific Coast Architecture Database*. Accessed December 27, 2016. http://pcad.lib.washington.edu/person/297/.

"Saint Anthony's Seminary Complex and Grounds." Landmark Designation Staff Report. City of Santa Barbara Historic Landmarks Commission, August 29, 2012.

"Salute the Past, Embrace the Future: Our Lady of Mt. Lebanon-St. Peter Cathedral, 90th Anniversary Celebration." Los Angeles, California, May 24-26, 2013.

Sanborn Fire Insurance Maps, Los Angeles, California. New York: Sanborn Company, multiple dates.

The Greenwood Encyclopedia of American Regional Cultures: The Pacific Region. Edited by Jan Goggans. Westport, CT: Greenwood Press, 2004.

United States Census Records, multiple dates.

United States Department of the Interior, National Park Service. National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation.* Washington D.C., U.S. Department of the Interior, National Park Service, 1990, revised 1997.

United States Naturalization Records, 1840-1957.

United States Social Security Death Index, 1935-2014.

Warnack, James M. "Sixty-two New Churches in 1924: Growing Membership and Steady Investment in Permanent Plant Prove that Prosperity and Devotion in Los Angeles Walk Hand in Hand; Building Program for 1925 Requires $3,865,000." *Los Angeles Times*, January 1, 1925.

Architectural Resources Group

Appendix A: Cathedral Deconstruction, Reassembly and Rehabilitation Plan

Cathedral Deconstruction, Reassembly and Rehabilitation Plan

1. Introduction/Background

At the request of Sheppard, Mullin, Richter & Hampton LLP, Architectural Resources Group (ARG) has prepared this Deconstruction, Reassembly and Rehabilitation Plan for the Our Lady of Mount Lebanon-St. Peter Maronite Catholic Cathedral (the cathedral) with respect to the Our Lady of Mt. Lebanon Project (the Project). Mt. Lebanon is committed to preserving and rehabilitating its cathedral, which has played an important role in its history for over 50 years. ARG was commissioned to outline a program that could achieve those goals and improve the cathedral's program functionality and accessibility in compliance with code requirements.

The Project site (the Site) is located at 331-333 S. San Vicente Boulevard and 8521-8539 W. Burton Way in the City of Los Angeles. The Site contains four buildings, including (1) the cathedral (1937), (2) a rectory (1939-1940),[1] (3) a social hall (1969), and (4) a chancery building (1996), as well as a surface parking lot. The Project is a mixed-use development that includes the retention, rehabilitation and limited modification of the cathedral building and the construction of (1) a new residential building with 153 units on the western portion of the Site, (2) new church space in the central portion of the Site that includes meeting rooms, offices, and a multi-purpose room for use by Mt. Lebanon and (3) a five-level subterranean parking structure. Construction of the Project will require the demolition of the existing rectory, social hall, chancery building, and surface parking lot.

This plan specifically addresses the deconstruction, temporary relocation, reassembly, and rehabilitation of the cathedral building, which is necessary due to excavation activities for the Project. This study is supported in part by an analysis of the building's structure by Structural Focus, Structural Engineers, which is described in a memorandum dated April 12, 2018, attached as Exhibit A.

This study is accompanied by architectural drawings (plans and elevations), prepared by ARG and dated April 7, 2020, attached as Exhibit B. This report is based on visual observation and evaluation of conditions visible from surface conditions. Further study that will guide the building's reconstruction will be undertaken during the disassembly phase, as only then will interior construction and framing conditions be fully understood. Therefore, ARG recommends that all deconstruction and reassembly work be overseen by a historic architect meeting the Secretary of the Interior's Professional Qualification Standards.

2. Methodology

ARG staff, including Stephen Farneth FAIA, Principal and architect, Justine Leong, Associate and architect, and Sarah Devan, Associate architect and conservator, visited the site on March 28, 2018. They were accompanied by David Cocke, S.E., Principal of Structural Focus, Structural Engineers, to assess the physical condition of the cathedral building, document its current condition, and analyze the

[1] The original building permit for the rectory (LADBS Permit No. 35105) was approved on September 7, 1939. According to California Voter Registration Records (Los Angeles City Precinct No. 1462-A, Los Angeles County, 1940), Reverend Michael A. Lee occupied the building by 1940.

feasibility of its deconstruction and reassembly. The team also met with the leadership of Mt. Lebanon parish to discuss programmatic concerns, including accessibility issues and functional concerns with the sanctuary and congregation seating area, altar area, crying room, and restrooms. The survey was visual only, and limited to visible and accessible areas of the interior and exterior.

3. Description

The cathedral is a one-story rectangular building consisting of a central nave with high gabled roof; two side aisles with shed roofs; an entry/narthex containing various rooms with a mezzanine-level choir loft above; and an altar and chancel. On the west side of the cathedral, attached to the side aisle, is a side altar (niche). The building appears to be supported by a concrete slab-on-grade foundation, with exterior stuccoed walls and clay tile roofing.

The gabled roof over the nave is supported by exposed timber trusses, wood purlins, and exposed diagonal wood sheathing. The sheathing and trusses have been decoratively painted and stenciled. The ends of the trusses are supported by the colonnaded walls and columns that divide the nave from the side aisles. The columns appear to be precast concrete. They are round with what appears to be an integrally cast decorative capital. Each truss is aligned with the colonnade column below, but the support connection is not visible (concealed behind plaster). There is most likely a post concealed within the wall.

The shed roofs over the side aisles are supported by wood purlins running perpendicular to the length of the sanctuary. The purlins are supported by the colonnade wall and the exterior wall. They support diagonal wood sheathing. The sheathing at the side aisles has also been decoratively painted/stenciled similar to the nave.

The framing of the choir loft at the mezzanine level is unknown. There are some exposed steel hanger rods at each end of the balcony front, which may indicate that the balcony is supported by the roof trusses, but this has not been confirmed. Other interior walls are built of wood studs. Interior floors are covered with non-original wood strip and parquet flooring or carpeting.

Exterior walls appear to be of wood stud-frame construction covered with stucco on the exterior and plaster on the interior; wall sheathing is unknown. The primary (south) façade features four simple pilasters supporting a split entablature and central rounded arch. To either side are smaller rounded volumes, which are later additions. Windows are steel framed with simple expressed stucco-covered surrounds or more decorative surrounds, depending on location. Steel windows at the sanctuary feature stained glass sash. Doors are paneled wood with similar decorative surrounds.

The cathedral was constructed in 1937. It was remodeled in 1970-72, including the construction of the marble-clad altar, tabernacle, and crucifix, and the installation of the steel windows with stained glass sash.[2] In 1978, a small side chapel was added to the west elevation of the cathedral (referred to in the alteration permit as a "shrine"). The interior painted murals at the main altar were added in the 1980s.[3] There was a fire in 1996, which prompted the reconstruction and recreation of painted ceiling panels

[2] "Salute the Past, Embrace the Future: Our Lady of Mt. Lebanon-St. Peter Cathedral, 90th Anniversary Celebration," Los Angeles, California, May 24-26, 2013, 47.

[3] Bishop Abdallah E. Zaidan in discussion with the author, December 28, 2016.

and trusses (extents unknown); the addition of the two rounded bays on either side of the main entrance to accommodate a children's crying room and a storage room; and an addition at the north end of the building to accommodate accessible restrooms.[4] Also, in 2003-04, new chandeliers and hanging pendant light fixtures were installed in the sanctuary.[5]

Existing Conditions Photos, Cathedral Exterior

Cathedral overview, view northwest (ARG, 2018)

Cathedral, primary (south) façade, view northwest (ARG, 2018)

Cathedral, east façade, view west (ARG, 2018)

Cathedral, west façade, view of side chapel (ARG, 2018)

[4] Bishop Abdallah E. Zaidan in discussion with the author, December 28, 2016; Heney Dong & Associates, Church Addition for Our Lady of Mt. Lebanon-St. Peter Cathedral, drawings, March 29, 1996.

[5] Bishop Abdallah E. Zaidan in discussion with the author, December 28, 2016.

Cathedral, primary (south) façade, exterior details (ARG, 2018)

Cathedral, view of typical non-original stained glass/ steel window (ARG, 2018)

Existing Conditions Photos, Cathedral Interior

Cathedral interior, view northwest (ARG, 2018)

Cathedral interior, view southeast of original stenciled/ painted ceiling and trusses at nave (ARG, 2018)

Cathedral interior, view northwest, at side aisle (ARG, 2018)

Cathedral interior, view of original stenciled/painted ceiling at side aisle (ARG, 2018)

Cathedral interior, view northwest of chancel and altar (ARG, 2018)

Cathedral interior, view of side chapel, added in 1978 (ARG, 2018)

Because the building's primary features consist of largely dismountable parts (roof trusses, beams, stenciled ceiling panels, precast columns, stained glass windows, doors and trim) in a relatively less significant wood-framed stucco/plaster shell, it was determined that documentation, deconstruction, and reassembly of the building could best achieve the Mt. Lebanon's goals for the preservation, rehabilitation, and limited alteration of the cathedral, while successfully integrating it into the larger development.

4. Alternatives to Deconstruction and Reassembly That Were Considered and Rejected

Prior to developing this plan, two alternatives were studied:

1. Shoring the building in situ: This alternative looked at shoring the building, or the front entrance volume of the building, in place and excavating the required parking levels below it. While this approach may be technically possible, the extent of the parking structure, the complexities of the shoring requirements, the significant additional expense, and the risk associated with the building (or the front entrance volume) remaining in place make this alternative infeasible.
2. Temporary relocation of the building: This alternative would involve shoring and moving the building in one or multiple pieces to an adjacent location; storing the building temporarily until the completion of the parking structure; and then moving the building back to the Site and connecting it to the new substructure. However, it was determined that there are no potential temporary storage sites within a reasonable distance from the Site and, in any event, the associated moving and storage costs would be excessive and the technical difficulties in moving such a large building would be exceedingly complex.

5. Program and Code-Required Improvements

Mt. Lebanon has a number of ongoing program and performance issues that need to be addressed in the rehabilitation process. These include:

- Additional seating capacity to the extent feasible and, at the very least, no loss of existing seating capacity
- Widened central aisle to an adequate dimension to permit pallbearers and casket access during funeral services
- Increased width of side aisles for egress and accessibility
- Expanded, more open chancel to permit enough space for clergy seating during major events, ideally room for 15 to 20 chairs
- Increased area in the crying room
- Increased choir loft/balcony area
- Restrooms usable by the congregation off the vestibule
- Increased/improved sacristy space
- Improved building systems including HVAC, plumbing, lighting, and fire suppression (sprinklers)
- Improved acoustics
- Connections to the exterior courtyard spaces and parish hall
- Accessibility improvements to meet current code including:
    - Accessible path of travel from the front door through the cathedral to the chancel level, including the sacristy
    - Elevator to the choir loft
    - Accessible restroom
    - Accessible confessional

6. Deconstruction Approach

The Project is a mixed-use development that includes the retention, rehabilitation, and modification of the cathedral building and the construction of a new residential tower, an ancillary church building that includes meeting rooms, offices and a multi-purpose room, and a five-level subterranean parking structure. Construction of the Project will involve the demolition of the existing rectory, social hall, chancery building, and the surface parking lot.

In order to excavate and construct the subterranean parking structure, the cathedral building will be carefully deconstructed and the disassembled components will be temporarily stored at an offsite location.

The deconstruction approach for each of the cathedral's features is discussed in detail in *Section 9: Disassembly/Reassembly by Material or Feature*.

7. Reassembly Approach

Upon completion of the subterranean parking structure and the partial construction of the new residential tower and ancillary church building, the cathedral building will be reassembled in its

approximate existing location and rehabilitated. The cathedral's original form, massing, roof pitch, and fenestration pattern will be restored, as well as its large open interior volume and general configuration of interior spaces. The non-historic side chapel will be removed, and that portion of the building's west façade will be restored to its original configuration. The non-historic rounded bay additions at the primary (south) façade will be removed, and the historic windows recreated in the front façade.

Some modifications to the floor plan are proposed during reassembly of the building in order to accommodate a more functional sanctuary and congregation seating area. These include ADA compliant aisles and access ramps, additional accessible restrooms, and an expanded crying room. The overall length of the building will increase by approximately 8 feet towards the rear of the property to accommodate a larger entry vestibule and chancel. The nave, the most significant, intact primary interior space, will retain the same dimensions as it does currently, and its relationship to the entry vestibule, chancel, side aisles, and secondary spaces will not change. Upon reassembly, two additions will also be appended to the rear (north) façade and the north end of the side (east) façade of the cathedral building to accommodate an expanded chancel and ramp up to the chancel, respectively. (See attached Deconstruction, Reassembly and Rehabilitation Plan drawings for additional information.)

8. Documentation

Project documentation will be crucial prior to, and during, the disassembly process. As an important first step, the building should be documented thoroughly to create a historical record of the existing conditions. This should include 3D documentation of the building's interior and exterior by a qualified vendor, who will provide 360-degree camera views and scan the interior and exterior to create a 3D Building Information Model (BIM) of the building. The model and reference photographs will be critical to the accurate reassembly of the building.

During disassembly, all components to be salvaged should be photo-documented and individually numbered, and an index created of all the salvaged materials. The index should also include the location where items will be stored, in particular if being boxed or crated, so that no items are lost in transit or storage. Item numbers should also be placed on construction drawings as a record set during disassembly to ensure that they can be reassembled in the same location and orientation. This will be particularly important for components with decorative painting or stenciling.

With regard to salvaged components, items should be marked, or otherwise labeled, in either inconspicuous (non-visible) locations or using temporary means (tags or tape, etc.). Items grouped into crates or boxes should be listed in the index with the box number and storage location. Items that were originally donated to the church should be marked accordingly or stored with their donation placards. Where possible, group items to be reinstalled at the same time or phase in the same storage box or location. This will make reassembly easier.

9. Material Handling and Storage

During deconstruction, all components to be salvaged should be disassembled and handled with care. Disassemble the components in whole pieces, and in as large assemblies as is feasible. Where possible, disassemble at existing connections (such as bolts or fasteners) rather than cutting. When cutting is

required, neatly cut openings and use cutting methods least likely to damage historic materials. Proceed with disassembly systematically, from higher to lower levels, documenting and numbering each component as you proceed (see Documentation section above). Disassemble any fragile pieces first, such as removing window sash with glass, prior to any adjacent removals. Remove structural framing members, such as trusses, in whole assemblies, and use methods suitable to lower to the ground without damage (cranes or hoists, etc.). Install protection materials, such as tape or polyethylene (plastic) sheeting, as required to protect fragile painted surfaces, patinas, and wood finishes.

Pack or crate fragile items as required and cushion from damage during transport. Store salvaged components in a manner to prevent deterioration and damage. Masonry materials, such as cast stone, may be placed or stacked onto wooden platforms (skids) for transport and storage; protect from inclement weather using tarps or other coverings (may be stored outdoors). Other items, such as wood trusses, structural framing, painted ceiling boards, light fixtures, etc., should be stored in a dry, interior location with good ventilation.

10. Disassembly/Reassembly by Material or Feature

10.1 Roofing and Framing

The cathedral roof's structural framing will be salvaged and reassembled in its original configuration. The clay tiles units are not original (they date to a 1990's renovation of the building) and will not be salvaged for reuse. Concealed materials, such as roof underlayments or flashings, may be discarded and replaced with new when the roof is reassembled.

The roof structural framing, as noted above, consists of exposed timber trusses, which support wood purlins, which in turn support diagonal wood sheathing (finished ceiling boards). The sheathing and trusses are decoratively painted and stenciled. Based on our observations, the wood trusses and purlins can be documented and removed individually, and reassembled. The trusses and purlins have been identified as character-defining features of the building and therefore may be deemed "historical material." Because they are considered "historical material," the structural engineer may apply the State Historical Building Code and use the "test of time" method for their structural calculations. This method is available for historic buildings, as long as there are no increases to the structural loads and there are no signs of distress. Otherwise, the original wood members would need to undergo extensive strength testing to prove they meet the loading requirements. (See attached memorandum by Structural Focus, Structural Engineers, for additional information.)

The trusses appear to be in good condition based on visual observations. However, ARG and Structural Focus were unable to confirm the condition of the truss connections to post or column supports since they are concealed by interior plaster. Even if the trusses are deemed "historical material" and the State Historical Building Code is applied, the trusses may require some repair at these connection locations. Exploratory openings at several of these connection points are recommended to confirm the condition of the trusses.

For the sheathing, individual board removal should not be necessary. The ceiling can be "panelized" and lifted out as larger sections, making reassembly much easier. This can be accomplished by sawcutting

along purlin lines. Prior to cutting, the boards will need to be reinforced from the roof side with plywood and/or wood framing to keep boards contained together and prevent bowing.

For reassembly, the diagonal sheathing boards may no longer be used in a structural capacity due to previous cutting and panelization. Structural sheathing will need to be supplied through other means, such as a layer of plywood above. The panelized sections will essentially become a non-structural finish material. In this case, they may be reassembled in one of two ways:

1) The ceiling panels may be reassembled concurrently with the roof framing system from the roof (exterior) side. They would be reinstalled following the trusses and purlins, and then covered with structural sheathing and the clay tile roof system (including underlayments and flashings), or
2) The ceiling panels may be reassembled and installed from the interior side, irrespective of the roof framing system. The advantage with this option is that the ceiling can be installed as a finish material, which can occur much later in the reassembly process. The disadvantage is that the ceiling panels will need to be trimmed to fit the openings, resulting in some loss of material and a new joint around the perimeter of the panels where they abut the purlins. This joint can be concealed with painted wood trim, but it will result in a small visual change to the original ceiling.

10.2 Exterior Walls and Trim

The existing exterior walls appear to be wood stud-framed in a very thick, double-wall construction (interior and exterior wood stud wall with space between). Exterior surfaces are covered with painted stucco; interior surfaces are covered with painted plaster. Exterior trim elements appear to be cast stone. Existing wall sheathing is unknown.

In order to obtain some much-needed interior space for accessibility requirements and programmatic needs, the exterior building walls will be replaced with new single stud-wall construction. Constructing new walls will also be beneficial for meeting contemporary construction requirements, such as wall sheathing for lateral reinforcement (seismic design), and incorporating air/moisture barriers, through-wall flashings, new MEP systems, etc. In the reassembly, the exterior stucco will be replicated to match the original in color, texture, and composition, and the historic exterior paint palette will be restored. Original cast stone trim elements will be reinstalled in their original locations. The original attic vents near the top of the exterior walls will also be salvaged and reinstalled in the new walls during the reassembly.

During disassembly, exterior stucco should be carefully photo-documented and samples should be salvaged for replication purposes. Larger samples should be collected, if possible, to show the texture and trowel application methods. Smaller samples may be collected for laboratory analysis in order to determine the original mix constituents, proportions, type of aggregate, color, etc. The historic paint palette has already been determined based on forensic evidence of original painted finishes, and original paint colors will be restored as part of the rehabilitation work (See Appendix B: Stucco Finishes Analysis Report).

