

To: Alston & Bird LLP

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Attn: Greg Berlin, Senior Associate

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From: John LoCascio, AIA, Principal Architect

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Date: April 28, 2022

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We have been asked to comment on the potential for indirect impacts caused by the proposed demolition of the Barry Building on three identified historical resources located in the general vicinity of the property. The Barry Building is located at 11973 San Vicente Boulevard in the Brentwood neighborhood of the City of Los Angeles. It is designated Los Angeles Historic-Cultural Monument (HCM) #887 and is therefore considered a presumptive historical resource as defined by the California Environmental Quality Act (CEQA). Our analysis of the proposed demolition (November 2021) concluded that it would result in a significant and unmitigable adverse impact on the environment.

The significant impact resulting from demolition of the Barry Building will be limited to the building itself and will not indirectly impact resources in the vicinity. SurveyLA, the City of Los Angeles Historic Resources Survey, identified three historical resources in the vicinity of the Barry Building:

- 12027 San Vicente Boulevard (1962) is located a block east of the Barry Building. It was found significant within the context “Commercial Development, 1850-1980” and themes “Markets, 1880-1980” and “Commercial Identity, 1850-1980.” It was found eligible for designation as a local Historic-Cultural Monument as an excellent example of a mid-century neighborhood market, one of the few remaining examples from the period that retains integrity; and as the long-time home of Vicente Foods, which was originally established on this site in 1948.<sup>1</sup>

<sup>1</sup> City of Los Angeles Department of City Planning, “Historic Resources Survey Report: Brentwood-Pacific Palisades Community Plan Area” (prepared by Historic Resources Group, November 2013), 139-140.

#### MEMO

## Potential Indirect Impacts 11973 San Vicente Boulevard

#### HISTORIC RESOURCES GROUP

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- 11927 Montana Avenue/11920-11928 San Vicente Boulevard (1927) is located diagonally across San Vicente Boulevard from the Barry Building. It was found significant within the context “Commercial Development, 1850-1980” and theme “Streetcar Commercial Development, 1873-1934.” It was found eligible for listing in the California Register and as a local Historic-Cultural Monument as a rare example of streetcar-related commercial development in Brentwood, and as an early commercial building located along the Westgate streetcar line, which ran down the middle of San Vicente Boulevard.<sup>2</sup>
- 11750 W Chenault Street (Shairer House, 1949) is located two blocks northeast of the Barry Building. It was found significant within the context “Architecture and Engineering, 1850-1980,” sub-context “L.A. Modernism, 1919-1980,” theme “Post-War Modernism, 1946-1976,” and sub theme “Mid-Century Modernism, 1945-1970.” It was found eligible for listing in the National Register and California Register, and as a local Historic-Cultural Monument, as an excellent example of Mid-Century Modern residential architecture in Brentwood, and as the work of master architectural firm Ain, Johnson and Day.<sup>3</sup>

The demolition of the Barry Building would alter the general surroundings of 12027 San Vicente Boulevard and 11927 Montana Avenue by eliminating a large and prominent building on a nearby parcel. In order for this alteration to be considered a substantial adverse change, however, it must be shown that the integrity and/or significance of the historical resources would be *materially impaired* by the proposed alteration. A resource is not materially impaired unless it is altered in an adverse manner to the point that its physical characteristics fail to convey its historical significance.<sup>4</sup>

The demolition of the Barry Building will not physically alter the historical resources located at 12027 San Vicente Boulevard and 11927 Montana Avenue. Both buildings will remain intact and on their respective original locations, and their physical characteristics will continue to convey their historical significance. After demolition of the Barry Building, both 12027 San Vicente Boulevard and 11927 Montana Avenue will remain eligible for designation as Historic-Cultural Monuments and, in the case of 11927 Montana Avenue, for listing in the California Register as well. The alteration to their

<sup>2</sup> City of Los Angeles Department of City Planning, 123.

<sup>3</sup> City of Los Angeles Department of City Planning, 112.

<sup>4</sup> *CEQA Guidelines*, section 15064.5(b) (1).

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setting caused by demolition of the Barry Building will not materially impair their integrity or significance, and thus will not constitute a substantial adverse change. The presence of the Barry Building within the two nearby resources' setting is not critical to understanding or conveying their historic significance.

The Shairer House at 11750 W Chenault Street is located two blocks from the Barry Building, in a neighborhood of single-family residences. The Barry Building is not part of the historic setting of the Shairer House and does not in any way contribute to its significance. Therefore, the demolition of the Barry Building will not alter the historic setting nor materially impair the integrity or significance of the Shairer House. After demolition of the Barry Building, the Shairer House will remain eligible for listing in the National Register and the California Register, and as a local Historic-Cultural Monument.

The proposed demolition of the Barry Building therefore does not have the potential to result in indirect impacts on historical resources located in the general vicinity of the Project Site.

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