To:	Alston & Bird LLP
Attn:	Greg Berlin, Senior Associate
From:	John LoCascio, AIA, Principal Architect
Date:	June 22, 2021

INTRODUCTION

We have evaluated the proposed Phase I level repair work for the Barry Building, an Historic-Cultural Monument (HCM) located at 11973 San Vicente Boulevard. We reviewed recommendations made by Englekirk Structural Engineers in their memorandum dated June 1, 2021. We reviewed the recommended repairs for compliance with the Secretary of the Interior's Standards for Rehabilitation ("the Standards") as required by the City of Los Angeles Cultural Heritage Ordinance. Our evaluation included a site visit to observe existing conditions and identify extant character-defining features; review of the property's HCM designation and other documentation of the property's history and development; and review of the recommended repairs. We have determined that the proposed Phase I repairs would not destroy historic materials and features that characterize the property and would be compatible with the historic features, size, scale and proportion of the building; and therefore would meet the Standards.

Research, field inspection and analysis were performed by John LoCascio, AIA, a qualified Historic Architect who meets the Secretary of the Interior's Professional Qualification Standards (36 CFR 61) in Architecture and Historic Architecture.

HISTORIC SIGNIFICANCE

The Barry Building was designated City of Los Angeles Historic-Cultural Monument No. 887 in 2007. The property is significant because it reflects "the broad cultural, political, economic or social history of the nation, state, or community." The building was the longtime home of Dutton's Brentwood Books, whose sponsorship of book signings and readings with local writers made it a symbol for the Los Angeles literary scene and

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fostered a sense of cultural identity along the San Vicente commercial corridor in Brentwood. The Barry Building is also significant because it "embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period, style or method of construction," as an excellent example of International Style architecture.[1]

ARCHITECTURAL DESCRIPTION

The Barry Building is located on the north side of San Vicente Boulevard between Montana Avenue and South Saltair Avenue in the Brentwood area of Los Angeles. The two-story commercial building was designed in the International Style by architect Milton H. Caughey and was constructed in 1951. The building consists of four ranges of offices around a central garden courtyard, forming an open square in plan. The second story of the south range is supported only on slender steel pipe columns, leaving the ground floor open to both San Vicente Boulevard and the courtyard. The building has a flat roof and its exterior walls are veneered in smooth cement plaster. Fenestration consists of fixed, wood-framed windows and window walls, and steel-sash casement windows. The landscaped courtyard has raised concrete planters and two curvilinear concrete-and-steel staircases with metal pipe guardrails.

Photographs of the subject property are included in Appendix A. An inventory of character-defining features is included in Appendix B.

PROJECT DESCRIPTION

The Phase I repairs are proposed by Englekirk Structural Engineers to conform to the City of Los Angeles Soft Story Ordinance (Ordinance No. 183893). The ordinance applies to the Barry Building's south wing where there is no ascertainable lateral system. The retrofit scheme consists of the addition of steel moment frame structures inserted within the two ground-floor tenant spaces at each end of the south wing. The frames would consist of wide-flange steel columns and beams with new footings; in addition, related 10-foot-long interior shear walls would be constructed and the first floor, second floor, and roof diaphragms would be strengthened.

ANALYSIS OF POTENTIAL IMPACTS

The Barry Building is a designated City of Los Angeles Historic-Cultural Monument. Designation as an Historic-Cultural Monument requires Cultural Heritage Commission review for proposed exterior and interior alterations in accordance with the *Secretary of*

[1] "Barry Building Resource Report," *Historic Places LA*, www.historicplacesla.org/reports/f9bb1c73-ef15-471a-13889f5d6cdd.

the Interior's Standards for Rehabilitation, the nationally-accepted criteria for evaluating change to historic properties.[2]

The Standards provide guidance for reviewing proposed projects that may affect historic resources. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

The treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. From a practical perspective, the Standards have guided agencies in carrying out their historic preservation responsibilities including State and local officials when reviewing projects that may impact historic resources. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. The Standards have also been adopted by state and local jurisdictions across the country including the City of Los Angeles.

The following analysis evaluates the proposed seismic retrofit for compliance with the Standards for Rehabilitation:

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The Phase I project does not propose to change the building's use. The project would meet Standard 1.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

[2] "What Does Historic-Cultural Monument Status Mean?," *Office of Historic Resources*, http://www.preservation.lacity.org/commission/what-does-historic-cultural-monument-status-mean.

The recommended Phase I seismic retrofit would minimize potential impacts by locating the new moment frames and shear walls at the building interior, which is not character-defining. The exterior materials and configuration of the building would remain unaltered. The seismic upgrade would therefore meet Standard 2.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The Phase I project does not propose to add conjectural features or elements from other historic properties. It would meet Standard 3.

Standard 4: Changes to a property that have acquired significance in their own right will be retained and preserved.

The Phase I project does not propose to alter or remove any changes to the property that have acquired significance in their own right. The project would meet Standard 4.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

As noted under Standard 2 above, the recommended Phase I seismic project would be entirely interior and would be accomplished without altering or eliminating distinctive materials, features, finishes, and construction techniques that characterize the building. The Project therefore would meet Standard 5.

Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The Phase I project does not propose to replace historic features of the Barry Building. The project would meet Standard 6.

Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The Phase I project does not propose chemical or physical treatments to historic materials that cause damage to historic materials. The project would meet Standard 6.

Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

It is unlikely that excavation for the Phase I seismic retrofit would uncover unexpected archeological resources on the Project site. However, if such resources were uncovered, and the owner identifies, protects, preserves, and/or documents the resources as recommended by a qualified archaeologist, the project would meet Standard 8.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

As noted in the discussion of Standards 2 and 5 above, the recommended Phase I seismic retrofit project would be entirely interior and would not destroy historic materials and features that characterize the property. Therefore, it would meet Standard 9.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The recommended Phase I seismic retrofit project would be undertaken in such a manner that only the building's interior, which is not character-defining, would be affected. The essential form and integrity of the building would be unimpaired. The Phase I seismic retrofit project meets Standard 10.

CONCLUSION

As demonstrated in the analysis above, the proposed Phase I seismic retrofit of the Barry Building, to conform with the City of Los Angeles Soft Story Ordinance, would meet the Secretary of the Interior's Standards for Rehabilitation as required by the City of Los Angeles Cultural Heritage Ordinance. The Phase I seismic retrofit as proposed would have no impact on the historic integrity and significance of the Barry Building, and the property would maintain its eligibility as a local Historic-Cultural Monument.

APPENDIX A

Figure 1: Barry Building, exterior, view of south and east façades looking northwest, May 2017 (HRG).

Figure 2: Barry Building, south façade, view looking northwest, May 2017 (HRG).

Figure 3: Barry Building, view looking northwest from street into courtyard, May 2017 (HRG).

Figure 4: Barry Building, view looking northwest of courtyard entrance, May 2017 (HRG).

Figure 5: Barry Building, courtyard, view looking southwest, May 2017 (HRG).

Figure 6: Barry Building, Courtyard, view looking northeast, May 2017 (HRG).

Figure 7: Barry Building, east façade, view looking southwest, May 2017 (HRG).

Figure 8: Barry Building, north façade, view looking southwest, May 2017 (HRG).

Figure 9: Barry Building, west façade, view looking southeast, May 2017 (HRG).

Figure 10: Barry Building, north and east façades, view looking southwest, May 2017 (HRG).

APPENDIX B

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Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
Site and Setting	Concrete-paved setback and flush planters along San Vicente Boulevard Access driveway to east Parking at rear (north) of the building on APN 4404-025-008		   
Massing	Hollow square plan Central garden courtyard Two-story height Sculptural rectangular volumes "Floating" overhanging second-story volume at south façade supported on slender, steel pipe piloti; ground floor below open to courtyard Staggered floor and roof planes		   

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Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
South (Primary) Façade	Asymmetrical composition Smooth cement plaster veneer "Floating," overhanging second story volume raised on slender, steel pipe piloti Ground floor open to courtyard Plaster soffit with square, recessed lights Skewed, freestanding volume at ground floor at southeast corner Fixed wood-framed window walls Louvered metal window grilles in wood frames Angled concrete steps to courtyard	Window walls are currently covered with plywood	       

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Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
East Façade	Asymmetrical composition Smooth cement plaster veneer Projecting, overhanging second-story volume Steel sash casement windows Fixed wood-framed window walls Wood-veneered flush doors with metal hardware	Some windows have been replaced with fixed glass or aluminum sliders Window walls are currently covered with plywood	   
North Façade	Asymmetrical composition Smooth cement plaster veneer Fixed wood-framed window walls and windows Wood-veneered flush doors with metal hardware Passage to courtyard	Window walls and some windows are currently covered with plywood CMU receiving/storage room is a later addition	   

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Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
West Façade	Asymmetrical composition Projecting end volumes Smooth cement plaster veneer Steel sash casement and hopper windows		   
Roof	Flat roofs with parapets Cantilevered canopies with plaster soffits, wood fascias and square, recessed light fixtures		   

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Exterior			
Location	**Character-Defining Features**	**Notes**	**Photographs**
Courtyard	Location, configuration and spatial relationships Asymmetrical composition Walls veneered in smooth cement plaster Fixed wood-framed window walls and windows Wood-veneered flush doors with metal hardware Curvilinear steel-and-concrete "floating" stairs with steel pipe handrails Cantilevered balconies with canted, steel pipe guardrails and plaster soffits with square recessed light fixtures Wood lattice and louvered metal screens Wall-mounted building directory Wall-mounted suite numbers Concrete walks Planters with lush landscaping	Window walls and windows are currently covered with plywood Flagstone paving in center of courtyard is a later addition	       

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Interior			
Space	**Character-Defining Features**	**Notes**	**Photographs**
General	Acoustical ceiling finish Plaster walls Wood-veneered flush doors with metal hardware	Interiors have been reconfigured and refinished over time