10.3 Exterior Doors and Windows

The cathedral retains its original exterior doors. The exterior doors, frames, hardware, and associated trim will be documented, salvaged, and reinstalled during the reassembly. The existing steel windows with stained glass sash are not original to the building. They were installed during the 1970-72 remodel. For the disassembly, all exterior windows will be documented and salvaged. If desired, the non-original steel windows and frames may be reinstalled. Also, some original window openings that were removed during previous renovations will be reinstated, including the windows to either side of the main entrance at the primary (south) façade.

During the removal and salvage process, it will be important to remove the doors and windows in their entirety, complete with frames, and to provide additional bracing for support during transit or storage to prevent deformation (racking) or damage. Glazing and finishes should also be cushioned and protected from breakage or abrasion damage. Hardware, if removed, should be carefully bagged and stored with the window or door to prevent loss.

10.4 Exterior Landscape/Hardscape Features

Exterior landscape/hardscape features around the building include the steps and concrete podium in the front of the cathedral, the statue of Jesus residing at the podium, the exterior concrete steps, concrete ramp and other flatwork, and decorative metal railings and fences. Apart from the statue, which will be salvaged and reinstalled, the entirety of the landscape/hardscape features will be discarded and replaced with new steps, podium, railings, and fences during reassembly. A new concrete podium and new concrete steps at the south and east entrances will be constructed to match the original. The new steps and podium should match the existing in design, materials, color, and texture. In addition to replicating the concrete steps, accessible concrete ramps will be added at both entrances. These ramps should also match original concrete in materials, color, and texture. The metal railings and fences are not original and do not need to match existing railings/fences.

10.5 Interior Floors

The interior floor of the cathedral consists of a concrete floor slab on grade, covered with various finish floor materials, including strip wood floor, wood parquet flooring, and carpeting. The slab-on-grade foundation will be demolished during disassembly, and the cathedral will receive a new foundation when reassembled. The interior floor finishes are not original, and most will be replaced. If desired, it is possible to salvage and reuse the strip wood floor and the parquet flooring; however, it is not necessary because the flooring is not historic or character-defining.

10.6 Interior Walls and Columns

The interior colonnade walls, supported by columns, divide the central nave from the side aisles. Like the cathedral's exterior perimeter walls, they also appear to be double-wall construction, with concealed structural wood columns to support the roof trusses above. Other interior walls appear to be single stud-framed. Original interior wall finishes are primarily painted plaster.

For the reassembly, most interior walls will be re-framed with new materials (wood or metal stud framing). However, it may be possible to salvage and reuse some of the existing stud framing, depending on its existing condition. Framing should be evaluated for possible reuse during Project design phases.

The interior plaster in the sanctuary spaces will be replicated to match the original in color, texture, and composition. Most of the decorative wall finishes, including the murals at the altar, are not original and will not be documented or replicated during the reassembly. During disassembly, original interior plaster should be carefully photo-documented and samples should be salvaged for replication purposes. Larger samples should be collected, if possible, to show the texture and trowel application methods. Smaller samples may be collected for laboratory analysis in order to determine the original mix constituents, proportions, type of aggregate, color, etc. If desired, the samples may also analyzed to determine the original paint finishes.

The colonnade walls are supported by round precast concrete columns with decorative capitals. They appear to be integrally cast as entire units; no joints were visible. They are most likely hollow and conceal a steel or wood column within; however, this should be confirmed. If possible, the columns should be photo-documented, numbered, and salvaged as entire units, and then reassembled later. If the columns cannot be removed easily from the surrounding construction, it may also be possible to carefully sawcut into the fewest possible pieces and reassemble them as masonry units. This would present a minor visual change, introducing new joints at the columns, and therefore is not preferred. This will be further addressed during the deconstruction phase.

10.7 Altar and Side Chapel

The cathedral's altar area was extensively remodeled between 1970-72. Later renovations also occurred, including the addition of painted murals in the 1980s. During disassembly, the altar marble cladding, tabernacle, crucifix, etc. may be salvaged for potential reuse, depending on Mt. Lebanon's needs; however, salvaging is not required because the features are not historic or character-defining.

At the west side of the cathedral, there is an attached three-sided chapel with decorative plaster walls and a vaulted plaster ceiling. This side chapel was added to the building in 1978 and is therefore neither original nor character-defining. During deconstruction, it will be demolished and discarded.

10.8 Interior Features

Most interior furnishings and artwork within the cathedral, such as the church pews, foot rails, kneeling benches, altar rails, organ, artwork, etc. are non-original and therefore it is not required that they be returned to the reassembled building.

Most existing light fixtures are non-original to the building. The five chandeliers in the nave of the cathedral, as well as the hanging pendant fixtures, were installed in 2003-04.[6] Others, such as the wall sconces, appear to be a mixture of possibly original fixtures and later ones. All potentially original light

[6] Bishop Abdallah E. Zaidan in discussion with the author, December 28, 2016.

fixtures should be salvaged for reuse in the reassembled building. Non-original fixtures may be discarded.

10.9 Building Systems

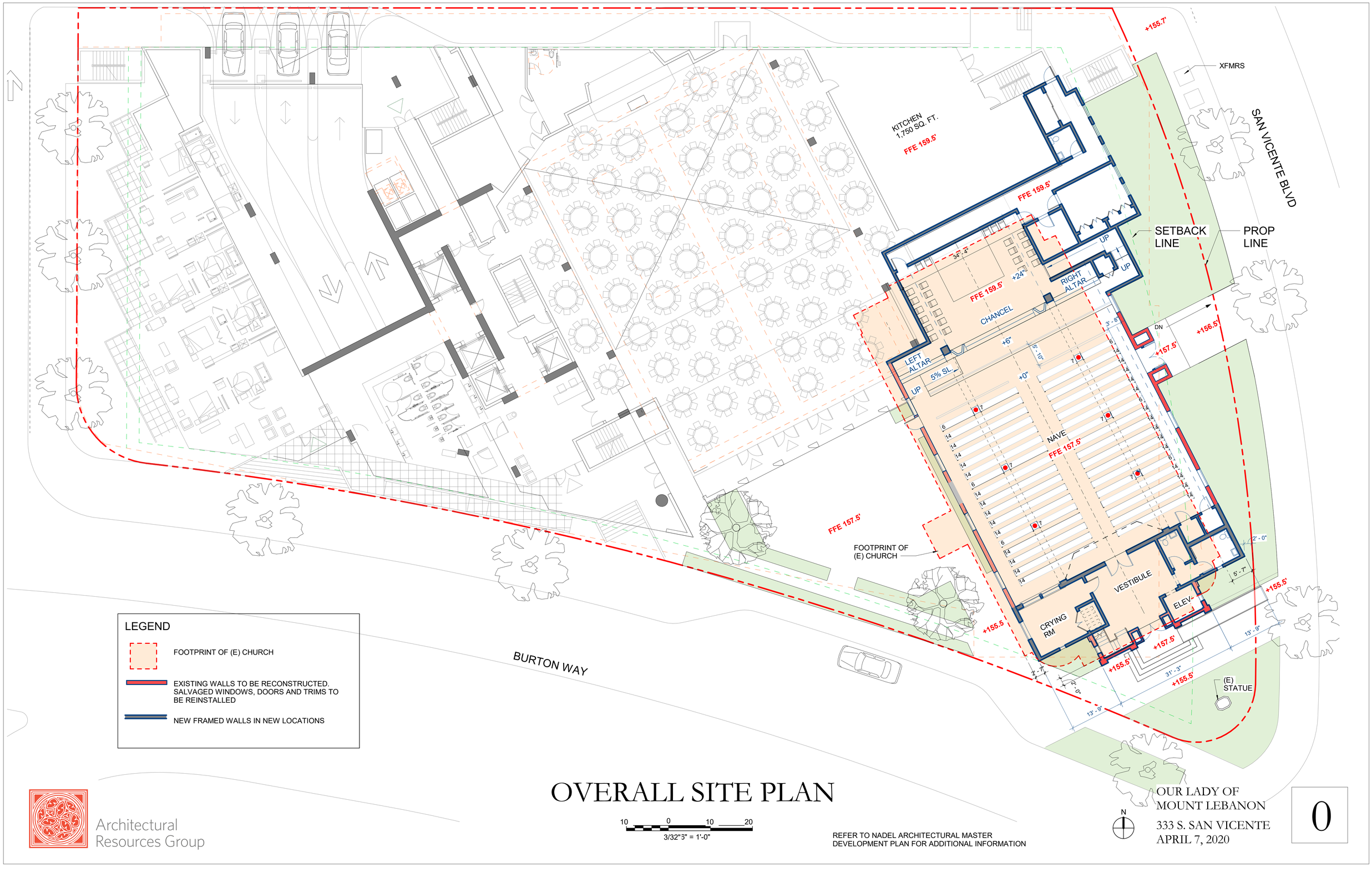
Existing building systems will not be salvaged during disassembly. This includes mechanical units and ductwork, electrical panels and wiring, plumbing conduits and fixtures. The cathedral will receive all new code-compliant building systems as part of the reassembly process. Other improvements will also be incorporated, including a building-wide fire suppression system (sprinklers) and interior treatments and equipment for improved acoustical performance, including a full audio/visual system.

CATHEDRAL DECONSTRUCTION, REASSEMBLY AND REHABILITATION PLAN DRAWINGS

Architectural
Resources Group

OUR LADY OF
MOUNT LEBANON

333 S. SAN VICENTE
APRIL 7, 2020



LEGEND

- FOOTPRINT OF (E) CHURCH
- EXISTING WALLS TO BE RECONSTRUCTED. SALVAGED WINDOWS, DOORS AND TRIMS TO BE REINSTALLED
- NEW FRAMED WALLS IN NEW LOCATIONS

OVERALL SITE PLAN

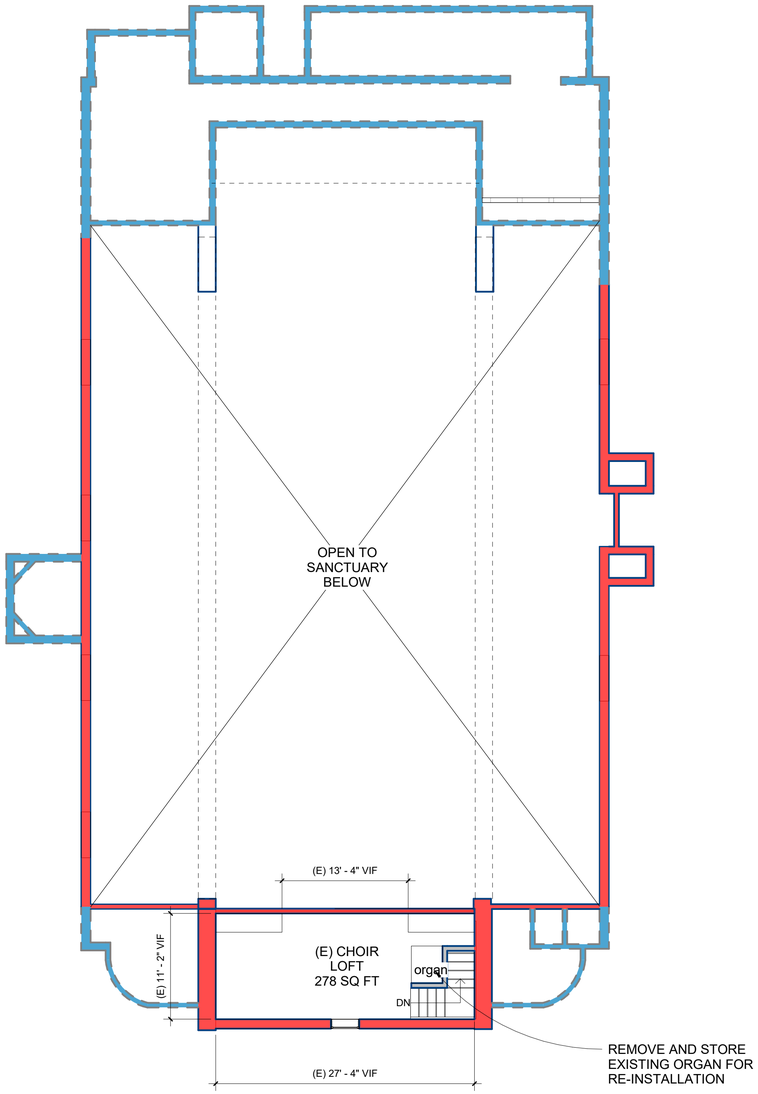
10 0 10 20
3/32"3" = 1'-0"

REFER TO NADEL ARCHITECTURAL MASTER DEVELOPMENT PLAN FOR ADDITIONAL INFORMATION

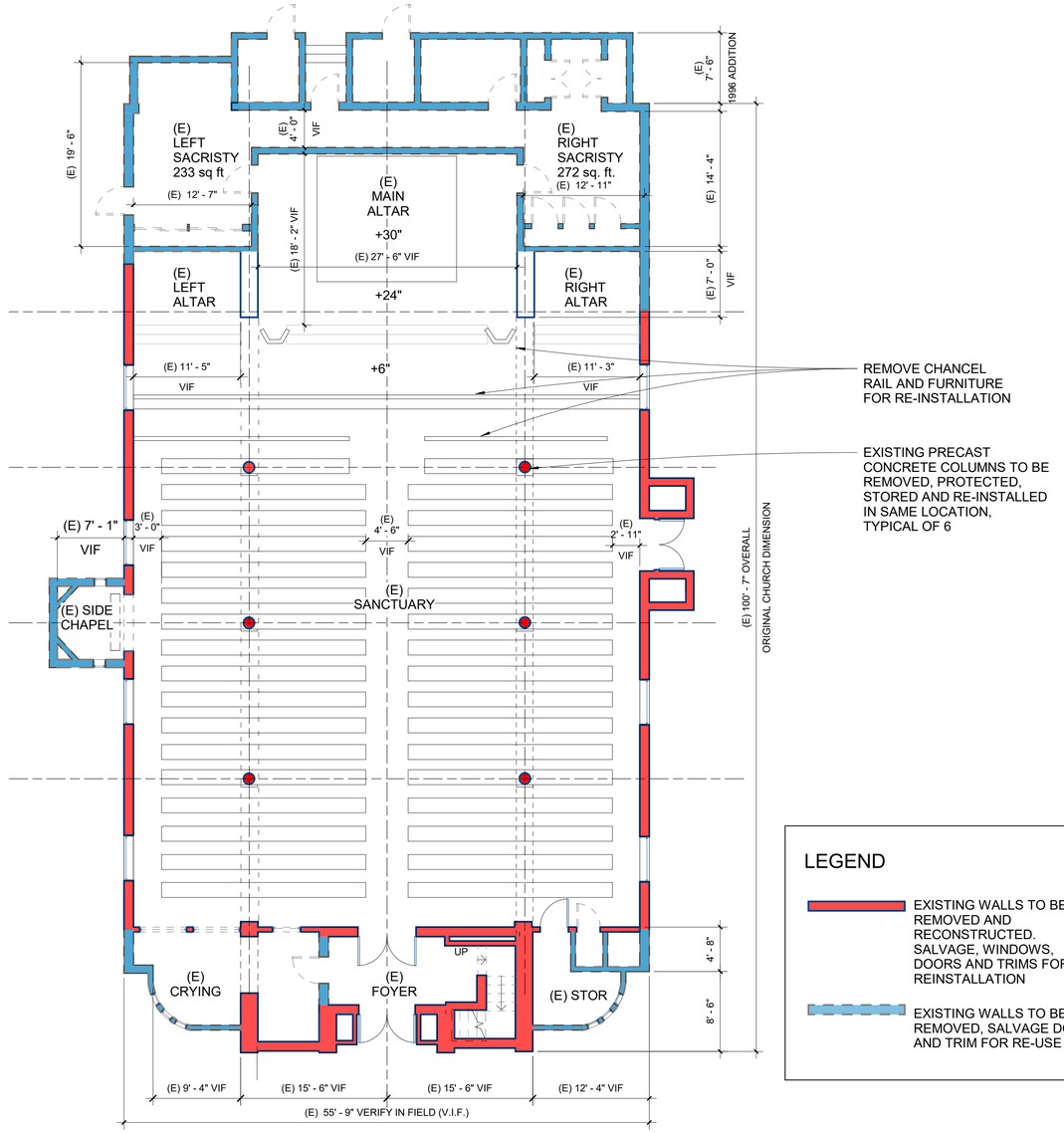
Architectural Resources Group

OUR LADY OF MOUNT LEBANON
333 S. SAN VICENTE
APRIL 7, 2020

0



DEMO / DISMANTLE CHOIR LOFT PLAN



DEMO / DISMANTLE GROUND FLOOR PLAN

LEGEND

- EXISTING WALLS TO BE REMOVED AND RECONSTRUCTED. SALVAGE, WINDOWS, DOORS AND TRIMS FOR REINSTALLATION
- EXISTING WALLS TO BE REMOVED, SALVAGE DOORS AND TRIM FOR RE-USE

Architectural
Resources Group

DEMOLITION / DISMANTLING PLANS

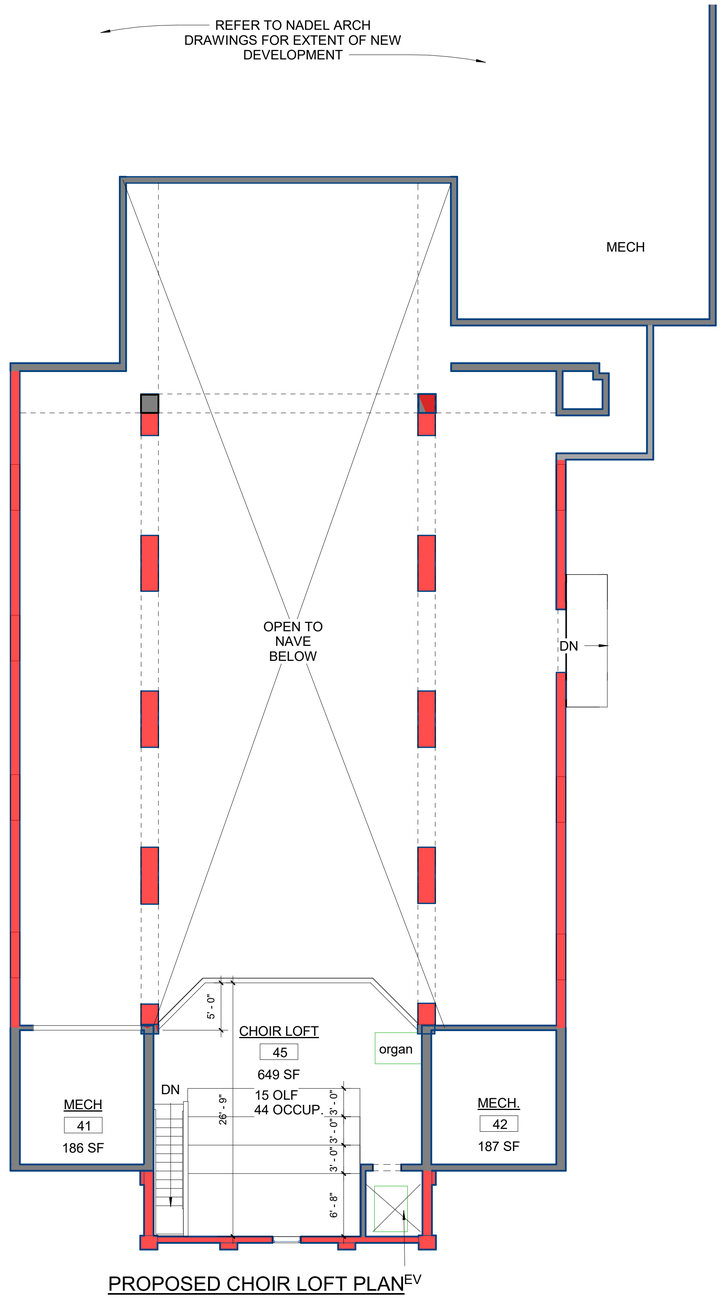
8 0 8 18
1/8" = 1'-0"

