

To: Alston & Bird LLP

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Attn: Greg Berlin, Senior Associate

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From: John LoCascio, AIA, Principal

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Date: November 15, 2021

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We were asked to evaluate partial demolition and an addition or related new construction as a potential project alternative to be studied as part of the environmental review for the proposed demolition of the Barry Building at 11973 San Vicente Boulevard in the City of Los Angeles. The Barry Building is designated Los Angeles Historic-Cultural Monument (HCM) #887 and is therefore considered an historical resource as defined by the California Environmental Quality Act (CEQA).

This alternative would include demolition of most of the north (rear) range of the Barry Building, with the goal of retaining enough of the building to maintain its continued eligibility for designation as an HCM. This alternative could retain enough historic integrity to maintain the property's eligibility for designation and thus avoid significant adverse impacts under CEQA; and, depending on the massing, size, scale, and architectural features of the new construction, might meet the Secretary of the Interior's Standards for Rehabilitation, as required by the City of Los Angeles.

The exact nature and configuration of the retained portions of the building would be developed as part of a larger project, in collaboration with the Office of Historic Resources, but a conservative approach would be to retain at least the building's south (front), east and west ranges in their existing locations and configuration, including windows, doors, and other architectural features and materials; the south façade of the north range; and the entire courtyard, including the "floating" stairs, open balconies with metal pipe guardrails, wood and metal screens, and landscaping features and materials. This scenario would retain more than 75 percent of the building itself, plus the entire courtyard, while allowing for demolition or substantial alteration of the north range and/or additions or new construction on the north side of the courtyard.

MEMO

## Partial Demolition Alternative 11973 San Vicente Boulevard

**HISTORIC RESOURCES GROUP**

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This option would retain the most visible features of the Barry Building, its general configuration around a central courtyard, and its important relationship to the street. The demolition of approximately 25 percent of the building might not meet the Rehabilitation Standards; but the retained majority of the building, plus the courtyard, would likely still convey the building's historic significance and remain eligible for designation as an HCM.

This alternative would require rehabilitation of the retained portions of the Barry Building to meet current code requirements. This rehabilitation would need to meet the Rehabilitation Standards in order to maintain the property's eligibility for continued designation as an historical resource and avoid a significant adverse impact under CEQA.

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