N

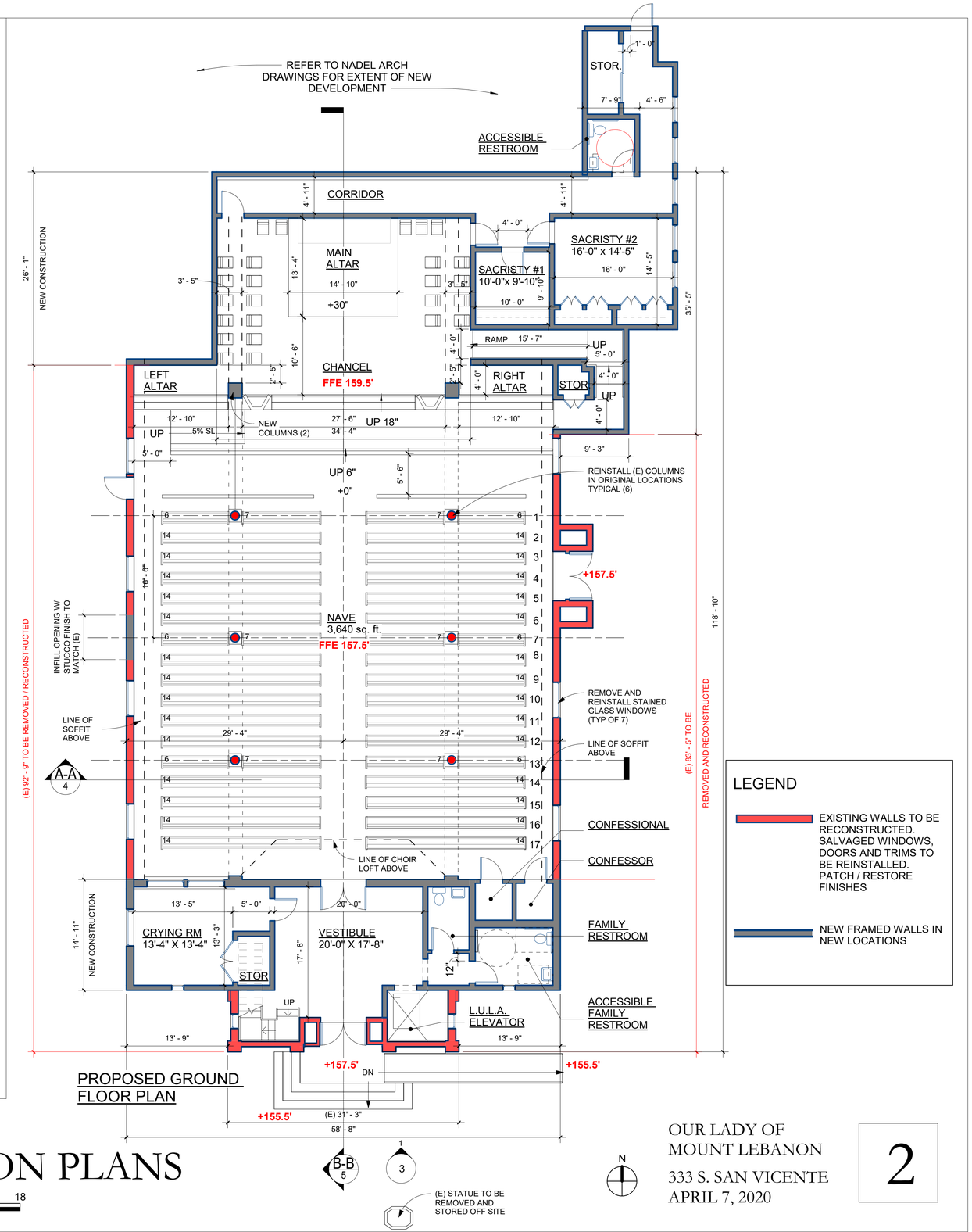
OUR LADY OF
MOUNT LEBANON

333 S. SAN VICENTE
APRIL 7, 2020

1



PROPOSED CHOIR LOFT PLAN



PROPOSED GROUND FLOOR PLAN

LEGEND

- EXISTING WALLS TO BE RECONSTRUCTED. SALVAGED WINDOWS, DOORS AND TRIMS TO BE REINSTALLED. PATCH / RESTORE FINISHES
- NEW FRAMED WALLS IN NEW LOCATIONS

Architectural Resources Group

REHABILITATION PLANS

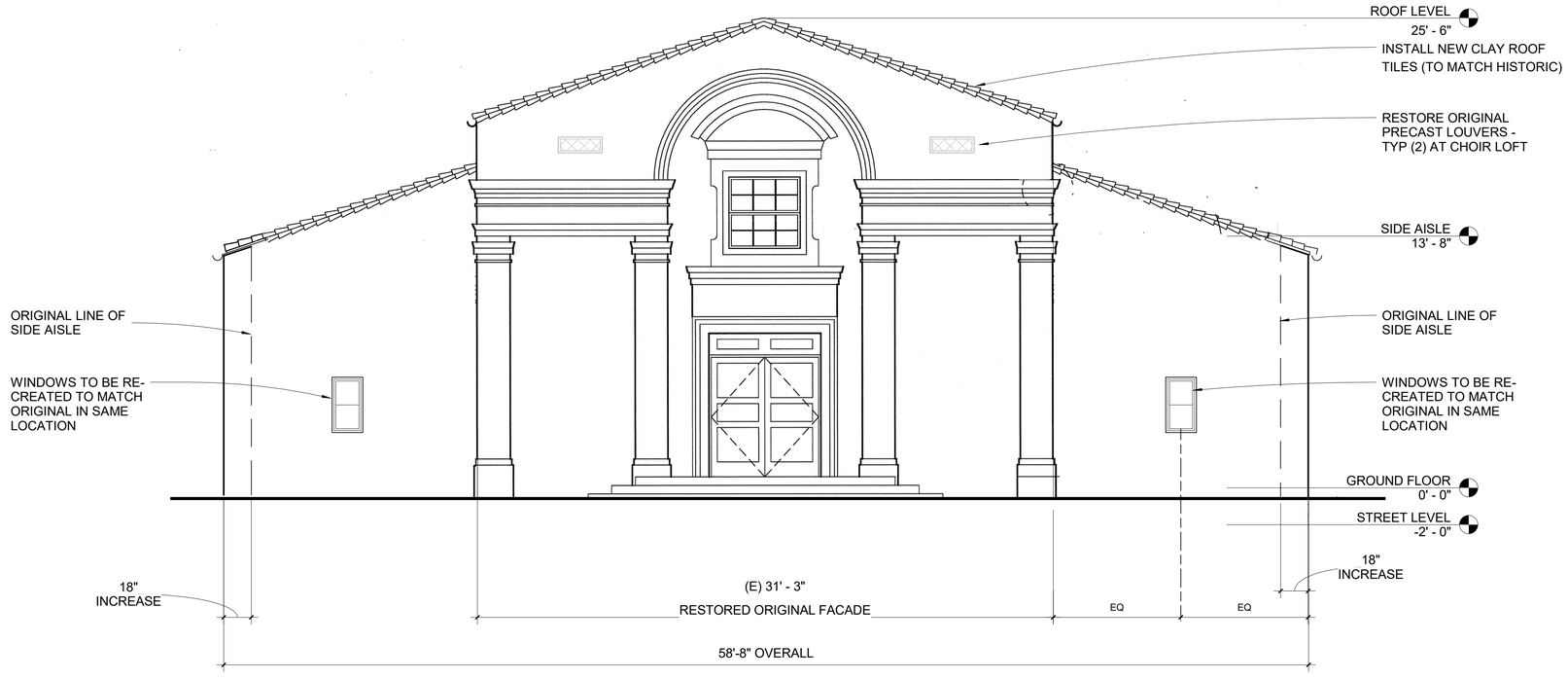
8 0 8 18

1/8" = 1'-0"

OUR LADY OF MOUNT LEBANON

333 S. SAN VICENTE

APRIL 7, 2020



FRONT FACADE

4 0 4 8

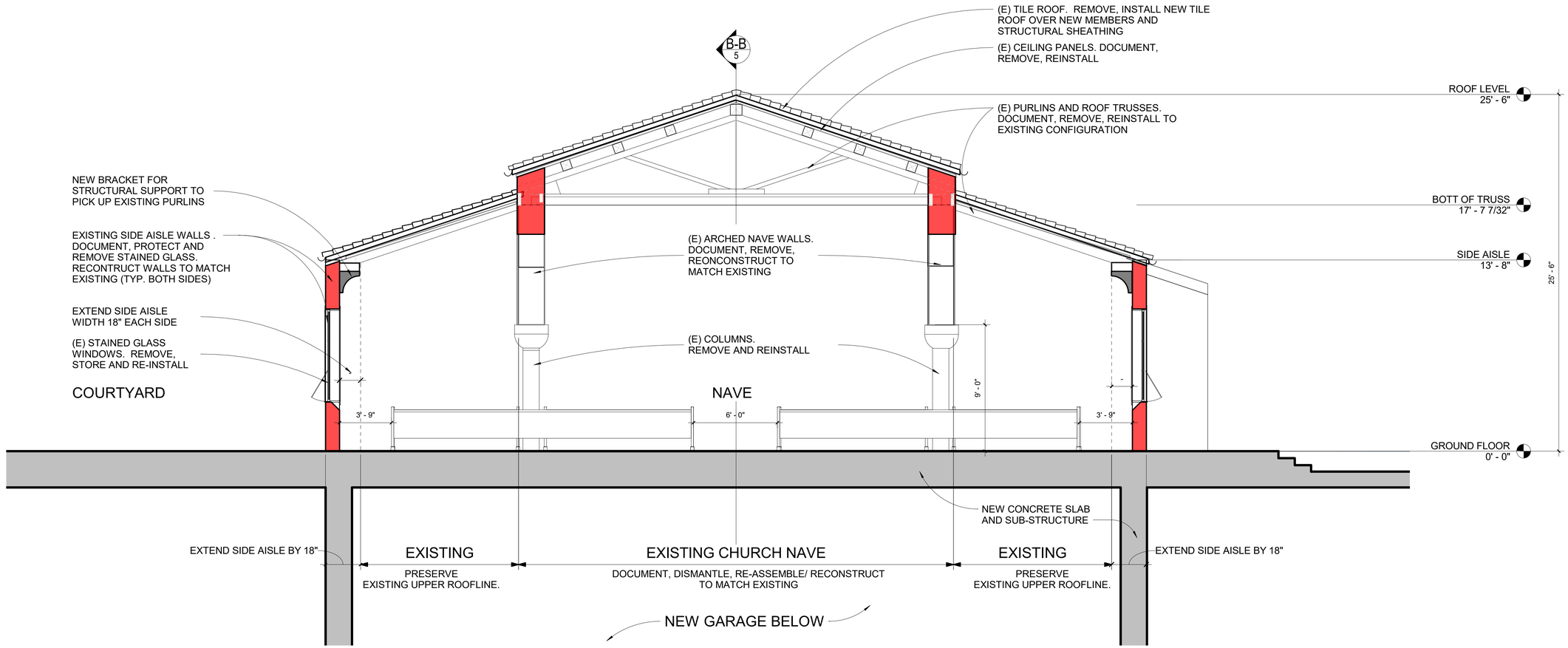
1/4" = 1'-0"

Architectural Resources Group

OUR LADY OF MOUNT LEBANON

333 S. SAN VICENTE

APRIL 7, 2020



CROSS SECTION A-A

4 0 4 8

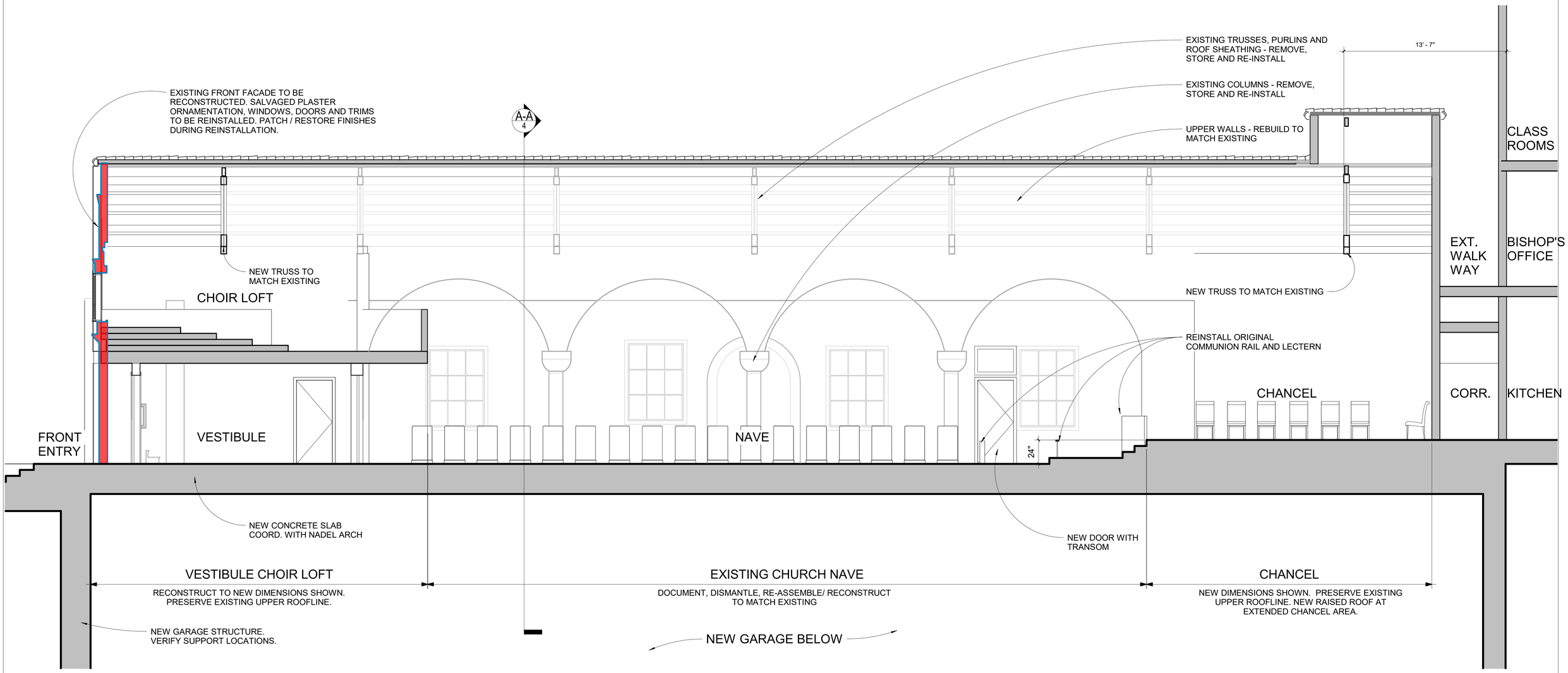
1/4" = 1'-0"

Architectural Resources Group

OUR LADY OF MOUNT LEBANON

333 S. SAN VICENTE

APRIL 7, 2020



LONGITUDINAL SECTION B-B

4 0 4 8

1/4" = 1'-0"

Architectural Resources Group

OUR LADY OF MOUNT LEBANON

333 S. SAN VICENTE

APRIL 7, 2020

5

Memo

Date	4/12/18	**Project No.**	17294
Project	Our Lady of Mt. Lebanon Church		
To	Steve Farneth	**Email**	
Cc		**Email**	
From	David Cocke		
Subject	Building Evaluation	**Pages**	2

Memo

Building Description: The main sanctuary building of the Our Lady of Mt. Lebanon Church is a tall one-story building with a wood-framed roof.

- The building consists of 4 main sections including the central bay with a high roof, the two lower roof side bays, and a narthex with choir balcony above in the rear (south end). Two small infill corners structures have been added on either side of the narthex.
- The walls generally appear to be of wood stud construction and covered on the interior and exterior with plaster or stucco. It is assumed that there is now plywood sheathing on the walls but this requires confirmation.
- The roof in the central bay is supported by exposed timber trusses supporting wood purlins which supported exposed diagonal sheathing. It appears that some structural modifications to the original structure has been performed including the addition of new solid blocking between the purlins on top of the trusses and the addition of some hardware. The trusses are supported inside the plaster covered side colonnade walls, but the support connection is not visible without some exploratory demolition. Each truss is aligned with the colonnade column below. That colonnade wall is very thick, likely consisting of a hidden interior post to support the truss and boxed out with wood studs.
- The lower roof on each side bay is supported by wood purlins running perpendicular to the colonnade wall and supporting diagonal wood sheathing. The purlins are supported in the colonnade wall and on the exterior perimeter walls.
- The framing of the choir balcony above the narthex is unknown, and the extent of the original walls below the choir balcony is unknown. There are some exposed steel hanger rods at each end of the balcony front that may indicate that the balcony is supported by the roof trusses, but without some exploratory demolition, that system cannot be confirmed.
- The interior walls around the narthex, the restroom and the confessional are wood stud framed walls.
- The floor appears to be a slab on grade, but it's construction was not confirmed.

Disassembly for relocation: We discussed the method of disassembly of the important building components for storage and future reassembly. It appears that the structure can be disassembled and reconstruction in the following general steps:

- Strip the clay tile roofing and save if necessary.
- Sawcut the sheathing from above along the centerline of each purlin, apply a backing of plywood and remove each section as a panel.
- Remove each purlin.
- Add temporary bracing to each truss, likely by addition of plywood sheathing on both sides
- Disconnect the roof truss from the bearing connections at each end. (Those connections are not visible at this time and will require confirmation by opening an access hole before construction begins.)
- At the lower roof at on each side, sawcut the sheathing from above along the centerline of each purlin, apply a backing of plywood and remove each section as a panel.
- Remove each purlin.
- On the front elevation, remove the significant trim elements from the elevation before demolition of the front wall.
- At the side alcove (west side), temporarily shore that alcove as one piece and remove as a unit for storage.

We understand that there are some proposed modifications to the building when it is to be reconstructed. Those modifications will require structural design. In addition, because the building is to be largely disassembled, we believe that the new structure will be required to meet current code requirements with the exception of those historically designated individual elements that are to be reused.

Architectural Resources Group

Appendix B: Exterior Stucco Finishes Analysis Report

Architectural
Resources Group

8 Mills Place, Suite 300
Pasadena, California 91105

arg-la.com

September 25, 2018

Mr. Jack Rubens, Esq.
Sheppard Mullin Richter & Hampton LLP
333 South Hope Street, 43rd Floor
Los Angeles, CA 90071-1422

Re: Stucco Finishes Analysis Report
Our Lady of Mount Lebanon/ 333 S. San Vicente Blvd.

Mr. Rubens:

This report presents findings from a paint layer investigation conducted by Architectural Resources Group, Inc. (ARG) for select exterior stucco features at Our Lady of Mount Lebanon Church, located at 333 South San Vicente Blvd. in Los Angeles, CA. The objective of the analysis was to identify the color of the earliest stucco finishes dating back to the building's original construction. The exterior features under study include stucco walls and base, and stucco-covered trim features at corners, windows and doors.

Methodology

The field investigation took place on September 21, 2018, with subsequent analysis conducted in the ARG offices in Los Angeles. Access was from ground level. The investigation included cratering and sample collection, followed by microscopic examination. Photos were taken to document investigation sites in the field, and are included with this report to support claims made herein.

Project Limitations

The scope of the project is not comprehensive and only addresses a representative number of samples, but based on early photographic evidence, the results can be extrapolated with reasonable assurance for the whole of the property.

Cratering Methods

Cratering is an investigation method wherein a scalpel blade is used to remove a small area of successively smaller portions of paint layers, often with the substrate exposed in a small spot in the center. This method creates a small exposure window which can be used for visual comparison with samples and adjacent surfaces, and can aid in determining historic color schemes by comparison of matching and contrasting finish sequences. Craters were made at all sample locations, and at adjacent

areas for comparison purposes. Crater sizes were kept small, typically below 1/4" in any dimension. Craters were photographed with a macro lens attachment.

Sampling Methods

Samples were taken using a scalpel blade to remove paint layers down to the substrate material, and the material was placed in individual bags. Sample sizes were kept small, typically below 1/4" in any dimension.

Laboratory Analysis

Paint samples were examined at their surfaces and in cross section to determine the paint layer structure (referred to as "stratigraphy") and identify historic colors. In the interest of time, the samples were not mounted in resin or polished. Samples were examined and photographed under the microscope to document finish layers and perform color matching. Matches were made to the interior of the historic paint layer to avoid interference from soiling layers, fading, etc.

Paint layer stratigraphy provides information regarding the successive campaigns of paint or other finishes, and how the surfaces were treated over time. In general, the finish directly over the substrate can be interpreted as the first or original finish, assuming the stratigraphy is complete and finishes have not been stripped or weathered away. In some cases, this first layer is a primer layer. In the analysis section below, the earliest layer is given as layer no. 1, with subsequent layers following in increasing number.

Color Matching

Color matching was accomplished by viewing the samples with visible light under the microscope at magnification and matching the earliest decorative coating to paint color chips under the lens. Color matches were determined using Munsell Color Reference chips and commercially prepared paint sample cards. Commercial color matches comprise selections from the Dunn Edwards paint family and were selected using the Then, Now, and Forever historic color collection, DET400-699. This report is not an endorsement or specification for Dunn Edwards products; the references are intended to serve as accessible color guidelines only. Where available, the Munsell, hexadecimal and RGB color values have also been provided. These may be referenced should another commercial paint company be used for the project.

Munsell system color notations were used as the color standards for this report. Colors were matched using color reference chips from The Munsell Book of Color, Volumes I-II. The Munsell system identifies colors through descriptions of hue, value and chroma. The hue is the basic color family, such as yellow or blue green, and is represented as an abbreviation such as BG for blue green. The value is given as a number relative to the lightness or darkness of a color, with higher numbers being lighter in color. The

chroma is the intensity of the color, also given numerically, with the higher number being a more intense color. Munsell notations are given in the form of Hue- Value/Chroma. For the samples in this investigation, the earliest paint finish is identified by its Munsell designation and color name, and later paint layers are given a descriptive color name.

Please Note: Color designations are subjective and rely on the personal discretion of the conservator. Subtle variations from the actual colors identified in this report may be considered acceptable alternative interpretations of the historic paint colors. Additionally, images in this report, whether viewed as a printed document or a PDF file on a monitor, may vary in hue due to differences in lighting, screen resolution or printing capabilities, and should only be used as an approximation of actual color.

Finishes Investigation

Sampling and cratering methods were employed at selected locations of the building's exterior stucco walls and features. A total of 7 samples were collected. The locations are listed below and summarized with photos and laboratory analysis on the following pages.

Sample Locations

Sample No.	Location:
01	Wall, south elevation
02	Corner trim, south elevation
03	Door trim at main entry, south elevation
04	Wall base, south elevation
05	Window trim, east elevation
06	Wall, east elevation
07	Recessed wall at main entry, south elevation

Investigation Findings

Samples were collected and examined under the microscope to determine paint stratigraphy and identify historic colors. (See "Appendix – Laboratory Analysis" for complete sample layer descriptions.) Based on the laboratory analysis, the building was originally painted very near to the existing color, but a lighter shade - more of a pale grayish-orange than pale pinkish-orange. The trim elements, currently painted in white, were originally the same color as the wall. The single color scheme relied only on shadow and form to define the trim pieces as separate from the wall color.

ARG considered whether all surfaces may have been painted one color first, and then the trim elements painted over with a contrasting color to have an original two-color scheme; however, upon further examination under the microscope, the "base color" in the trim samples is slightly faded and soiled at the

outer surface, which is representative of exposure over time. Therefore, the white or cream colors were painted at a later date.

Recommended Color Palette

Based on the laboratory analysis of samples, the following is the recommended paint finish:

Dunn Edwards DET671 "Cameo Role"	
Munsell	10YR 8/2
Hexadecimal Value	DECAAF
RGB Value	222, 202, 175
LRV	60

Location(s): All exterior stucco-covered elements, including trim.

Note: If a contrasting color is desired for trim elements, we recommend painting one shade lighter than the above to provide a slight definition between wall and trim. Use: Dunn Edwards DEC737 "Jakarta"

Note: Color discrepancies exist due to screen resolution and printer variations, and should only be used as an approximation.

Thank you for your assistance with this investigation. Please let us know if you have any questions or need any additional information.

Sincerely,

Sarah A. Devan, RA, AIC
Architect | Conservator

Appendix I - Laboratory Analysis

The following is paint stratigraphy information for each sample, including color descriptions and Munsell designations. In some cases, sample photographs are included for reference:

Sample No.	01	Location:	Wall, south elevation		
Substrate:	Stucco	Magnification:	30x	☐Mounted	☒Unmounted

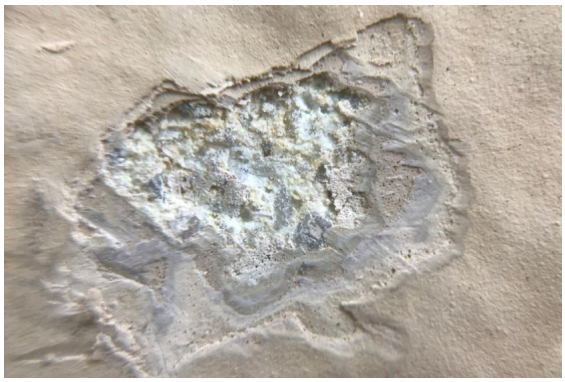
Stratigraphy:

No.	Color	Munsell No.	Comments:
S	-	-	Stucco substrate
1	Pale grayish-orange	10YR 8/2	DET671 “Cameo Role”
2	Cream		
3	Cream		
4	Pale pinkish-orange		Soiled; darker shade than layer 1

Location Photo:

Location Photo:

Crater Photo:



Sample Photo:

Sample No.	02	Location:	Corner trim, south elevation		
Substrate:	Stucco	Magnification:	30x	☐Mounted	☒Unmounted

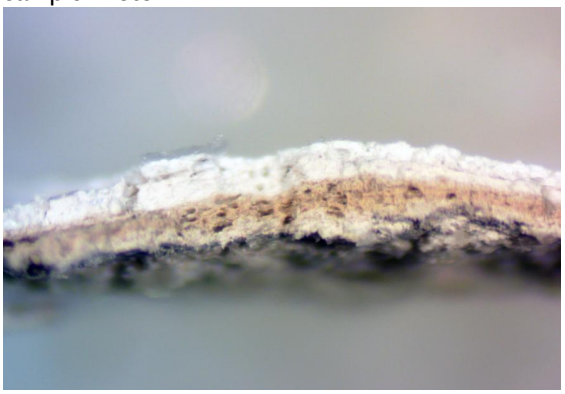
Stratigraphy:

No.	Color	Munsell No.	Comments:
S	-	-	Stucco substrate
1	Pale grayish-orange	10YR 8/2	DET671 “Cameo Role”
2	Off-white/cream		
3	White		Soiled
4			

Location Photo:

Crater Photo:

Sample Photo:



Sample No.	03	Location:	Door trim at main entry, south elevation
Substrate:	Stucco	Magnification:	30x ☐Mounted ☒Unmounted

Stratigraphy:

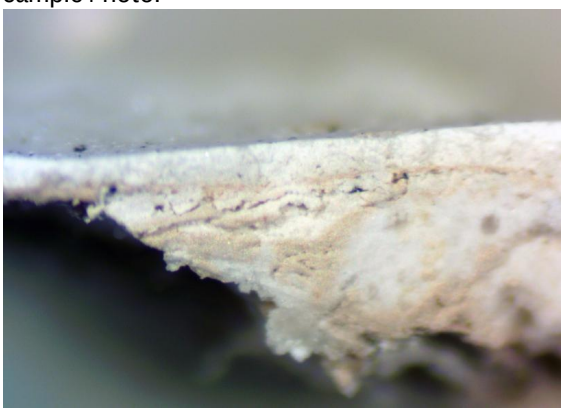
No.	Color	Munsell No.	Comments:
S	-	-	Stucco substrate
1	Pale grayish-orange	10YR 8/2	DET671 “Cameo Role”
2	Off-white/cream		
3	Pale pinkish-orange		
4	White		Soiled

Location Photo:

Location Photo:

Crater Photo:

Sample Photo:



Sample No.	04	Location:	Wall base, south elevation		
Substrate:	Stucco	Magnification:	30x	☐Mounted	☒Unmounted

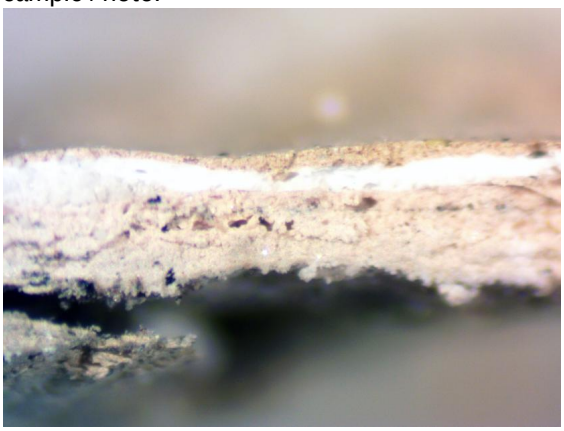
Stratigraphy:

No.	Color	Munsell No.	Comments:
S	-	-	Stucco substrate
1	Pale grayish-orange	10YR 8/2	DET671 “Cameo Role”
2	White		Possibly primer
3	Pale pinkish-orange		Soiled; darker shade than layer 1
4			

Location Photo:

Crater Photo:

Sample Photo:



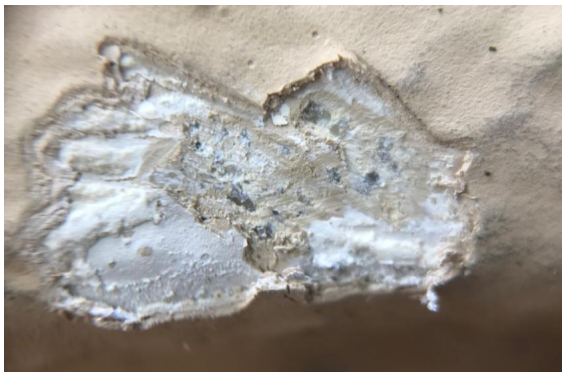
Sample No.	05	Location:	Window trim, east elevation		
Substrate:	Stucco	Magnification:	30x	☐Mounted	☒Unmounted

Stratigraphy:

No.	Color	Munsell No.	Comments:
S	-	-	Stucco substrate
1	Pale grayish-orange	10YR 8/2	DET671 “Cameo Role”
2	Pale pinkish-orange		Soiled; darker shade
3			
4			

Location Photo:

Crater Photo:



Sample Photo:

Sample No.	06	Location:	Wall, east elevation		
Substrate:	Stucco	Magnification:	30x	☐Mounted	☒Unmounted

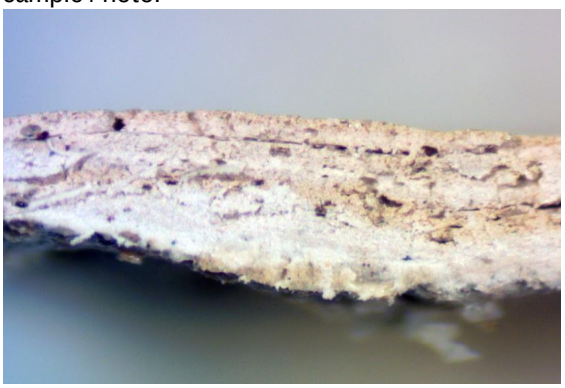
Stratigraphy:

No.	Color	Munsell No.	Comments:
S	-	-	Stucco substrate
1	Pale grayish-orange	10YR 8/2	DET671 “Cameo Role”
2	Cream		
3	Cream		
4	Pale pinkish-orange		Soiled; darker shade than layer 1

Location Photo:

Crater Photo:

Sample Photo:



Sample No.	07	Location:	Recessed wall at main entry, south elevation		
Substrate:	Stucco	Magnification:	30x	☐Mounted	☒Unmounted

Stratigraphy:

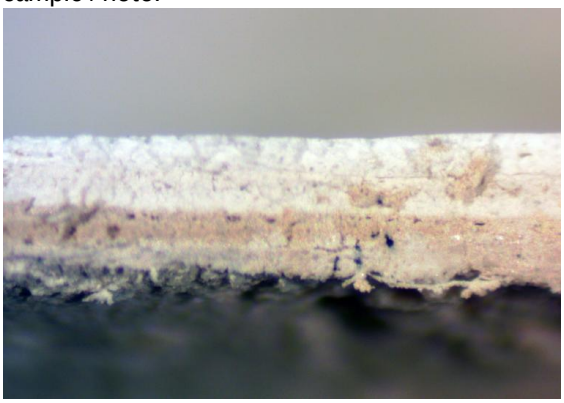
No.	Color	Munsell No.	Comments:
S	-	-	Stucco substrate
1	Pale grayish-orange	10YR 8/2	DET671 “Cameo Role”
2	White		
3	Off-white/cream		
4	White		Soiled

Location Photo:

Location Photo:

Crater Photo:

Sample Photo:



Architectural Resources Group

Appendix C: Building Permits, Los Angeles Department of Building and Safety

Bldg. Form 2

2

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

BUILDING DIVISION

Application for the Erection of a Building

OF

CLASS "D"

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

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. 235

Tract 7616

Location of Building 8531 BURTON WAY (House Number and Street)

Between what cross streets SAN VICENTE & S. STANLEY DR

Approved by City Engineer

Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building CHURCH (Store, Residence, Apartment House, Hotel, or any other purpose) Families X Rooms
2. Owner (Print Name) ROMAN CATHOLIC BISHOP OF LOS ANGELES & SAN DIEGO Phone OX 1932
3. Owner's address 120 N. SWALL DR. OR PETROLEUM SECURITIES BLDG. PR 0203
4. Certificated Architect ROSS MONTGOMERY State License No. B-764 Phone MO 14601
5. Licensed Engineer RALPH MARVIN State License No. 789 Phone GR 8113
6. Contractor PETER P. SHELBY State License No. 36972 Phone PR 8654
7. Contractor's address 630 C of C Bldg. L.A. CALIF. OK WWT
8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon.) $ 18000 ~~135,000~~
9. State how many buildings NOW on lot and give use of each. NONE (Store, Residence, Apartment House, Hotel, or any other purpose)
10. Size of new building 106 x 55 No. Stories 1 Height to highest point 26' Size lot 132' x 197'
11. Type of soil SANDY CLAY Foundation (Material) CONCR. Depth in ground 3'-6"
12. Width of footing 1'-3" VARIES Width of foundation wall 8" & 6" Size of redwood sill 2" x 6"
13. Material exterior wall 2x8 STUDS C CEM. PLAST. 2"x4"x12" Size of studs: (Exterior) 2 x 6 (Interior bearing) 2 x 4 (2x4)
14. Joist: First floor CONCR. SLAB x Second floor 2 x 8 Rafters 4 x 8 Material of roof TILE
15. Chimney (Material) NO Size Flue x No. inlets each flue Depth footing in ground

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

Sign here Ross D Montgomery, Arch't (Owner or Authorized Agent)

By W. F. Dudley, Associate Architect.

Plans, Specifications and other data must be filed if required.

10/27/36

FOR DEPARTMENT USE ONLY 5472

PERMIT NO. 31332	Plans and Specifications checked R. G. Williams	Zone R-3	Fire District No. INV
	Corrections verified R. G. Williams	Bldg. Line 5 Ft.	Street Widening INV Ft.
PLANS Rec'd 10/27/36	Plans, Specifications and Application rechecked and approved	Application checked and approved 11/9/36 Clerk	SPRINKLER Required Valuation Included Specified Yes—No
	For Plans See	Filed with	Inspector

Fee 57.00

Stamp here when Permit is issued

NOV -9 1936

FOR DEPARTMENT USE ONLY			
Application R9.M. Construction R.M.	Fire District R.M. Zoning R.M.	Bldg. Line 5'	Forced Draft Ventil.
		Street Widening	

(1) REINFORCED CONCRETE

Barrels of Cement 245

Tons of Reinforcing Steel 2

(2) The building referred to in this Application will be more than 100 feet from .... Street

Sign Here............ (Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

Sign here............ (Owner or Authorized Agent)

(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:

PLAN CHECKING

RECEIPT NO. 10437

VALUATION $ 18000

FEE PAID $ 30

Ord No 77072 only requires a 5' front yard on Burton Way

Department of City Planning

Karl Houston

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

BUILDING LINE AGREEMENT

I hereby agree that the building and every portion thereof referred to in this application will be set back from the street property line not less than 5 feet except that the following projections may extend into such set-back space, as follows:

Cornices, canopies and eaves............2 ft. 6 in.

Landing or terrace, without roof, extending to first floor level only............6 ft

Open railing, not over 33 in. high, around such landing or terrace............6 ft.

Fire Escapes............4 ft. 6 in.

I hereby agree to the above conditions and accept the permit to do the work mentioned in this application in accordance therewith.

(Signed) R. D. Bell
Owner or Authorized Agent.

Bldg. Form 60

Bldg. Form 2

2

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
BUILDING DIVISION

Application for the Erection of a Building
OF
CLASS "D"

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

Application is hereby made to the Board of Building and Safety Commissioners of the City of Los Angeles, through the office of the Superintendent of Building, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions, which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entering into the exercise of the permit:

First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley or other public place or portion thereof.

Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Los Angeles.

Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

Lot No. #235

PLANS

Tract 7616.

Location of Building 333 S. San Vicente Blvd. & ~~Burton Way~~ (House Number and Street)

Between what cross streets NW cor Burton Way

Approved by City Engineer ___ Deputy.

USE INK OR INDELIBLE PENCIL

1. Purpose of building Rectory - Parish of St Peters (Store, Residence, Apartment House, Hotel, or any other purpose) Families ___ Rooms ___
2. Owner (Print Name) Reverend John J. Cantwell Phone ___
3. Owner's address 714 W Olympic
4. Certificated Architect Thos Franklin Powers State License No. B 671 Phone OR 8448
5. Licensed Engineer ——— State License No. ___ Phone ___
6. Contractor Don S Ely State License No. 659 Phone AR 82579
7. Contractor's address 10315 Lorenzo Dr. Los Angeles
8. VALUATION OF PROPOSED WORK (Including all labor and material and all permanent lighting, heating, ventilating, water supply, plumbing, fire sprinkler, electrical wiring and/or elevator equipment therein or thereon) $ 13,000.00
9. State how many buildings NOW on lot and give use of each. Parish of St Peters (Store, Residence, Apartment House, Hotel, or any other purpose)
10. Size of new building 45 x 56 No. Stories 2 Height to highest point 35' Size lot 195 x 75
11. Type of soil Loam Foundation (Material) Concrete Depth in ground 30"
12. Width of footing 24" Width of foundation wall 8" Size of redwood sill 2 x 6
13. Material exterior wall Stucco Size of studs: (Exterior) 2 x 6 (Interior bearing) 2 x 4
14. Joist: First floor 2 x 10 Second floor 2 x 12 Rafters 2 x 6 Material of roof Tile & Comp
15. Chimney (Material) None Size Flue — x — No. inlets each flue — Depth footing in ground ___

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

Sign here Don S. Ely (Owner or Authorized Agent)

By ___

Plans, Specifications and other data must be filed if required.

PERMIT NO.	FOR DEPARTMENT USE ONLY 5472			Fee 4.20
35105	Plans and Specifications checked: Perrin	Zone: R-3	Fire District No. 4	Stamp here when Permit is issued
	Corrections verified: Perrin	Bldg. Line: 5' on Burton Way	Street Widening: No Ft.	SEP -7 1939
PLANS	Plans, Specifications and Application rechecked and approved	Application checked and approved: 9/7/39 White Clerk		
	For Plans See / Filed with	SPRINKLER: Required Valuation Included	Specified Yes—No	Inspector R. T. Moore

FOR DEPARTMENT USE ONLY			
Application M9	Fire District	Bldg. Line Posner	Forced Draft Ventil.
Construction	Zoning	Street Widening	

(1)
REINFORCED CONCRETE

Barrels of Cement..........

Tons of Reinforcing Steel..........

(2)
The building referred to in this Application will be more than 100 feet from

..........Street

Sign Here..........
(Owner or Authorized Agent)

(3) This building will be not less than 10 feet from any other building used for residential purposes on this lot.

Sign here..........
(Owner or Authorized Agent)

(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: 9/5/39 H.G.O.K. J.S.T. Setbacks as denoted on plot plan (blueprints) are ok.

Department of City Planning W.K. Riding

PLAN CHECKING

RECEIPT NO. 31088

VALUATION $ 13000.00

FEE PAID $ 25.00

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

BUILDING LINE AGREEMENT

I hereby agree that the building and every portion thereof referred to in this application will be set back from the street property line not less than 5 ft Burton Way feet, except that the following projections may extend into such set-back space, as follows:

Cornices, canopies and eaves..........2 ft. 6 in.

Landing or terrace, without roof, extending to first floor level only..........6 ft.

Open railing, not over 33 in. high, around such landing or terrace..........6 ft.

Fire Escapes..........4 ft. 6 in.

I hereby agree to the above conditions and accept the permit to do the work mentioned in this application in accordance therewith.

(Signed) Don S. Ely
Owner or Authorized Agent.

Bldg. Form 60

3 CITY OF LOS ANGELES

APPLICATION TO ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

DR-1 DEPT. OF BUILDING AND SAFETY B & S B-3—R 2-68

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR.	LOT 235	BLK.	TRACT 7614	CENSUS TRACT 2149
2. PRESENT USE OF BUILDING 07 garage	NEW USE OF BUILDING ( ) demolish			DIST. MAP 547
3. JOB ADDRESS 333 S. San Vicente Blvd.				ZONE R4-1-O
4. BETWEEN CROSS STREETS Burton Way	AND # 3rd. St.			FIRE DIST. ✓
5. OWNER'S NAME St. Peter's Church	PHONE			LOT (TYPE) COR - [redacted]
6. OWNER'S ADDRESS 333 S. San Vicente	CITY Los Angeles	ZIP		LOT SIZE IRREG
7. ARCHITECT OR DESIGNER	STATE LICENSE No.	PHONE		
8. ENGINEER	STATE LICENSE No.	PHONE		ALLEY 20'
9. CONTRACTOR Aladdin House Wrecking	C21 - 195020 HO.21133			BLDG. LINE 5' BURTON Wy.
10. LENDER	BRANCH OFFICE	PHONE		AFFIDAVITS PRRG. 3447

11. SIZE OF EXISTING BLDG. 20 24	STORIES 1	HEIGHT 12	NO. OF EXISTING BUILDINGS ON LOT AND USE (3) Church & Residence	AFF. 15017
12. MATERIAL OF CONSTRUCTION OF EXISTING BLDG. ⇒	EXT. WALLS Stucco	ROOF compo	FLOOR concrete	

3

13. JOB ADDRESS 333 S. San Vicente [redacted]

14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING $ 240

15. NEW WORK: (Describe) Demolish

Clear Lot

DISTRICT OFFICE C/A

GRADING ✓

CRIT. SOIL ✓

HIGHWAY DED. YES

NEW USE OF BUILDING	SIZE OF ADDITION	STORIES	HEIGHT
Demolish			

TYPE V	GROUP R	SPRINKLERS REQ'D SPECIFIED	VALUATION APPROVED			FLOOD ✓	
BLDG. AREA	MAX. OCC.	TOTAL	PLANS CHECKED			CONS. YES	
DWELL. UNITS	GUEST ROOMS	PARKING REQ'D PROVIDED SPACES	PLANS APPROVED			ZONED BY [illegible]	
P.C. No.	CONT. INSP.		APPLICATION APPROVED			FILE WITH ✓	
P.C. ✓	S.P.C. ✓	G.P.I. ✓	B.P. 50 2	I.F. ✓	O.S. ✓	C/O ✓	TYPIST

INSPECTOR B

PLAN CHECK EXPIRES SIX MONTHS AFTER FEE IS PAID. PERMIT EXPIRES ONE YEAR AFTER FEE IS PAID OR SIX MONTHS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

SEP-24-68 49899 5 •74750 Z — 1 CK 2.50

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed [signature] (Owner or Agent)

		Name	Date
Bureau of Engineering	ADDRESS APPROVED	L. Dorney	9/24
	SEWERS AVAILABLE / NOT AVAILABLE		
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED / COMPLETED		
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Traffic	APPROVED FOR		

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING AND SAFETY

REQUEST FOR CHANGE OF ADDRESS

DATE 11/7/68

I HEREBY REQUEST THE CHANGE OF ADDRESS ON:

BUILDING PERMIT NO. LA71940

FROM 333 South San Vicente Blvd.
ADDRESS

REASON: PLEASE CHECK

( ) CHANGE BECAUSE OF LOCATION OF PHYSICAL ACCESS.

( ) CHANGE FROM ONE STREET TO ANOTHER STREET FOR CORNER LOT.

OWNER, CONTRACTOR OR AUTHORIZED AGENT

CORRECT ADDRESS: 8545 Burton Way

ISSUED ON August 8, 1968

TO 8545 Burton Way
ADDRESS

( ) CHANGE BECAUSE OF ERROR ON PART OF APPLICANT.

(XX) CHANGE BECAUSE OF ERROR ON PART OF SOME CITY DEPARTMENT.

ADDRESS

CITY USE ONLY

LOT	BLOCK	TRACT	DISTRICT MAP NO.
226,227 234 & 235	---	#7616 M.B. 88 P.24-26 L.A.	5472

BUREAU OF ENGINEERING APPROVED: [signature] DATE 11-7-68

APPLICATION CHECKED BY: [signature] DATE 11-7-68

APPROVED [signature] DATE 11/7/68

BSR FORM 8-62 — REV. 8-67

WLA 5472-2

1

APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES — DEPT OF BUILDING AND SAFETY — B&S B-1—Rev. 3-64 — C-3

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

1. LEGAL DESCR. LOT 226, 227, 234, & 235 BLK. — TRACT #7616 M.B.88 P24-26 L.A.
2. PURPOSE OF BUILDING ( ) Social Hall
3. JOB ADDRESS ~~333 So. San Vicente~~ Blvd 8545 Burton Way
4. BETWEEN CROSS STREETS ~~Burton Way~~ San Vicente ~~San Vicente Blvd~~ AND ~~Hole Ave.~~ Holt 3rd St.
5. OWNER'S NAME ROMAN CATHOLIC ARCHBISHOPOF L.A PHONE TU 8-8101
6. OWNER'S ADDRESS 1531 West Ninth St P. O. BOX ZONE 90015
7. ARCHITECT OR DESIGNER E. J. Samaniego A.I.A. STATE LICENSE NO C-351 PHONE 385-3263
8. ENGINEER Dimitrios S. Bratakos STATE LICENSE NO SC 1390 PHONE 278-0117
9. CONTRACTOR To Be ~~Not~~ Selected (OWNER) STATE LICENSE NO PHONE
10. SIZE OF NEW BLDG. ~~Sq. Ft~~ STORIES One HEIGHT 21 ft NO OF EXISTING BUILDINGS ON LOT AND USE 2 Church & Rectory
11. MATERIAL OF CONSTRUCTION Frame and Stucco EXT. WALLS ROOF Tile & Compo. FLOOR Wood
12. JOB ADDRESS 333 South San Vicente Blvd.
13. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING $ 85,000.00

CENSUS TRACT 2149 — DIST MAP 5472 — ZONE R-4-1-O — FIRE DIST — INSIDE KEY — CCR LOT — REV CCR — LOT SIZE Irreg — REAR ALLEY 20 — SIDE ALLEY — BLDG LINE 5' Burton — AFFIDAVITS ~~[illegible]~~ O.S. PARK. 3447 Supt Ltr 6-8-68 — DISTRICT OFFICE LA — GRADING / — CRIT SOIL / — HIGHWAY DED Yes — FLOOD / — CONS / — ZONED BY [signature] — FILE WITH — INSPECTOR I

PURPOSE OF BUILDING SOCIAL HALL			VALUATION APPROVED [signature]
TYPE V	GROUP B-2 (ONE-HR THRU-OUT)	STORIES 1	PLANS CHECKED [signature]
BLDG. AREA 5426 □'	MAX. OCC. 376	TOTAL 376	PLANS APPROVED [signature]
DWELL. UNITS /	GUEST ROOMS /	SPACES PARKING REQ'D 70 PROVIDED 70	APPLICATION APPROVED [signature]
SPRINKLERS REQ'D SPECIFIED		CONT. INSP LIC. FAB TRUSSES, & ERECTION	
P.C. No. U2632			

P.C.	S.P.C.	G.P.I.	B.P.	I.F.	O.S.	C/O	TYPIST
143.00			220.00	/			

CASHIER USE ONLY

FEB-26-68 13993 E — 2 CK 143.00

[illegible]-68 40805 5 •71940 N — 1 CK 220.00

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

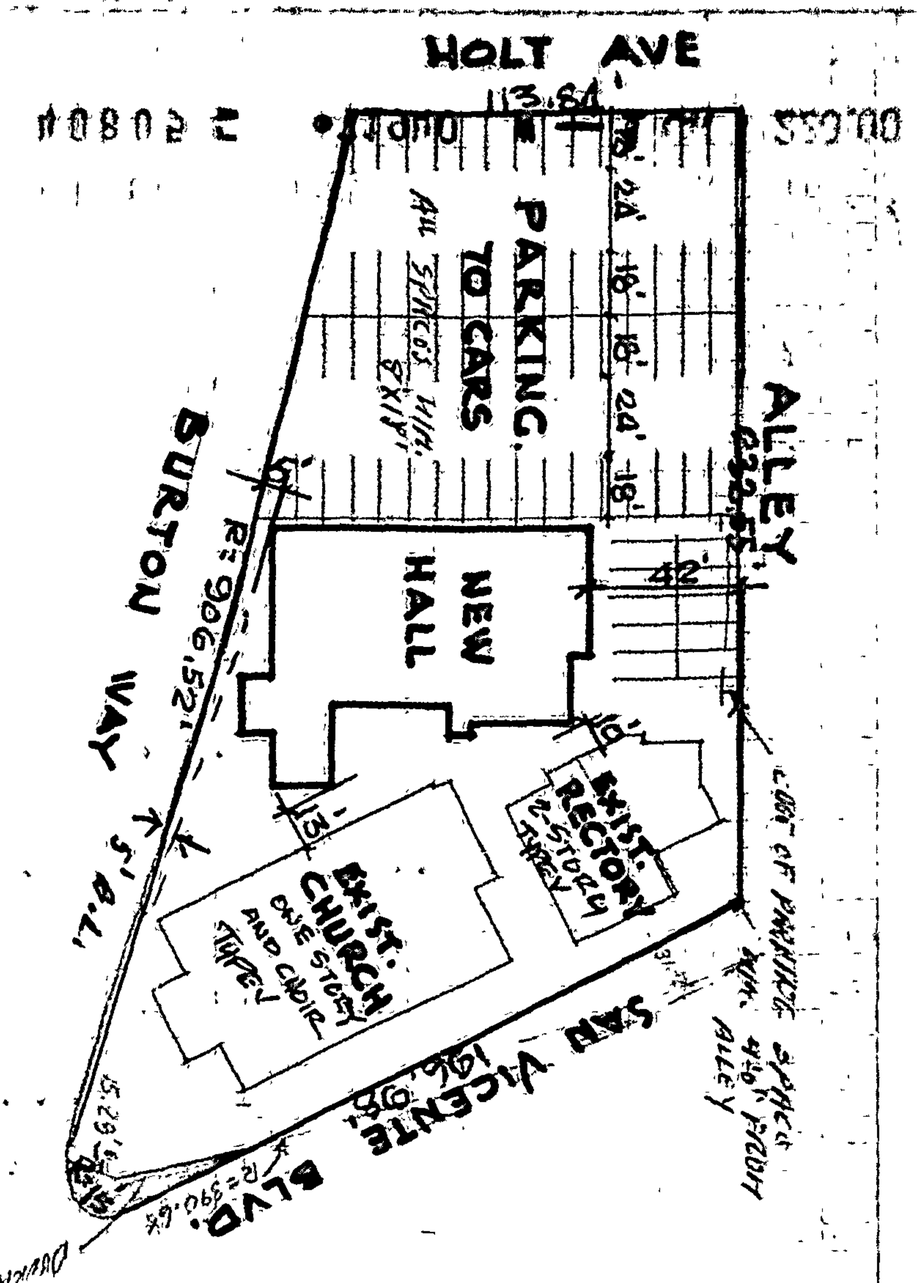
Signed J. Samaniego (Owner or Agent)

		Name	Date
Bureau of Engineering	ADDRESS APPROVED	S. Bomeister	2/23/68
	SEWERS AVAILABLE ~~NOT AVAILABLE~~	for Dept WLA Dist Eng K YOU	2/24/68
	DRIVEWAY APPROVED		
	HIGHWAY DEDICATION REQUIRED	[signature]	3-6-66
	COMPLETED	[signature]	2-21-68
	FLOOD CLEARANCE APPROVED		
Conservation	APPROVED FOR ISSUE FILE #		
Plumbing	PRIVATE SEWAGE DISPOSAL SYSTEM APPROVED		
Planning	APPROVED UNDER CASE #		
Fire	APPROVED (TITLE 19) (L.A.M.C.-5700)	R.D. Schultz	4-4-68
Traffic	APPROVED FOR Two 30' driveways on Burton Way	[signature]	4-4-68

LOTS 226, 227, 234 AND 235

TRACT NO. 7616 · M.B. 88 P. 24-26

CITY OF LOS ANGELES · STATE OF CALIFORNIA



PLOT PLAN

SCALE 1" = 64'-0"

3 **APPLICATION FOR INSPECTION — TO ADD-ALTER-REPAIR-DEMOLISH**
CITY OF LOS ANGELES **AND FOR CERTIFICATE OF OCCUPANCY** B&S B-3 (R7.77) DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: Applicant to Complete Numbered Items Only. CA-1

1. LEGAL DESCR. LOT: 226 227 234 235	BLK:	TRACT: 7616		DIST. MAP: 5472
				CENSUS TRACT: 2149.00
2. PRESENT USE OF BUILDING: (06) CHURCH		NEW USE OF BUILDING: (06) SAME		ZONE: R4-1-O
3. JOB ADDRESS: 333 S. SAN VICENTE BLVD.				FIRE DIST.: --
4. BETWEEN CROSS STREETS: BURTON WAY		AND: 3rd ST		LOT (TYPE)
5. OWNER'S NAME: MSGR JOHN CHEDID			PHONE: 275 6634	LOT SIZE: ACREAGE
6. OWNER'S ADDRESS: 333 S. SAN VICENTE BLVD.		CITY: LA	ZIP: 90048	
7. ENGINEER: MACKEL ASSOC.	BUS. LIC. NO: 15644	ACTIVE STATE LIC. NO: 48300530	PHONE	ALLEY: 20' SIDE
8. ARCHITECT OR DESIGNER	BUS. LIC. NO: C 351	ACTIVE STATE LIC. NO: 483 0530	PHONE	BLDG. LINE: 5' BORDON WAY
9. CONTRACTOR: - To be selected	BUS. LIC. NO.	ACTIVE STATE LIC. NO	PHONE	AFFIDAVITS: 37087 Lot Tie; 15017 Lot Tie; PKG 21447
10. BRANCH LENDER	ADDRESS	CITY		

11. SIZE OF EXISTING BLDG. WIDTH 52 LENGTH 88	STORIES: 1	HEIGHT: 30	NO. OF EXISTING BUILDINGS ON LOT AND USE: 3		
12. CONST. MATERIAL OF EXISTING BLDG. ⇒	EXT. WALLS: FRAME STUCCCO	ROOF: CLAY TILE	FLOOR: CONC	SEISMIC STUDY ZONE	

3
13. JOB ADDRESS: 333 S. SAN VICENTE BLVD. — DIST. OFFICE: LA
14. VALUATION TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING: $ ~~2500~~ 3,500.00 J.H. — CRIT. SOIL: --
15. NEW WORK: (Describe) 8x9 ADDITION FOR SHRINE — GRADING: --
HIGHWAY DED.

NEW USE OF BUILDING: (06) CHURCH	SIZE OF ADDITION: 8x9	STORIES: 1	HEIGHT: 15	FLOOD	
TYPE: V	GROUP OCC.: B-2	BLDG. AREA: 72/4950 TOTAL	PLANS CHECKED: J. Guzman	CONS.	
DWELL. UNITS: 72	MAX OCC.: 21		PLANS APPROVED: J. Guzman	ZONED BY: J. Guzman	
GUEST ROOMS: 0	PARKING REQ'D	PARKING PROVIDED STD. NC COMP.	APPLICATION APPROVED: J. Guzman	FILE WITH	
SPRINKLERS REQ'D SPECIFIED: NO 24.99	CONT. INSP.: NO 29.40		INSPECTION ACTIVITY: COMB / GEN. / MAJ. S. / CONS	INSPECTOR: I	

P.C.	S.P.C.	B.P.	T.I.	P.M.	I.F.	G.P.I.	C/O	O.S.
~~19.69~~	-	~~23.80~~		-				

P.C. NO.	WORKER'S COMPENSATION INSURANCE CERTIFICATE ON FILE	EXEMPT		TYPIST
		J.H.	Energy; Env.	rm

PERMIT EXPIRES TWO YEARS AFTER FEE IS PAID OR 180 DAYS AFTER FEE IS PAID IF CONSTRUCTION IS NOT COMMENCED.

CASHIER'S USE ONLY

OCT-18-78 30376 5 •71754 T — 6 CK 24.99
OCT-18-78 30377 5 •71754 T — 1 CK 29.40

LIMIT OF PERMIT

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed _____ (Owner or Agent having Property Owner's Consent) A.S.O. sign statement on reverse side, if applicable.

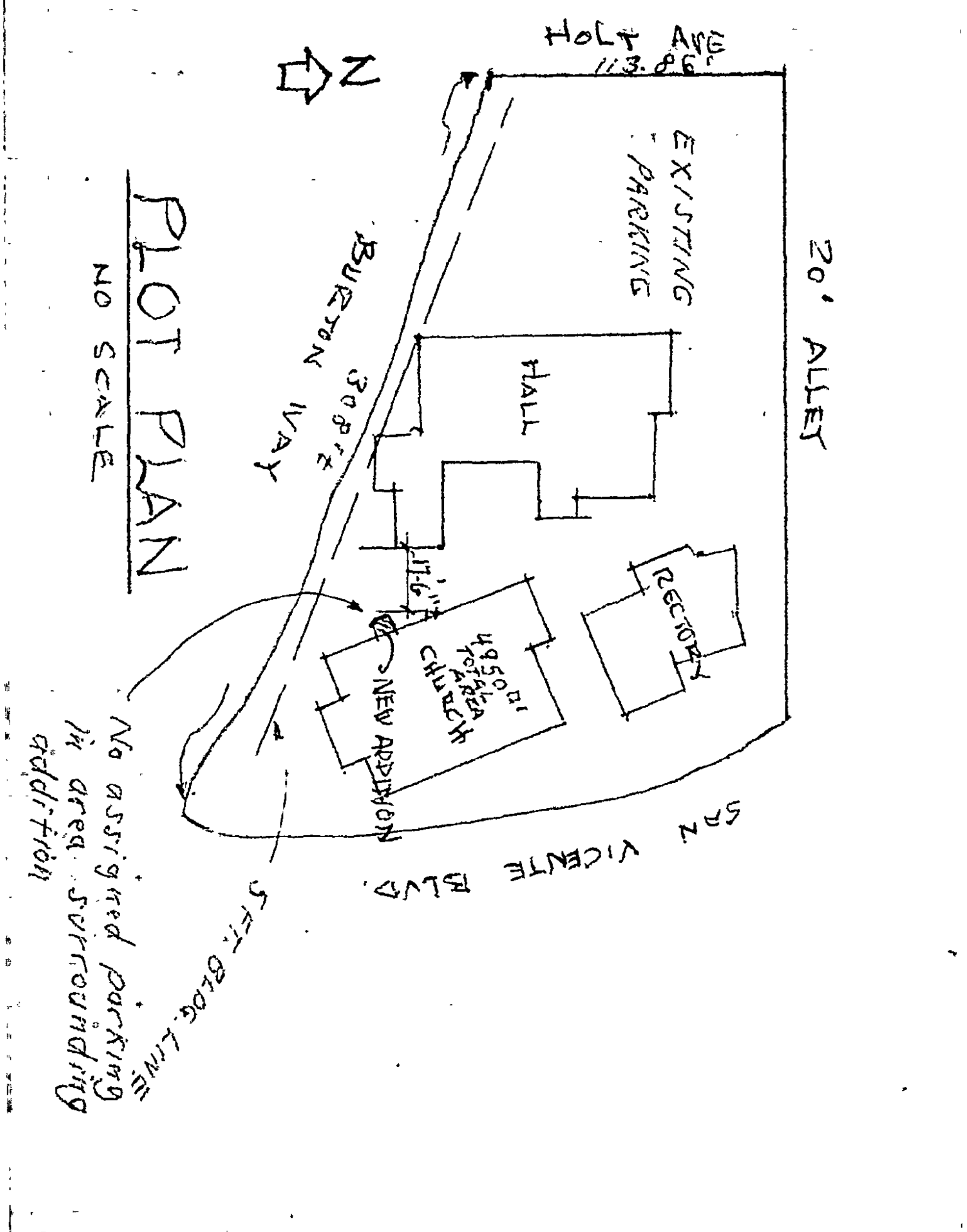
			Signature/Date
Bureau of Engineering	ADDRESS APPROVED		DALTON 10-17-78
	DRIVEWAY	NOT AFFECTED	J. CHIN 10-17-78
	HIGHWAY DEDICATION	REQUIRED	
		COMPLETED	
	FLOOD CLEARANCE		
	SEWERS	X SEWERS AVAILABLE	J. CHIN 10-17-78
		NOT AVAILABLE	
		SFC PAID	
	SFC NOT APPLICABLE	SFC DUE	
Conservation	APPROVED FOR ISSUE ☐ NO FILE ☐ FILE CLOSED ☐		
Fire	APPROVED (TITLE 19) (L.A.M.C.-S700)		
Housing	HOUSING AUTHORITY APPROVAL		
Planning	APPROVED UNDER CASE #		
Traffic	APPROVED FOR		
[illegible] T.	RECEIPT NO.	DWELLING UNITS	

LEGAL DESCRIPTION

ARCHITECT CONSTRUCTION CERTIFICATION

[illegible] Arch. 10/17/78

ON PLOT PLAN SHOW ALL BUILDINGS ON LOT AND USE OF EACH



8545 BURTON WY D.C. 8/10/95

THIS PERMIT IS FOR (check one): ☐ NEW BLDG./STRUCTURE ☒ ADD, ALTER, REPAIR EXISTING BUILDING ☐ RELOCATE BLDG. ☐ DEMOLITION OF ENTIRE BUILDING

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY

INCIDENT CODE

REF. NO.:

A

333 S. San Vicente Bl (331-333 D.C. 8/8/95)	SUITE/UNIT NO.	CROSS STREETS: Burton Way & 3rd St	
TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-20): 7616 (MP88-24/26)	BLOCK	LOT(S) and ARB(S) e.g. 18, 18 (Arb 3), 17, 18: 234,235 226,227	DIST. MAP: 138B173
ASSESSOR'S ID: 4334-009-011 DC 8-9-95 DC 6-21-95			
LOT TYPE: corner	LOT SIZE: irreg	ZONE: (Q)R4-1-0	BUILDING LINE: 5' along Burton ALLEY: 20' side
CENSUS TRACT: 2149	ADDR. APP'D DATE: DC 3-7-95		
AFFIDAVITS, EASEMENTS AND RESTRICTIONS: AFF 15017, AFF 37087, ORD 167,711 PKG 3447	COUNCIL DIST.: 5	FIRE DISTRICT: --	FLOOD ZONE: yes
	GRADING: --	HIGHWAY DED.: yes	SEISMIC STUDY: --

B

PROPERTY OWNER: St. Peter's Church	PHONE: 310-275-6634	APPLICANT: Heney Dong & Assoc	PHONE: 818 224-2929
ADDRESS: 333 S. San Vicente Bl	SUITE/UNIT NO.	ADDRESS: 22900 Ventura Bl	SUITE/UNIT NO.: #120
CITY/STATE/ZIP: Los Angeles, CA		CITY/STATE/ZIP: Woodland Hills, CA	

ARCHITECT NAME	ADDRESS	LIC. CLASS	ACTIVE STATE LIC. NO.	CITY BUS. LIC NO.	PHONE NO.
Heney Doang	22900 Ventura Bl #120, WOODLAND Hills	C9770			818-224-2929

ENGINEER: Richard Lee 19321 VANOWEN St., Reseda, CA 91335

CONTRACTOR: McLEAN CONSTRUCTION 816 S. ROBERTSON BL. L.A., Ca. B605033 00:37042-53 (310) 289-1516

PROPOSED USE OF BUILDING: (06) Same

EXISTING USE OF BUILDING (Leave blank for new buildings): (06) Rectory

DESCRIPTION OF WORK: ☐ DAMAGE REPAIR <10% ☐ PATCH PLASTER/DRYWALL ☐ INT. NON-STRUCTURAL REMODEL ☐ DOOR/WINDOW CHANGEOUT ☐ RE-STUCCO/SIDING ☐ RE-ROOF

OTHER: (Describe)
Addition to ext'g rectory bldg 4,425 Total S.F (Rectory, new addition and parish hall are all connected and become one Building)

C

COMPLETE THIS SECTION ONLY FOR ONE AND TWO FAMILY DWELLINGS INVOLVING MECHANICAL WORK IN CONJUCTION WITH THE WORK DESCRIBED IN SEC. "B" ABOVE. A SEPARATE PERMIT SHALL BE OBTAINED FROM MECHANICAL BUREAU FOR ANY WORK WHICH DOES NOT MEET ANY OF THE FOLLOWING CONDITIONS

☐ ELECTRICAL WORK FOR PANEL SIZE <400 AMPS AND TOTAL FLOOR AREA <15,000 S.F. ☐ PLUMBING (NOT INCLUDING FIRE SPRINKLERS) ☐ HVAC WORK FOR HEAT/VENT SIZE < 300,000 BTU AND A.C. SIZE < 25 TONS

DESCRIPTION OF MECHANICAL WORK (Check applicable boxes above)

ELECT. CONTR. NAME	ADDRESS	LIC. CLASS	ACTIVE STATE LIC. NO.	CITY BUS. LIC NO.	PHONE NO.

PLUMB. CONTR.: ** Sched Dev. fee: $1.72 x 1828 ft² + $0.28 x 1828 ft² = $3,666.00

HVAC CONTR.: 10,09 x 1345 = $3777.05

D

NO. OF EXISTING BLDGS. ON LOT AND USE: 3 - CHURCH, PARISH HALL, RECTORY

LENGTH: 66'6"	WIDTH: 30'0"	HEIGHT (BUILDING): 41'	FLOOR AREA (BUILDING): +4425
STORIES: 3	GROUP OCCUPANCY: R3/B2/M/A3	OCCUPANTS PER GROUP: R3-6, B 2-48, M 7	MAX. OCCUPANCY: 31
DWELLING UNITS: +1	GUEST ROOMS: -	CONSTR. TYPE: V-1	LIC. FABRICATOR REQ'D FOR: steel
REQ'D PARKING: N/C	PARKING PROVIDED: STD. 48 COMP. 20 H.A. 2	HEIGHT (ZONING): 43'	FLOOR AREA (ZONING): +3856
LOCATION OF REQ'D FIRE SPRINKLERS		TYPE OF INSPECTION: CS EQ FS MS (GEN)	DISTRICT INSP. OFFICE: (LA) VN WLA SP

LATERAL/FOUNDATION SYSTEMS: ☐ SHEARWALL ☐ EBF/CBF ☐ SMRSF/OMRSF ☐ OTHER; ☐ CONTINUOUS/SPREAD ☐ PILE/CAISSON ☐ MAT/BASE ISOLATION ☐ OTHER

SPECIAL INSPECTIONS: ☐ CONC > 2000 PSI ☐ FIELD WELDING ☐ GUNITE/SHOTCRETE ☐ GRADE BEAMS/CAISSONS; ☐ MASONRY ☐ REBAR WELDS ☐ GRADING ☐ OTHER

E

P.C. NO.: CC0606		VALUATION (including all fixed operating equipment): $ 400,000	
PLAN CHECK: 1165.58	SUPP. PLAN CHECK: 344.23	E.Q. INSTR.: 84.00	SUPPLEMENT TO PERMIT NO.:
HILLSIDE POSTING	BLDG. PERMIT: 1776.25	PLAN MAINT.: 35.53	PLAN CHECKED BY: E. MATTIS
PRE-INSPECTION	EXEC. PRMT. (20%)	FIRE HYDRANT: X 0.00	D.A. PLAN CHECKED BY: J. Patel 6/28/95
INVESTIGATION FEE	PLUMB. PRMT. (20%)	ARTS DEV. FEE	ZONING VERIFIED BY: JZ DATE: 8-10-95
RELOCATION FEE	HVAC PRMT. (13%)	SCHOOL DIST. FEE: 4338.05	APPLICATION APPROVED BY: PRINT E. MATTIS BSID 15136
		SCH. DIST. FL. AREA: 1828	SIGN E. Mattis DATE 8-10-95
☐ ENERGY ☐ H.A. SURCH.	☐ SURCHARGES ☐ SEWER CAP REQ'D	PLOT PLAN ATTACHED: ☒ YES ☐ NO	OTHER ATTACHMENTS (Descr.): ☐ YES

Unless a shorter period of time has been established by an official action, plan check approval expires one and a half years after the fee has been paid. This permit expires two years after the fee has been paid or 180 days after the fee has been paid and construction has not commenced; or if work is suspended, discontinued or abandoned for a continuous period of 180 days (Sec. 98.0603 L.A.M.C). Claims for refund of fees paid on permits must be filed within one year from the date of expiration for building permits granted by the Department of Building and Safety (Sec. 22.10 & 22.13 L.A.M.C.).

0 0 8 0 0 0 0 Rev. 3/95 * Applicant refuses to pay.

FOR CASHIER'S USE ONLY

05/08/95 04:12:35PM LA06 T-2956 C 60

BLDG PLAN CHEC	1,165.58
SYS DEV	69.63
ONE STOP	28.31
MISCELLANEOUS	5.00
CITY PLAN SURC	30.97
TOTAL	1,298.79
CHECK	1,298.79

08/11/95 02:14:15PM H001 T-8482 C 26

BLDG PLAN CHEC	344.23
BLDG PERMIT CO	1,776.25
INVOICE # 0015136 BB	
PLAN MAINTENAN	35.53
EI COMMERCIAL	84.00
SYS DEV	134.40
ONE STOP	44.80
CITY PLAN SURC	64.68
MISCELLANEOUS	5.00
SCHOOL DEV RES	3,144.16
SCHOOL DEV PAR	121.05
SCHOOL DEV COM	511.84
TOTAL	6,265.94
CHECK	6,265.94

95HD 40160

76296-36 93-0897

BUREAU OF ENGINEERING	SEWERS	PLANNING WORKSHEET NO
BUREAU OF ENGINEERING (CURB RAMPS) Ded. & imp. to be det. 15x15 cor cut @ Holt & Burton Way. $295 pd	☒ AVAILABLE Y-5472-2 WLA DIST ☐ NOT AVAILABLE · 6/20/95 SEWER RESERVATION NO / SEWER CERTIFICATE NO	Victor A. Vallejo E. 6-16-95 APPROVED UNDER CASE NO
CURB RAMP Chang 7/25/95 / DRIVEWAY		LANDSCAPE/XERISCAPE
FLOOD / INDUSTRIAL WASTE	SEWER FACILITIES CHARGE ☒ NOT APPLICABLE NO INCREASE IN CHURCH SEATING	SITE PLAN REVIEW
HIGHWAY DEDICATION ☒ REQUIRED Chang 6/21/95 ☒ COMPLETED Chang / Cabado 7/25/95	☒ DUE N. Zemla 5-8-95 RECTORY ADD'N ONLY ☐ PAID 6/20/95	FIRE DEPT. ☒ APPROVED TITLE 19 (L.A.M.C. Sec. 700 ☐ HYDRANT UNIT ☐ OTHER 7/24/95
EXCAVATION ADJACENT TO PUBLIC WAY	GRADING DIVISION ☐ HILLSIDE NOTICE MAILED ☐ HILLSIDE NOTICE POSTED	DEPT. OF TRANSPORTATION ☒ DRIVEWAY LOCATION Existing DW New Pkg. ☐ ORD. NO HS 6/21/95
CONSTR. TAX RECEIPT NO. / DWELLING UNITS	☐ PRIVATE SEWAGE SYSTEM OK	CAL OSHA
HOUSING AUTHORITY	CRA APPROVED RE-DEV PROJECT	AQMD-AB3205
CULTURAL AFFAIRS	C.E.Q.A.	DEPT WATER & POWER
COMPLETE FOR RELOCATION PERMITS ONLY OLD ADDRESS	☐ FROM OUTSIDE CITY OF L.A.	CASH/SURETY BOND NO / MILES MOVED

1 LICENSED CONTRACTOR AND WORKERS' COMPENSATION DECLARATION

GENERAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the general contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible for the following permits

☒ Building ☐ Electrical ☐ Plumbing ☐ HVAC

I hereby affirm, under penalty of perjury, one of the following declarations:

☒ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier CALIFORNIA COMPENSATION Policy No. 10735

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions

Sign [signature] Date 08/10/95

PLUMBING CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the plumbing contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the plumbing permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier ______ Policy No. ______

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions

Sign ______ Date ______

ELECTRICAL CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the electrical contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the electrical permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier ______ Policy No ______

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions

Sign ______ Date ______

HVAC CONTRACTOR

I hereby affirm, under penalty of perjury, that I am the HVAC contractor named on the reverse side of this permit and I am licensed under the provisions of Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code, and my license is in full force and effect. I am responsible only for the HVAC permit.

I hereby affirm, under penalty of perjury, one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Sec. 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier ______ Policy No ______

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the provisions of Sec. 3700 of the Labor Code, I shall forthwith comply with those provisions

Sign ______ Date ______

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL AND SHALL BE SUBJECT TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF THE COMPENSATION DAMAGES AS PROVIDED FOR IN SEC. 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

2 CONSTRUCTION LENDING AGENCY

I hereby affirm, under penalty of perjury, that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code)

Lender's name ______ Lender's Address ______

3 ASBESTOS REMOVAL

☒ I declare that notification of Asbestos Removal is not applicable ☐ I declare that a notification letter has been sent to the AQMD or EPA Sign [signature] Date 08/10/95

4 OWNER-BUILDER DECLARATION

I hereby affirm, under penalty of perjury, that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business & Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chap. 9 commencing with Sec. 7000 of Div. 3 of the Business & Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Sec. 7031.5 by any applicant for a permit, subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

☐ I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to the owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not intend to improve for the purpose of sale)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law).

☐ I am exempt under Sec. ______, Bus. & Prof. Code for the following reason ______

Print [illegible] Sign [illegible] Date [illegible] ☐ OWNER ☐ AUTHORIZED AGENT

5 FINAL DECLARATION

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein. Also, that it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, that neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed.

Print ADRIAN SANCHEZ Sign [signature] Date 08/10/95 ☐ OWNER ☐ AUTHORIZED AGENT ☐ CONTRACTOR

THIS PERMIT IS FOR (Check one)
☐ NEW BLDG./STRUCTURE ☐ ADD, ALTER, REPAIR EXISTING BUILDING
☐ RELOCATE EXIST. BLDG. ☐ DEMOLITION OF ENTIRE BUILDING

CITY OF LOS ANGELES - DEPARTMENT OF BUILDING AND SAFETY
BUILDING PERMIT PLOT PLAN
PLEASE DRAW AND LABEL CLEARLY IN INK

INCIDENT CODE

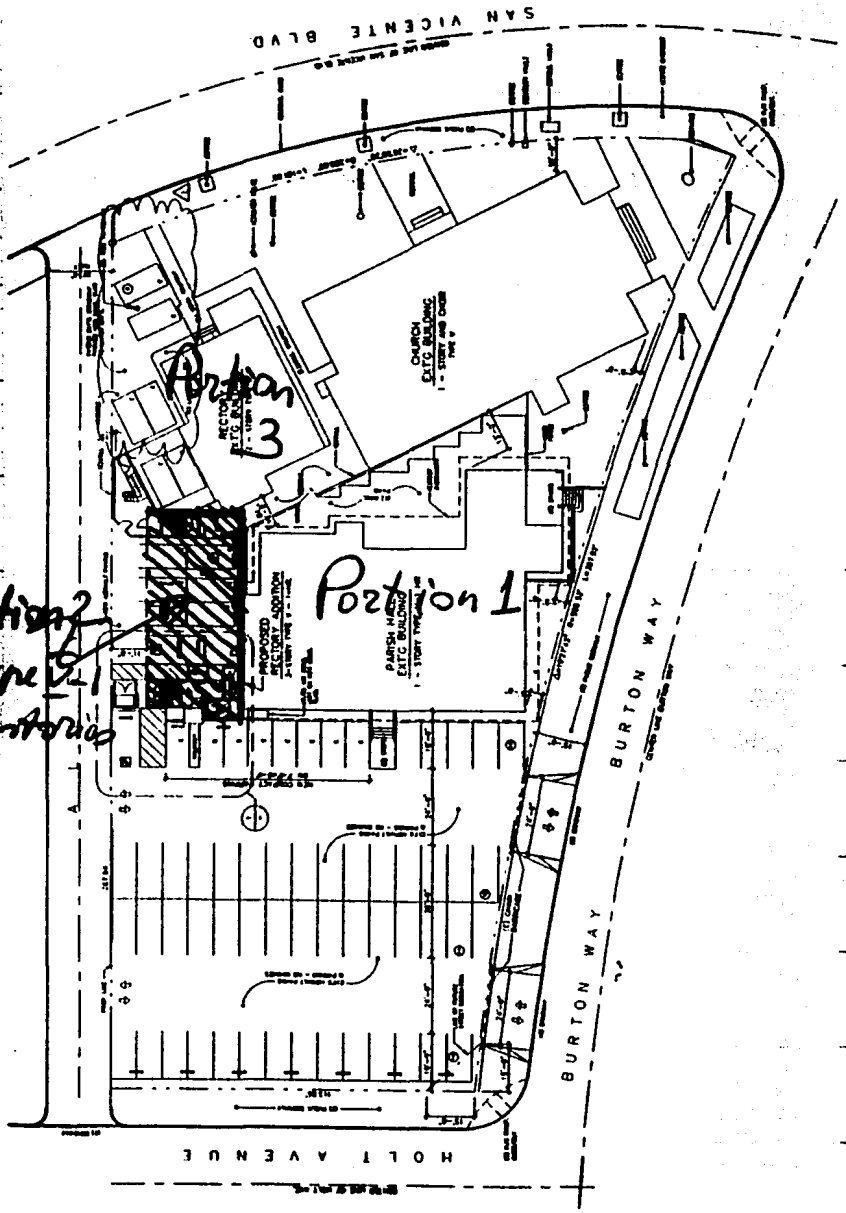
REF. NO.:

PROJECT ADDRESS	SUITE/UNIT NO.	CROSS STREETS
331 S. San Vicente Bl		Burton Way & 3rd St

TRACT(S) and COUNTY REF. NO. (For alpha tracts) e.g. J.G. McDonald Tract (MR 70-39)	BLOCK	LOT(S) and ARB(S) e.g. 15, 16 (Arb 3), 17, 19	DIST. MAP
7616 (MP88-24/26)		234,235	138B173
			ASSESSOR'S ID: 4334-009-011

SHOW ALL BUILDINGS ON LOT AND LABEL RESPECTIVE USES

Existing Social Hall w/ 350 occupants determines the reqd parking for this Church Site per ZA 88-1405(R)
70 PKG to be Provided MTesta 7-17-95



One Building - 3 Portions:

Portion 1 - 8545 BURTON WAY

Portion 2 - 331 S. SAN VICENTE BL.

Portion 3 - 333 S. SAN VICENTE BL.

Portion 2
Type V-1
3-stories

DO NOT MARK IN THIS AREA

03/14/95 02:14:15PM H001 T-8482 C-26

BLDG PLAN CHEC	344.23
BLDG PERMIT CO	1,776.25
INVOICE # 0015136 BS	
PLAN MAINTENAN	33.33
EI COMMERCIAL	84.00
STR DEV	134.40
ONE STOP	44.80
CITY PLAN SURC	64.45
MISCELLANEOUS	5.80
SCHOOL DEV RES	3,144.36
SCHOOL DEV PAR	121.05
SCHOOL DEV COM	511.84
TOTAL	5,265.94
CHECK	5,265.94

95HO 40160

EASEMENT MAINTENANCE CERTIFICATION

UNDER PENALTY OF PERJURY I HEREBY CERTIFY THAT THE PROPOSED WORK WILL NOT INTERFERE WITH ANY ACCESS OR UTILITY EASEMENT REDESIGNING [illegible] LOCATED ON MY PROPERTY BUT IN THE EVENT SUCH WORK DOES UNREASONABLY INTERFERE WITH SUCH EASEMENT A SUITABLE ALTERNATE [illegible] SATISFACTORY TO THE HOLDER(S) OF THE EASEMENT WILL BE PROVIDED

SIGNED _____ DATE _____
(Owner or Agent having Property Owner's Consent)

333 S San Vicente Blvd

Permit #: **07048 - 10000 - 01552**
Plan Check #: B07LA08900 Printed: 09/07/07 11:59 AM
Event Code:

Sign
Onsite
Plan Check at Counter
Plan Check

City of Los Angeles - Department of Building and Safety

APPLICATION FOR INSTALLATION AND INSPECTION OF SIGNS

Last Status: Ready to Issue
Status Date: 09/07/2007

1. TRACT	BLOCK	LOT(S)	ARB	COUNTY MAP REF #	PARCEL ID # (PIN #)	2. ASSESSOR PARCEL #
TR 7616		235		M B 88-24/26	138B173 853	4334 - 009 - 161

3. PARCEL INFORMATION

Area Planning Commission - Central
LADBS Branch Office - LA
Bldg. Line - 5
Council District - 5
Certified Neighborhood Council - Mid City West
Community Plan Area - Wilshire
Census Tract - 2149.00
District Map - 138B173
Energy Zone - 9
Earthquake-Induced Liquefaction Area - Yes
Methane Hazard Site - Methane Zone
Near Source Zone Distance - 2.3
Thomas Brothers Map Grid - 632-J1

ZONE(S): [Q]R4-1-O /

4. DOCUMENTS

YC - YV-6499
ORD - ORD-167711
AFF - AFF-15017
AFF - AFF-37087

5. CHECKLIST ITEMS

Special Inspect - Field Welding
Fabricator Reqd - Structural Steel

6. PROPERTY OWNER, TENANT, APPLICANT INFORMATION

Owner(s)
Eparchy Of Our Lady Of Lebanon Of Los An; 333 San Vicente Blvd LOS ANGELES CA 90048

Tenant

Applicant: (Relationship: Owner)
Father Abdallah E. Zaiden - 333 S. San Vicente Blvd. LOS ANGELES, CA 90068 (310) 275-6034

7. EXISTING USE

PROPOSED USE
(19) Monument Sign

8. DESCRIPTION OF WORK
NEW 4'-0'H X 5'-0'L (20 SQ FT) BY 8'-0"HIGH FROM GROUND ILLUMINATED MONUMENT SIGN. APPROVED PLASTIC ONLY. MAX LIGHTING OF 12 WATTS PER SQ FT.

9. # Bldgs on Site & Use:

10. APPLICATION PROCESSING INFORMATION
BLDG. PC By: John Francia DAS PC By:
OK for Cashier: Meilan Linares Coord. OK:
Signature: Date: 9/7/07

For information and/or inspection requests originating within LA County,
Call toll-free (888) LA4BUILD (524-2845)
Outside LA County, call (213) 482-0000 or visit www.ladbs.org

11. PROJECT VALUATION & FEE INFORMATION Final Fee Period

Permit Valuation: $3,300 PC Valuation:

FINAL TOTAL Sign	195.67
Permit Fee Subtotal Sign	115.50
Plan Check Subtotal Sign	0.00
Fire Hydrant Refuse-To-Pay	
E.Q. Instrumentation	0.69
O.S. Surcharge	3.38
Sys. Surcharge	10.15
Planning Surcharge	7.95
Planning Surcharge Misc Fee	5.00
Permit Issuing Fee	17.00
Signs or Gas Tube Systems Fee	26.00
Control Devices Fee	10.00

Sewer Cap ID: Total Bond(s) Due:

12. ATTACHMENTS
Plot Plan

10209242007547S3

For Cashier's Use Only W/O #: **74801552**

BUILDING PERMIT COMM	$115.50
EI COMMERCIAL	$0.69
ONE STOP SURCH	$3.38
SYSTEMS DEVT FEE	$10.15
CITY PLANNING SURCH	$7.95
MISCELLANEOUS	$5.00
BUILDING PLAN CHECK	$17.00
ELECTRICAL PERMIT-COMM	$26.00
BUILDING PERMIT COMM	$10.00
BUILDING PLAN CHECK	$0.00

P07048100000155 2FN

Total Due: $195.67
Credit Card: $195.67

2007LA13792

P07048100000155 2FN

13. STRUCTURE INVENTORY (Note: Numeric measurement data in the format "number / number" implies "change in numeric value / total resulting numeric value")

07048 - 10000 - 01552

(P) # 266022: # of Faces: +1 Faces / 1 Faces
(P) # 266022: Height from Grade: +8 Feet / 8 Feet
(P) # 266022: Illuminated Sign
(P) # 266022: Sign Area: +32 Sqft / 23 Sqft
(P) # 266022: Sign Length: +8 Feet / 8 Feet
(P) # 266022: Sign Width: +4 Feet / Feet

14. APPLICATION COMMENTS

In the event that any box (i.e. 1-16) is filled to capacity, it is possible that additional information has been captured electronically and could not be printed due to space restrictions. Nevertheless, the information printed exceeds that required by Section 19825 of the Health and Safety Code of the State of California.

15. Building Relocated From:

16. CONTRACTOR, ARCHITECT, & ENGINEER NAME	ADDRESS		CLASS	LICENSE#	PHONE #
(E) Avila, Albert Guerrero	10034 Glade Avnenue,	Chatsworth, CA 91311		C41726	
(O) , Owner-Builder	333 S San Vicente Blvd,	Los Angeles, CA 90068		0	310-275-6034

PERMIT EXPIRATION/REFUNDS: This permit expires two years after the date of the permit issuance. This permit will also expire if no construction work is performed for a continuous period of 180 days (Sec. 98.0602 LAMC). Claims for refund of fees paid must be filed within one year from the date of expiration for permits granted by LADBS (Sec. 22.12 & 22.13 LAMC). The permittee may be entitled to reimbursement of permit fees if the Department fails to conduct an inspection within 60 days of receiving a request for final inspection (HS 17951).

17. OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the following reason (Section 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).):

(__) I, as the owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year from completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale).

OR

(✓) I, as the owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business & Professions Code: The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.)

18. WORKERS' COMPENSATION DECLARATION

I hereby affirm, under penalty of perjury, one of the following declarations:

(__) I have and will maintain a certificate of consent to self insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

(__) I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier:_____ Policy Number:_____

(✓) ~~I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation~~ laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

19. ASBESTOS REMOVAL DECLARATION / LEAD HAZARD WARNING

I certify that notification of asbestos removal is either not applicable or has been submitted to the AQMD or EPA as per section 19827.5 of the Health and Safety Code. Information is available at (909) 396-2336 and the notification form at www.aqmd.gov. Lead safe construction practices are required when doing repairs that disturb paint in pre-1978 buildings due to the presence of lead per section 6716 and 6717 of the Labor Code. Information is avaiable at Health Services for LA County at (800) 524-5323 or the State of California at (800) 597-5323 or www.dhs.ca.gov/childlead.

20. FINAL DECLARATION

I certify that I have read this application **INCLUDING THE ABOVE DECLARATIONS** and state that the above information **INCLUDING THE ABOVE DECLARATIONS** is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes. I realize that this permit is an application for inspection and that it does not approve or authorize the work specified herein, and it does not authorize or permit any violation or failure to comply with any applicable law. Furthermore, neither the City of Los Angeles nor any board, department officer, or employee thereof, make any warranty, nor shall be responsible for the performance or results of any work described herein, nor the condition of the property nor the soil upon which such work is performed. I further affirm under penalty of perjury, that the proposed work will not destroy or unreasonably interfere with any access or utility easement belonging to others and located on my property, but in the event such work does destroy or unreasonably interfere with such easement, a substitute easement(s) satisfactory to the holder(s) of the easement will be provided (Sec. 91.0106.4.3.4 LAMC).

By signing below, I certify that:

(1) I accept all the declarations above namely the Owner-Builder Declaration, Workers' Compensation Declaration, Asbestos Removal Declaration / Lead Hazard Warning and Final Declaration; and
(2) This permit is being obtained with the consent of the legal owner of the property.

Print Name: FR. ABDALLAH ZAITOUN Sign: Fr. A. Zaitoun Date: 9/7/07 ☐ Owner ☐ Authorized Agent

333 S San Vicente Blvd Permit Application #: **07048 - 10000 - 01552**

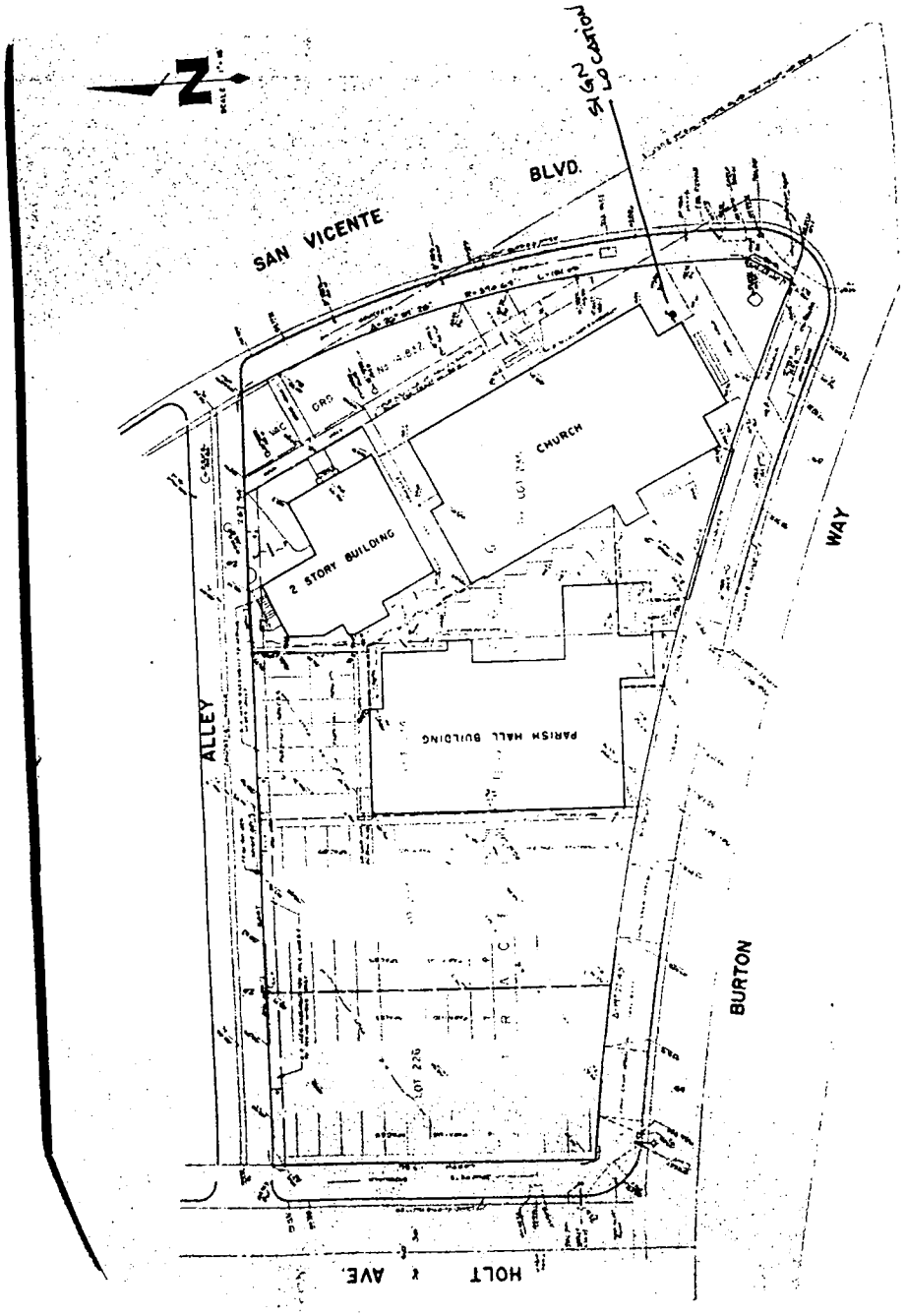
Sign
Onsite
Plan Check

City of Los Angeles - Department of Building and Safety

PLOT PLAN ATTACHMENT

Plan Check #: B07LA08900
Initiating Office: METRO
Printed on: 09/07/07 11:59:57

(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



COUNCIL DISTRICT: 5 INSPECTION DISTRICT: SIGNWLA PLOT PLAN ATTACHMENT

1828824280754753

Architectural Resources Group

Appendix D: Los Angeles County Tract Maps

Sheet 1

FEB 26 1924
8 3 PM
88
24
MAPS

88-24

TRACT Nº 7616

Partly in the City of Beverly Hills.

Being a subdivision of part Lots 19 + 20 of the Rancho Rodeo de las Aguas as recorded in Miscellaneous Records, Book 1 Page 571 and also a portion of Rancho Rodeo de las Aguas as per Patents, Book 1 Pages 169 and 170, Records of Los Angeles County, State of California.

[signature] Deputy

Scale 1"=100'   January 1924

I, A.C. Pillsbury hereby certify that I am a Licensed Surveyor and that this map consisting of three sheets correctly represents a survey made under my supervision January 1924 and that all the monuments shown hereon actually exist and their positions are correctly shown.

A.C. Pillsbury

Base of Bearings.
The bearings shown on this map are the same as shown on Preuss Road on a map of Tract Nº 7615 as per Map Book 85 page 15-16-17

State of California } ss. County of Los Angeles } On this 25th day of January in the year one thousand nine hundred and twenty four, before me Parker V Foster a Notary Public in and for said County of Los Angeles, State of California, residing therein duly commissioned and sworn personally appeared A.C. Pillsbury known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same In Witness whereof I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

Parker V Foster
Notary Public in and for Los Angeles County California.

STATE OF CALIFORNIA } ss. CITY AND COUNTY OF SAN FRANCISCO }
On this 19th day of February in the year A.D 1924 before me Charles R. Holton a Notary Public in and for said City and County personally appeared A.C. McLaughlin known to me to be the vice President and J.T. Edwards known to me to be the Asst. Secretary of the WEST COAST OIL COMPANY, the Corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of said Corporation, and they acknowledged to me that such Corporation executed the same —
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this Certificate first above written.
Charles R Holton
Notary Public in and for the City and County of San Francisco, California

We hereby certify that we are the owners of or are interested in the land included within the subdivision shown on the annexed map and that we are the only persons whose consent is necessary to pass a clear title to said land and we consent to the making of said map and subdivisions as shown within the colored border line and hereby dedicate to the public use all the Boulevards, Roads, Drives, Streets, Ways and Alleys shown on said map within said subdivision.

Title Insurance and Trust Co
By [signature] Vice Pres
By [signature] Assistant secy

WEST COAST OIL COMPANY
by [signature] Pres
by [signature] Secy

State of California } ss. County of Los Angeles } On this 18th day of ~~January~~ February in the year one thousand nine hundred and twenty four before me F.H. Greene a Notary Public in and for said County of Los Angeles, State of California, residing therein duly commissioned and sworn, personally appeared L.J. Buyinon known to me to be the Vice President and C.M. Sperry known to me to be the Asst. Secretary of the Title Insurance and Trust Company, the Corporation that executed the within instrument on behalf of the Corporation therein named and acknowledged to me that such Corporation executed the same In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

F.H. Greene
Notary Public in and for Los Angeles County, California.

I hereby certify that the Board of Trustees of the City of Beverly Hills by resolution adopted Feb. 11th 1924 approved the attached map and accepted on behalf of the public for highway purposes all the Roads and Boulevards shown on said map within said City of Beverly Hills, therein offered for dedication as public highways. Provided that nothing herein contained shall be construed as an acceptance of any improvement made in or upon any Roads or Boulevards shown or delineated on this map.
Dated Feb. 11th 1924

John G. Souley
City Clerk of Beverly Hills

I hereby certify that I have checked this map consisting of three sheets and hereby approve of the same

[signature]
City Engineer of Beverly Hills.

Tract No 7616 (Sheets 1 to 3)
Tract No. 7616 (Sheets 1 to 3)

City

[signature]

Feb. 26, 1924
[signature]

Cogswell

Feb 2 - 1924
[signature]

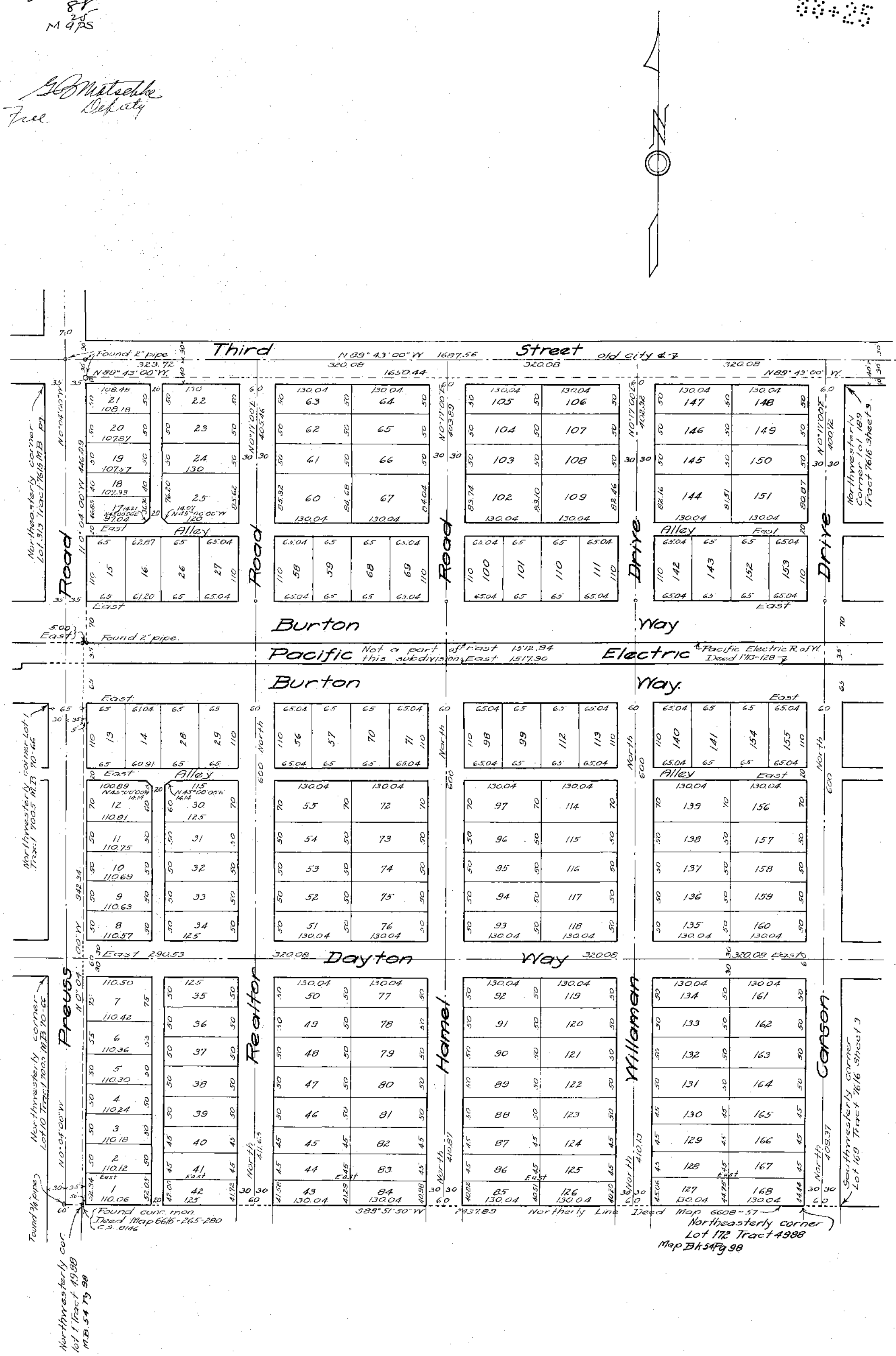
Sheet 2

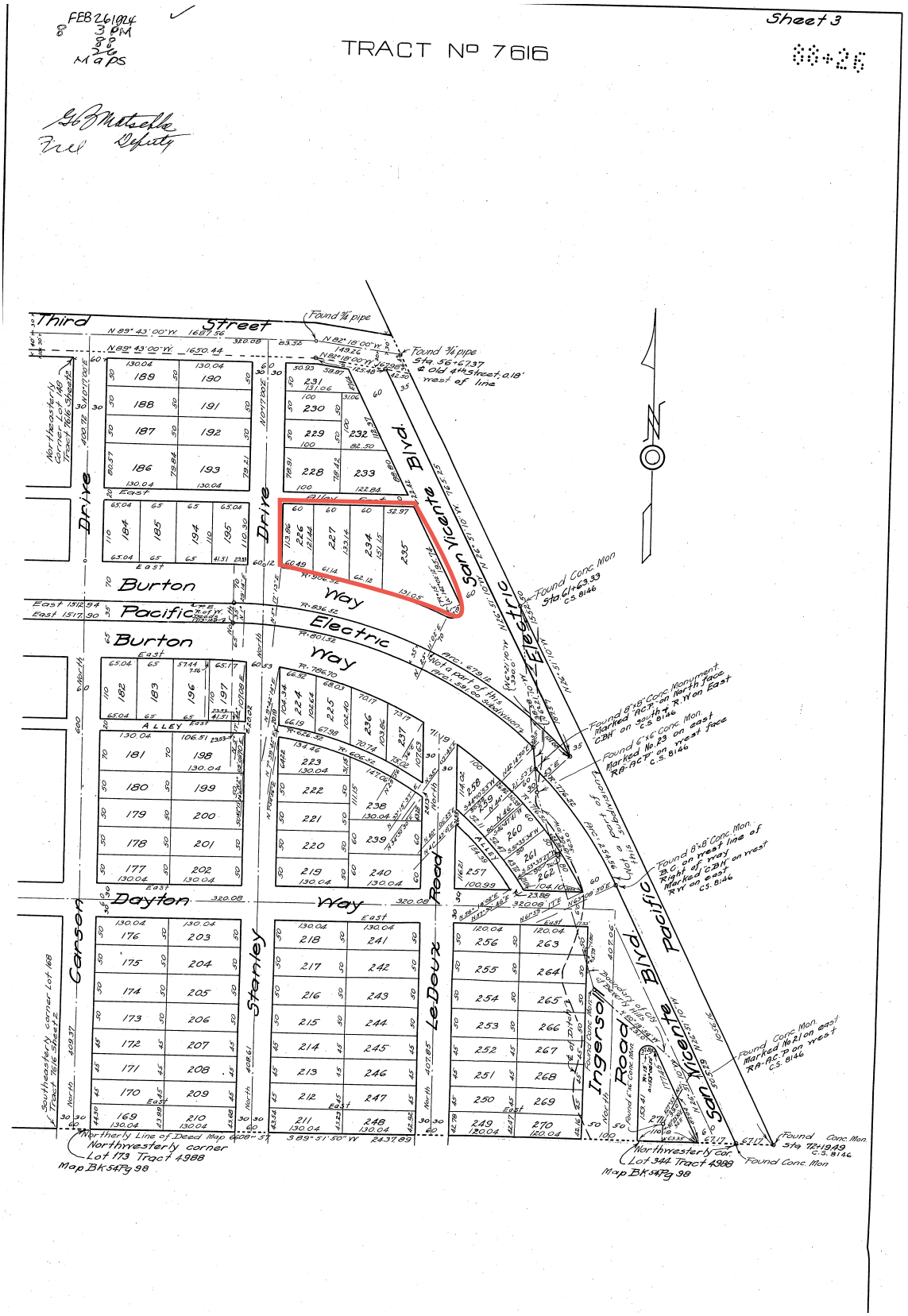
FEB 26 1924
8 3 PM
8½
25
M 9ps

G. B. Matschke
Fee Deputy

TRACT Nº 7616

88-25

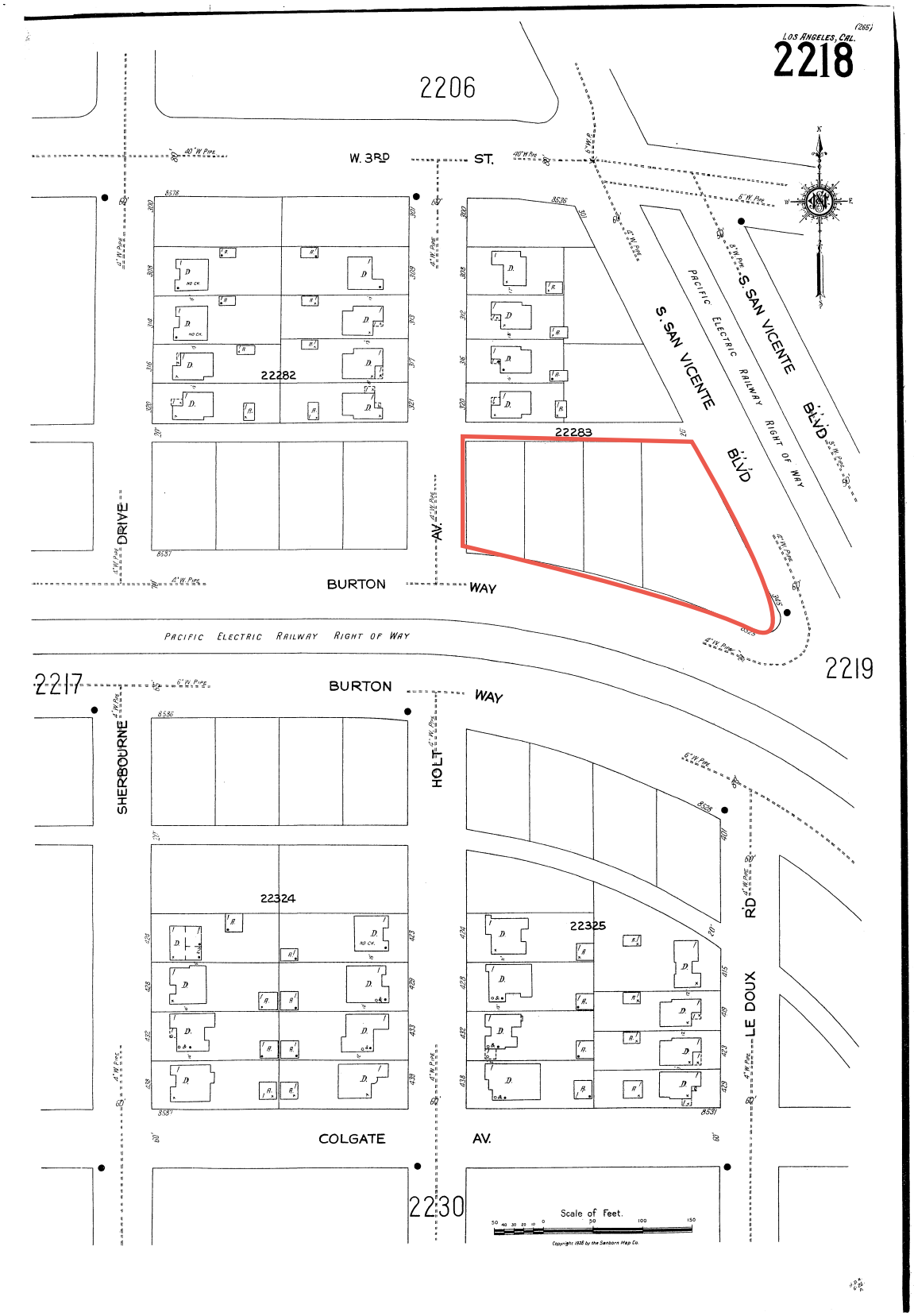




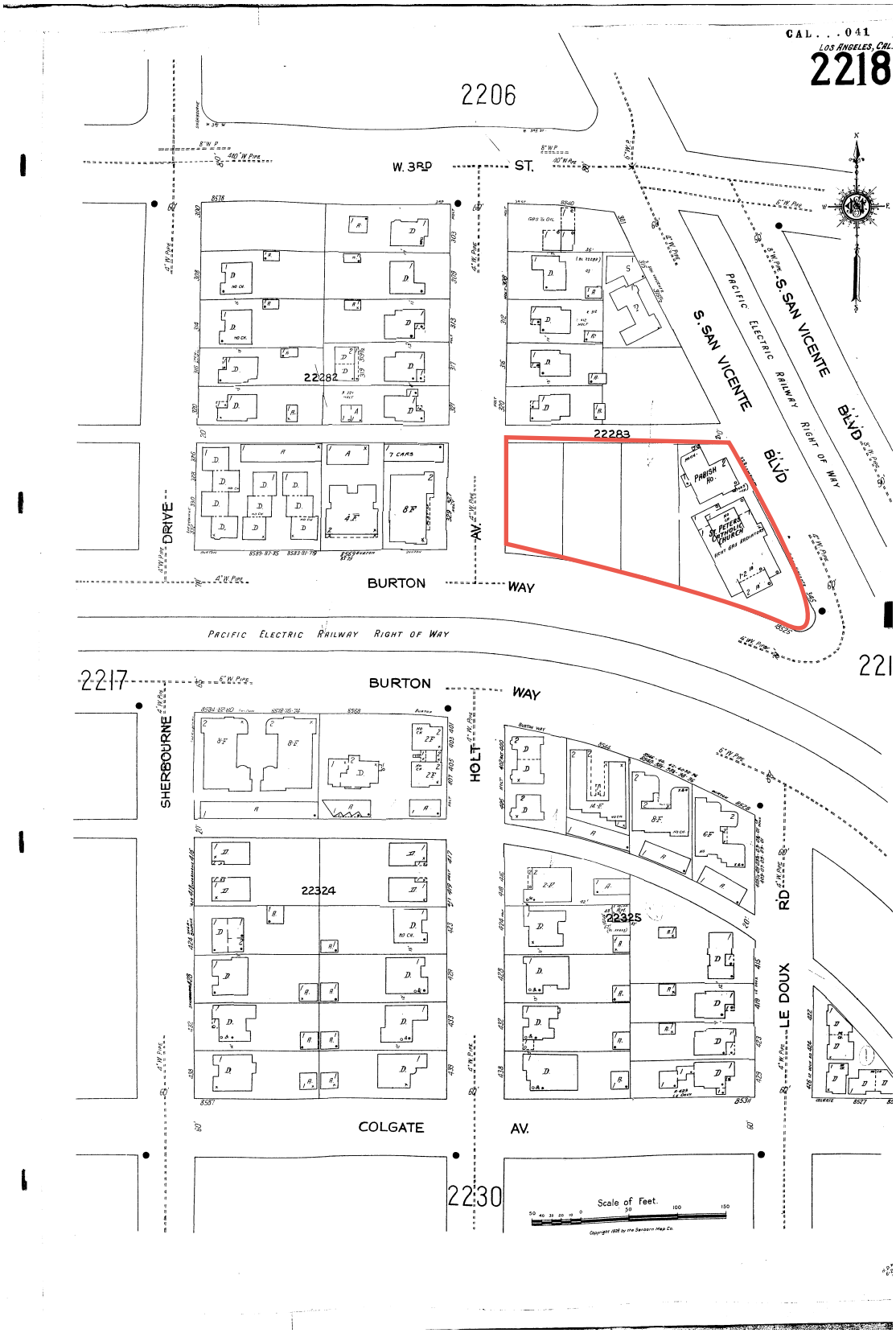
Los Angeles County Tract Map, Tract No. 7616, 1924. Property site outlined in red.

Architectural Resources Group

Appendix E: Sanborn Fire Insurance Maps



Sanborn Fire Insurance Map, 1926. Vacant lots comprising the Property site outlined in red.



Sanborn Fire Insurance Map, 1950. Property with cathedral and rectory outlined in red.